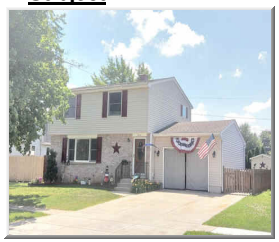
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-30	125.06-5-7	125.05-4-4	125.06-8-11	125.06-17-7	125.06-6-19
Owner	Miliigan, Daniel J	Kulesz, Tiffany L	Hunter, David C Jr	Sabia, Michelle	Wielinski, Heather L	Seufert, Heather C
Address	7 Audet Dr	28 Toulon Dr	78 Strasbourg Dr	52 Denise Dr	87 Rouen Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 110	55 x 101	50 x 110	55 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	932	598	1008	962	984	766
2nd Sty Area	650	999	784	806	728	985
Fin Bsmt/Fin Rec Rm	0 340	0 0	0 0	0 576	0 300	0 191
SFLA	1582	1597	1792	1768	1712	1751
Att/Det Gar Sqft		364	280	308	286	308
Prior Land	$13,100					
Prior Total	$129,000					
Comp Land Estimate	$17,100	$16,700	$17,300	$16,700	$18,100	$16,700
Sale Date		8/30/2019	1/24/2020	12/4/2018	7/20/2018	10/10/2018
Sale Price		$152,000	$160,000	$172,000	$164,900	$170,000
Time Adj Sale Price		$156,100	$161,600	$181,700	$179,300	$181,700
TADJSP/SQFT		$97.75	$90.18	$102.77	$104.73	$103.77
Model Estimate	$101,900	$87,800	$96,200	$100,400	$95,200	$97,000
Total Adj Factors	$101,900	$87,800	$96,200	$100,400	$95,200	$97,000
Adjusted Sale Price		$170,200	$167,300	$183,200	$186,000	$186,600
Comparable Estimate	$178,700 ($112.96/SFLA)					

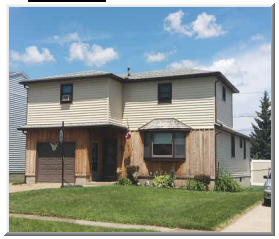
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-28	125.06-11-4	125.10-5-1	125.10-4-27.1	125.10-1-19	125.06-7-23
Owner	Guzzi John J	Anthony, Frances M	Suy, Kim C	Humbert, Gabriel A	Turvey, Neal T III	Dombrowski, Joshua A
Address	8 Audet Dr	181 Seine Dr	4 Cannas Ct	15 Seine Dr	51 Audet Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 105	81 x 118	70 x 222	50 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	1160	1160	960	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 300	0 408	0 0	0 0
SFLA	1092	1080	1160	1160	960	1092
Att/Det Gar Sqft	308	440	325	462	280	308
Prior Land	$12,700					
Prior Total	$103,100					
Comp Land Estimate	$16,700	$17,700	$23,600	$27,100	$17,100	$16,700
Sale Date		7/25/2018	12/13/2018	7/16/2019	4/14/2020	9/21/2020
Sale Price		$176,000	$155,000	$180,500	$145,000	$165,000
Time Adj Sale Price		$191,300	$163,800	$186,000	$145,700	$165,000
TADJSP/SQFT		$177.13	$141.21	$160.34	$151.77	$151.10
Model Estimate	$76,100	$84,500	$85,900	$92,300	$69,800	$77,900
Total Adj Factors	$76,100	$84,500	$85,900	$92,300	$69,800	$77,900
Adjusted Sale Price		$182,900	$154,000	$169,800	$152,000	$163,200
Comparable Estimate	$164,400 ($150.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-29	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Wood, Margaret A	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	11 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	308	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$67,900	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$67,900	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$143,800	$150,600	$161,200	$149,900	$174,700
Comparable Estimate	$156,000 ($162.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-29	125.10-14-26	125.06-11-10	125.06-12-10	125.10-6-19	125.06-8-2
Owner	Bauer, Barry L	Siciliano, Sara J	Abdulla, Gabriel F	Vickerd, Michele	Meisenbrug, Sharon A	Fish, Jacob T
Address	12 Audet Dr	21 Lois Dr	205 Seine Dr	111 Seine Dr	71 Cannas Ct	8 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	126	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	57 x 121	65 x 105	50 x 105	55 x 105	65 x 110
Building Style	14 other	14 Unknown	01 Ranch	02 Raised ranch	03 Split level	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1966 / 0	1969 / 0	1969 / 0	1971 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	960	1066	1628	888	1468	1628
2nd Sty Area	716	520	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	732 0	288 0	0 0
SFLA	1676	1586	1628	1620	1756	1628
Att/Det Gar Sqft	308	484	484	320		484
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$19,600	$19,800	$16,300	$17,700	$20,400
Sale Date		6/18/2018	10/25/2018	5/1/2020	10/2/2018	5/28/2020
Sale Price		$177,706	$175,000	$167,500	$184,900	$200,000
Time Adj Sale Price		$194,300	$187,000	$168,100	$197,600	$200,700
TADJSP/SQFT		$122.51	$114.86	$103.77	$112.53	$123.28
Model Estimate	$77,400	$96,900	$113,600	$91,100	$95,300	$112,200
Total Adj Factors	$77,400	$96,900	$113,600	$91,100	$95,300	$112,200
Adjusted Sale Price		$174,800	$150,800	$154,400	$179,700	$165,900
Comparable Estimate	$165,100 ($98.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-28	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Helenbrock Gerald R II	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	15 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	308	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$72,800	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$72,800	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$148,700	$155,500	$166,100	$154,800	$179,600
Comparable Estimate	$160,900 ($167.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-30	125.06-5-7	125.05-4-4	125.06-8-11	125.06-17-7	125.06-6-19
Owner	Baker, Stacie M	Kulesz, Tiffany L	Hunter, David C Jr	Sabia, Michelle	Wielinski, Heather L	Seufert, Heather C
Address	16 Audet Dr	28 Toulon Dr	78 Strasbourg Dr	52 Denise Dr	87 Rouen Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 101	50 x 110	55 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	3	5
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	624	598	1008	962	984	766
2nd Sty Area	650	999	784	806	728	985
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 0	0 576	0 300	0 191
SFLA	1274	1597	1792	1768	1712	1751
Att/Det Gar Sqft	308	364	280	308	286	308
Prior Land	$12,700					
Prior Total	$120,000					
Comp Land Estimate	$16,700	$16,700	$17,300	$16,700	$18,100	$16,700
Sale Date		8/30/2019	1/24/2020	12/4/2018	7/20/2018	10/10/2018
Sale Price		$152,000	$160,000	$172,000	$164,900	$170,000
Time Adj Sale Price		$156,100	$161,600	$181,700	$179,300	$181,700
TADJSP/SQFT		$97.75	$90.18	$102.77	$104.73	$103.77
Model Estimate	$73,500	$87,800	$96,200	$100,400	$95,200	$97,000
Total Adj Factors	$73,500	$87,800	$96,200	$100,400	$95,200	$97,000
Adjusted Sale Price		$141,800	$138,900	$154,800	$157,600	$158,200
Comparable Estimate	$150,300 ($117.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-27	125.06-5-7	125.05-4-4	125.06-8-11	125.06-17-7	125.06-6-19
Owner	Arnold, Lawrence R	Kulesz, Tiffany L	Hunter, David C Jr	Sabia, Michelle	Wielinski, Heather L	Seufert, Heather C
Address	19 Audet Dr	28 Toulon Dr	78 Strasbourg Dr	52 Denise Dr	87 Rouen Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 110	55 x 101	50 x 110	55 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	3	5
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	738	598	1008	962	984	766
2nd Sty Area	624	999	784	806	728	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 300	0 191
SFLA	1362	1597	1792	1768	1712	1751
Att/Det Gar Sqft	308	364	280	308	286	308
Prior Land	$13,100					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$16,700	$17,300	$16,700	$18,100	$16,700
Sale Date		8/30/2019	1/24/2020	12/4/2018	7/20/2018	10/10/2018
Sale Price		$152,000	$160,000	$172,000	$164,900	$170,000
Time Adj Sale Price		$156,100	$161,600	$181,700	$179,300	$181,700
TADJSP/SQFT		$97.75	$90.18	$102.77	$104.73	$103.77
Model Estimate	$76,900	$87,800	$96,200	$100,400	$95,200	$97,000
Total Adj Factors	$76,900	$87,800	$96,200	$100,400	$95,200	$97,000
Adjusted Sale Price		$145,200	$142,300	$158,200	$161,000	$161,600
Comparable Estimate	$153,700 ($112.85/SFLA)					

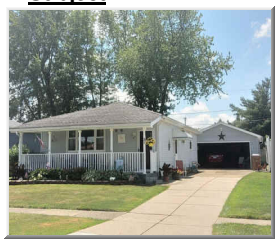
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-31	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Epolito, Mary	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	20 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	308	280	308	352	308	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$68,500	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$68,500	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$144,400	$151,200	$161,800	$150,500	$175,300
Comparable Estimate	$156,600 ($163.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-26	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Pittman, Beverly	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	23 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	308	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$94,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$69,800	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$69,800	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$145,700	$152,500	$163,100	$151,800	$176,600
Comparable Estimate	$157,900 ($164.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-32	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Zolnowski, Carol B	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	24 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	308	280	308	352	308	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$71,100	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$71,100	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$147,000	$153,800	$164,400	$153,100	$177,900
Comparable Estimate	$159,200 ($165.83/SFLA)					

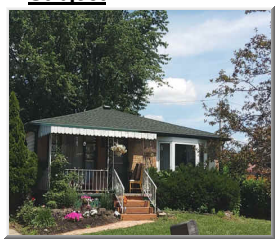
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-25	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Rogowski Blane L &	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	27 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	308	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$71,800	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$71,800	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$147,700	$154,500	$165,100	$153,800	$178,600
Comparable Estimate	$159,900 ($166.56/SFLA)					

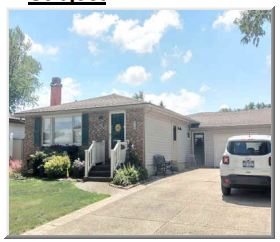
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-33	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Szymanski, Gregory M	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	28 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	460	280	308	352	308	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$70,700	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$70,700	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$146,600	$153,400	$164,000	$152,700	$177,500
Comparable Estimate	$158,800 ($165.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-24	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Galuszka, Theodore	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	31 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	528	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$99,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$73,600	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$73,600	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$149,500	$156,300	$166,900	$155,600	$180,400
Comparable Estimate	$161,700 ($168.44/SFLA)					

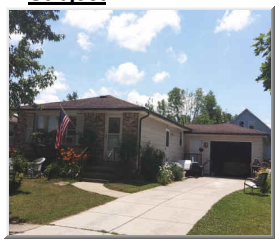
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-34	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Guyer-Woodard, Nicole	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	32 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft		280	308	352	308	440
Prior Land	$12,700					
Prior Total	$103,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$66,800	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$66,800	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$142,700	$149,500	$160,100	$148,800	$173,600
Comparable Estimate	$154,900 ($161.35/SFLA)					

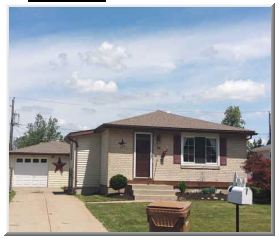
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-23	125.10-1-19	125.06-14-31	125.06-14-36	125.05-2-7	125.06-14-28
Owner	Jaworski, Henry M	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Warner, Jeremy M	Phelps, Erika D
Address	35 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	90 Mayberry Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 115	50 x 110	45 x 106	50 x 125	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1962 / 0	1968 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	875	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	960	960	960	960	875	1008
Att/Det Gar Sqft	304	280	308	352	352	308
Prior Land	$12,300					
Prior Total	$98,100					
Comp Land Estimate	$16,000	$17,100	$16,700	$14,900	$17,700	$16,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	9/6/2019	1/8/2018
Sale Price		$145,000	$142,500	$160,000	$161,000	$130,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$164,800	$146,100
TADJSP/SQFT		$151.77	$159.58	$172.29	$188.34	$144.94
Model Estimate	$84,600	$69,800	$70,500	$72,100	$85,300	$64,100
Total Adj Factors	$84,600	$69,800	$70,500	$72,100	$85,300	$64,100
Adjusted Sale Price		$160,500	$167,300	$177,900	$164,100	$166,600
Comparable Estimate	$167,300 ($174.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-35	125.10-5-1	125.06-12-5	125.09-2-15	125.10-2-2	125.10-4-27.1
Owner	Foroscij-Lutfi, Elaine M	Suy, Kim C	Delpe, Stenly J	Stango, Robert J	Lipp, Derek R	Humbert, Gabriel A
Address	36 Audet Dr	4 Cannas Ct	91 Seine Dr	8 Fradine Dr	3 Lucerne Ct	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	81 x 118	50 x 105	55 x 114	71 x 105	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1969 / 0	1966 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	1160	1350	1248	1253	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 408
SFLA	1260	1160	1350	1248	1253	1160
Att/Det Gar Sqft	440	325	315	350	420	462
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$23,600	$16,300	$18,400	$20,700	$27,100
Sale Date		12/13/2018	2/1/2019	6/5/2019	9/10/2018	7/16/2019
Sale Price		$155,000	$168,000	$145,000	$130,000	$180,500
Time Adj Sale Price		$163,800	$175,900	$149,900	$139,700	$186,000
TADJSP/SQFT		$141.21	$130.30	$120.11	$111.49	$160.34
Model Estimate	$87,000	$85,900	$97,200	$87,900	$77,700	$92,300
Total Adj Factors	$87,000	$85,900	$97,200	$87,900	$77,700	$92,300
Adjusted Sale Price		$164,900	$165,700	$149,000	$149,000	$180,700
Comparable Estimate	$161,900 ($128.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-22	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Henry Karen A	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	39 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	360	280	308	352	308	440
Prior Land	$12,100					
Prior Total	$100,000					
Comp Land Estimate	$15,800	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$69,800	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$69,800	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$145,700	$152,500	$163,100	$151,800	$176,600
Comparable Estimate	$157,900 ($164.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-36	125.10-1-19	125.06-14-31	125.06-14-28	125.06-14-36	125.06-11-4
Owner	Cwiklinski, Charles L	Turvey, Neal T III	Stack, Madison	Phelps, Erika D	Sumner, Max C	Anthony, Frances M
Address	40 Audet Dr	51 Audet Dr	98 Seine Dr	110 Seine Dr	74 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	50 x 110	45 x 106	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	960	960	1008	960	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	984	960	960	1008	960	1080
Att/Det Gar Sqft	440	280	308	308	352	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$16,700	$14,900	$17,700
Sale Date		4/14/2020	9/20/2018	1/8/2018	6/11/2019	7/25/2018
Sale Price		$145,000	$142,500	$130,000	$160,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$146,100	$165,400	$191,300
TADJSP/SQFT		$151.77	$159.58	$144.94	$172.29	$177.13
Model Estimate	$71,800	$69,800	$70,500	$64,100	$72,100	$84,500
Total Adj Factors	$71,800	$69,800	$70,500	$64,100	$72,100	$84,500
Adjusted Sale Price		$147,700	$154,500	$153,800	$165,100	$178,600
Comparable Estimate	$159,900 ($162.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-21	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Wetzler Charles J & W	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	43 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	480	280	308	352	308	440
Prior Land	$12,100					
Prior Total	$100,000					
Comp Land Estimate	$15,800	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$69,600	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$69,600	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$145,500	$152,300	$162,900	$151,600	$176,400
Comparable Estimate	$157,700 ($164.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-37	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Zoldos, Darren M	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	44 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	352	280	308	352	308	440
Prior Land	$12,700					
Prior Total	$95,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$71,400	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$71,400	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$147,300	$154,100	$164,700	$153,400	$178,200
Comparable Estimate	$159,500 ($166.15/SFLA)					

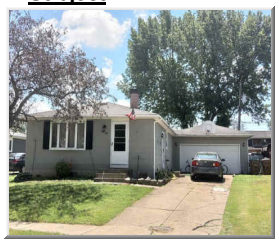
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-20	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Canady Mark C	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	47 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	352	280	308	352	308	440
Prior Land	$12,100					
Prior Total	$100,000					
Comp Land Estimate	$15,800	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$69,700	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$69,700	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$145,600	$152,400	$163,000	$151,700	$176,500
Comparable Estimate	$157,800 ($164.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-38	125.10-5-1	125.10-4-27.1	125.06-11-4	125.10-1-19	125.06-3-39
Owner	Kaufman Paul T & Cole	Suy, Kim C	Humbert, Gabriel A	Anthony, Frances M	Turvey, Neal T III	Klepfer, Michael Eugen
Address	48 Audet Dr	4 Cannas Ct	15 Seine Dr	181 Seine Dr	51 Audet Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	81 x 118	70 x 222	55 x 105	50 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1160	1160	1080	960	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 660	0 0	0 0
SFLA	1176	1160	1160	1080	960	1188
Att/Det Gar Sqft	440	325	462	440	280	
Prior Land	$12,700					
Prior Total	$108,100					
Comp Land Estimate	$16,700	$23,600	$27,100	$17,700	$17,100	$16,700
Sale Date		12/13/2018	7/16/2019	7/25/2018	4/14/2020	10/9/2018
Sale Price		$155,000	$180,500	$176,000	$145,000	$155,000
Time Adj Sale Price		$163,800	$186,000	$191,300	$145,700	$165,700
TADJSP/SQFT		$141.21	$160.34	$177.13	$151.77	$139.48
Model Estimate	$82,400	$85,900	$92,300	$84,500	$69,800	$77,700
Total Adj Factors	$82,400	$85,900	$92,300	$84,500	$69,800	$77,700
Adjusted Sale Price		$160,300	$176,100	$189,200	$158,300	$170,400
Comparable Estimate	$170,900 ($145.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-19	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Turvey, Neal T III	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	51 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	280	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$93,100					
Comp Land Estimate	$17,100	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$69,800	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$69,800	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$145,700	$152,500	$163,100	$151,800	$176,600
Comparable Estimate	$157,900 ($164.48/SFLA)					

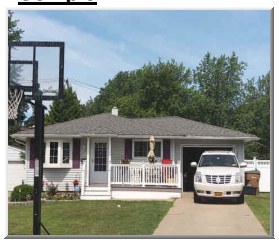
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-39	125.06-17-47	125.10-2-7	125.10-3-6	125.06-16-13	125.06-16-10
Owner	Picciano Denise L	Kishbaugh, Jack P	Winkler, Kimberly M	Rondinelli, Jacqueline	Zbytek, Marissa A	Stiglmeier, Robert L
Address	52 Audet Dr	76 Toulon Dr	23 Lucerne Ct	52 Lucerne Ct	59 Toulon Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	56 x 114	75 x 100	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1972 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	3 Partial 1	3 Partial 1	4 Full 1	4 Full 1
1st Sty Area	952	1040	962	1140	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	260 0	0 0	364 0	0 0	441 0
SFLA	1232	1300	962	1504	1040	1481
Att/Det Gar Sqft	286					
Prior Land	$13,500					
Prior Total	$110,000					
Comp Land Estimate	$18,100	$16,700	$18,700	$20,700	$16,700	$16,700
Sale Date		7/1/2019	7/27/2018	10/16/2019	8/14/2019	5/17/2019
Sale Price		$155,267	$145,000	$155,000	$140,000	$155,000
Time Adj Sale Price		$160,000	$157,600	$158,100	$143,800	$160,700
TADJSP/SQFT		$123.08	$163.83	$105.12	$138.27	$108.51
Model Estimate	$71,200	$73,900	$56,600	$88,300	$62,200	$82,000
Total Adj Factors	$71,200	$73,900	$56,600	$88,300	$62,200	$82,000
Adjusted Sale Price		$157,300	$172,200	$141,000	$152,800	$149,900
Comparable Estimate	$154,600 ($125.49/SFLA)					

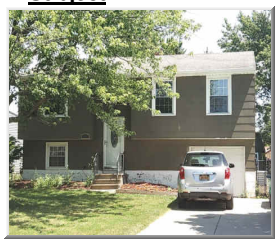
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-18	125.09-2-15	125.10-5-1	125.06-12-5	125.10-4-27.1	125.10-2-2
Owner	Pozorski Stephen & Ma	Stango, Robert J	Suy, Kim C	Delpe, Stenly J	Humbert, Gabriel A	Lipp, Derek R
Address	55 Audet Dr	8 Fradine Dr	4 Cannas Ct	91 Seine Dr	15 Seine Dr	3 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 114	81 x 118	50 x 105	70 x 222	71 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1966 / 0	1971 / 0	1969 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1248	1160	1350	1160	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 408	0 0
SFLA	1248	1248	1160	1350	1160	1253
Att/Det Gar Sqft	528	350	325	315	462	420
Prior Land	$13,100					
Prior Total	$121,900					
Comp Land Estimate	$17,100	$18,400	$23,600	$16,300	$27,100	$20,700
Sale Date		6/5/2019	12/13/2018	2/1/2019	7/16/2019	9/10/2018
Sale Price		$145,000	$155,000	$168,000	$180,500	$130,000
Time Adj Sale Price		$149,900	$163,800	$175,900	$186,000	$139,700
TADJSP/SQFT		$120.11	$141.21	$130.30	$160.34	$111.49
Model Estimate	$90,700	$87,900	$85,900	$97,200	$92,300	$77,700
Total Adj Factors	$90,700	$87,900	$85,900	$97,200	$92,300	$77,700
Adjusted Sale Price		$152,700	$168,600	$169,400	$184,400	$152,700
Comparable Estimate	$165,600 ($132.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-17	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Seifert, Raymond C	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	59 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	49 x 117	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	400	280	308	352	308	440
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$16,900	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$74,400	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$74,400	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$150,300	$157,100	$167,700	$156,400	$181,200
Comparable Estimate	$162,500 ($169.27/SFLA)					

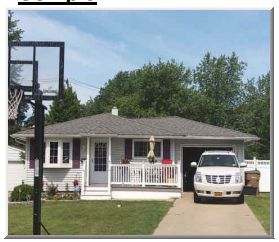
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-16	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-11-4
Owner	Szwed, Joseph A	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Anthony, Frances M
Address	63 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	56 x 110	50 x 115	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 0	0 0	0 0	0 0	0 660
SFLA	960	960	960	960	1008	1080
Att/Det Gar Sqft	572	280	308	352	308	440
Prior Land	$13,700					
Prior Total	$107,000					
Comp Land Estimate	$18,400	$17,100	$16,700	$14,900	$16,700	$17,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$142,500	$160,000	$130,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$191,300
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$177.13
Model Estimate	$72,300	$69,800	$70,500	$72,100	$64,100	$84,500
Total Adj Factors	$72,300	$69,800	$70,500	$72,100	$64,100	$84,500
Adjusted Sale Price		$148,200	$155,000	$165,600	$154,300	$179,100
Comparable Estimate	$160,400 ($167.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-15	125.06-14-32	125.10-3-6	125.06-17-47	125.06-16-10	125.10-5-12
Owner	Bantle, Timothy C	Lane, Bryan J	Rondinelli, Jacqueline	Kishbaugh, Jack P	Stiglmeier, Robert L	Strohm, Katlyn
Address	67 Audet Dr	94 Seine Dr	52 Lucerne Ct	76 Toulon Dr	71 Toulon Dr	22 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	58 x 140	50 x 110	75 x 100	50 x 110	50 x 110	54 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1968 / 0	1972 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 395	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 1
1st Sty Area	952	1115	1140	1040	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	395 0	264 0	364 0	260 0	441 0	0 0
SFLA	1347	1379	1504	1300	1481	936
Att/Det Gar Sqft	400					
Prior Land	$15,600					
Prior Total	$125,000					
Comp Land Estimate	$21,400	$16,700	$20,700	$16,700	$16,700	$19,300
Sale Date		1/6/2020	10/16/2019	7/1/2019	5/17/2019	5/19/2020
Sale Price		$159,000	$155,000	$155,267	$155,000	$163,000
Time Adj Sale Price		$160,600	$158,100	$160,000	$160,700	$163,500
TADJSP/SQFT		$116.46	$105.12	$123.08	$108.51	$174.68
Model Estimate	$94,000	$91,900	$88,300	$73,900	$82,000	$74,700
Total Adj Factors	$94,000	$91,900	$88,300	$73,900	$82,000	$74,700
Adjusted Sale Price		$162,700	$163,800	$180,100	$172,700	$182,800
Comparable Estimate	$172,400 ($127.99/SFLA)					

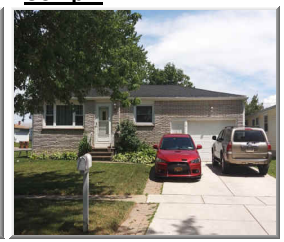
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-14	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.05-2-9
Owner	Mattioli, Gina M	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Willman, Matthew Jame
Address	71 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	98 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 134	50 x 115	50 x 110	45 x 106	50 x 110	62 x 161
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	925
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 0	0 432
SFLA	960	960	960	960	1008	925
Att/Det Gar Sqft	400	280	308	352	308	252
Prior Land	$15,600					
Prior Total	$120,000					
Comp Land Estimate	$21,500	$17,100	$16,700	$14,900	$16,700	$23,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	1/20/2020
Sale Price		$145,000	$142,500	$160,000	$130,000	$153,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$154,500
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$167.03
Model Estimate	$74,300	$69,800	$70,500	$72,100	$64,100	$71,900
Total Adj Factors	$74,300	$69,800	$70,500	$72,100	$64,100	$71,900
Adjusted Sale Price		$150,200	$157,000	$167,600	$156,300	$156,900
Comparable Estimate	$157,600 ($164.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-40	125.06-1-2	125.10-2-11	125.09-2-32	125.05-6-4	125.06-16-14
Owner	Poole, Charles R Jr	Hilbrecht, Richard M	Reno, Jonathan	Sum, Paul Walter	Sharman, Nicholas A	Sutter, Paul D
Address	74 Audet Dr	4 Le Havre Dr	39 Lucerne Ct	59 Mayberry Dr	79 Mayberry Dr	55 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	49 x 123	50 x 110	55 x 114	55 x 114	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1965 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 224	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	924	1137	924	775	775	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	224 0	0 0	288 0	558 0	372 0	0 0
SFLA	1148	1137	1212	1333	1147	936
Att/Det Gar Sqft				280	528	
Prior Land	$16,000					
Prior Total	$105,000					
Comp Land Estimate	$21,900	$17,300	$16,700	$18,400	$18,400	$16,700
Sale Date		5/31/2019	5/23/2019	9/5/2018	5/11/2018	6/10/2019
Sale Price		$147,500	$158,000	$139,900	$105,000	$140,000
Time Adj Sale Price		$152,900	$163,800	$150,400	$115,400	$144,700
TADJSP/SQFT		$134.48	$135.15	$112.83	$100.61	$154.59
Model Estimate	$68,400	$68,900	$80,400	$78,400	$52,400	$57,500
Total Adj Factors	$68,400	$68,900	$80,400	$78,400	$52,400	$57,500
Adjusted Sale Price		$152,400	$151,800	$140,400	$131,400	$155,600
Comparable Estimate	$146,300 ($127.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-13	125.06-11-4	125.10-1-19	125.06-14-28	125.10-5-1	125.06-14-31
Owner	Szalwinski Carol A	Anthony, Frances M	Turvey, Neal T III	Phelps, Erika D	Suy, Kim C	Stack, Madison
Address	75 Audet Dr	181 Seine Dr	51 Audet Dr	110 Seine Dr	4 Cannas Ct	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	53 x 112	55 x 105	50 x 115	50 x 110	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	960	1008	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 300	0 0
SFLA	1092	1080	960	1008	1160	960
Att/Det Gar Sqft	528	440	280	308	325	308
Prior Land	$13,400					
Prior Total	$105,000					
Comp Land Estimate	$17,700	$17,700	$17,100	$16,700	$23,600	$16,700
Sale Date		7/25/2018	4/14/2020	1/8/2018	12/13/2018	9/20/2018
Sale Price		$176,000	$145,000	$130,000	$155,000	$142,500
Time Adj Sale Price		$191,300	$145,700	$146,100	$163,800	$153,200
TADJSP/SQFT		$177.13	$151.77	$144.94	$141.21	$159.58
Model Estimate	$80,400	$84,500	$69,800	$64,100	$85,900	$70,500
Total Adj Factors	$80,400	$84,500	$69,800	$64,100	$85,900	$70,500
Adjusted Sale Price		$187,200	$156,300	$162,400	$158,300	$163,100
Comparable Estimate	$165,500 ($151.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-41	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.05-2-9
Owner	Cianflone Sheila E	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Willman, Matthew Jame
Address	78 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	98 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 115	50 x 110	45 x 106	50 x 110	62 x 161
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	960	1008	925
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 432
SFLA	936	960	960	960	1008	925
Att/Det Gar Sqft	308	280	308	352	308	252
Prior Land	$13,500					
Prior Total	$100,000					
Comp Land Estimate	$18,100	$17,100	$16,700	$14,900	$16,700	$23,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	1/20/2020
Sale Price		$145,000	$142,500	$160,000	$130,000	$153,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$154,500
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$167.03
Model Estimate	$68,900	$69,800	$70,500	$72,100	$64,100	$71,900
Total Adj Factors	$68,900	$69,800	$70,500	$72,100	$64,100	$71,900
Adjusted Sale Price		$144,800	$151,600	$162,200	$150,900	$151,500
Comparable Estimate	$152,200 ($162.61/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-12	125.06-11-4	125.10-1-19	125.06-14-28	125.10-5-1	125.06-14-31
Owner	Birke, Joseph R	Anthony, Frances M	Turvey, Neal T III	Phelps, Erika D	Suy, Kim C	Stack, Madison
Address	79 Audet Dr	181 Seine Dr	51 Audet Dr	110 Seine Dr	4 Cannas Ct	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 105	50 x 115	50 x 110	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	960	1008	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 546	0 660	0 0	0 0	0 300	0 0
SFLA	1092	1080	960	1008	1160	960
Att/Det Gar Sqft	352	440	280	308	325	308
Prior Land	$12,700					
Prior Total	$106,900					
Comp Land Estimate	$16,700	$17,700	$17,100	$16,700	$23,600	$16,700
Sale Date		7/25/2018	4/14/2020	1/8/2018	12/13/2018	9/20/2018
Sale Price		$176,000	$145,000	$130,000	$155,000	$142,500
Time Adj Sale Price		$191,300	$145,700	$146,100	$163,800	$153,200
TADJSP/SQFT		$177.13	$151.77	$144.94	$141.21	$159.58
Model Estimate	$78,700	$84,500	$69,800	$64,100	$85,900	$70,500
Total Adj Factors	$78,700	$84,500	$69,800	$64,100	$85,900	$70,500
Adjusted Sale Price		$185,500	$154,600	$160,700	$156,600	$161,400
Comparable Estimate	$163,800 ($150/SFLA)					

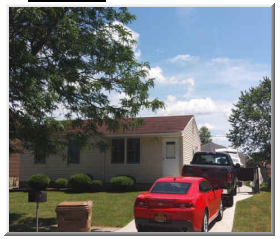
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-42	125.10-2-7	125.06-16-13	125.06-17-47	125.10-3-6	125.06-16-10
Owner	Juda Walter M & W	Winkler, Kimberly M	Zbytek, Marissa A	Kishbaugh, Jack P	Rondinelli, Jacqueline	Stiglmeier, Robert L
Address	82 Audet Dr	23 Lucerne Ct	59 Toulon Dr	76 Toulon Dr	52 Lucerne Ct	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	56 x 114	50 x 110	50 x 110	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 224	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	936	962	1040	1040	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	224 0	0 0	0 0	260 0	364 0	441 0
SFLA	1160	962	1040	1300	1504	1481
Att/Det Gar Sqft	352					
Prior Land	$13,500					
Prior Total	$108,000					
Comp Land Estimate	$18,100	$18,700	$16,700	$16,700	$20,700	$16,700
Sale Date		7/27/2018	8/14/2019	7/1/2019	10/16/2019	5/17/2019
Sale Price		$145,000	$140,000	$155,267	$155,000	$155,000
Time Adj Sale Price		$157,600	$143,800	$160,000	$158,100	$160,700
TADJSP/SQFT		$163.83	$138.27	$123.08	$105.12	$108.51
Model Estimate	$65,900	$56,600	$62,200	$73,900	$88,300	$82,000
Total Adj Factors	$65,900	$56,600	$62,200	$73,900	$88,300	$82,000
Adjusted Sale Price		$166,900	$147,500	$152,000	$135,700	$144,600
Comparable Estimate	$149,300 ($128.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-11	125.06-11-4	125.10-1-19	125.06-14-28	125.10-5-1	125.06-14-31
Owner	Kupiec, Sheryl A	Anthony, Frances M	Turvey, Neal T III	Phelps, Erika D	Suy, Kim C	Stack, Madison
Address	83 Audet Dr	181 Seine Dr	51 Audet Dr	110 Seine Dr	4 Cannas Ct	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 105	50 x 115	50 x 110	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	960	1008	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 660	0 0	0 0	0 300	0 0
SFLA	1092	1080	960	1008	1160	960
Att/Det Gar Sqft	450	440	280	308	325	308
Prior Land	$13,500					
Prior Total	$106,000					
Comp Land Estimate	$18,100	$17,700	$17,100	$16,700	$23,600	$16,700
Sale Date		7/25/2018	4/14/2020	1/8/2018	12/13/2018	9/20/2018
Sale Price		$176,000	$145,000	$130,000	$155,000	$142,500
Time Adj Sale Price		$191,300	$145,700	$146,100	$163,800	$153,200
TADJSP/SQFT		$177.13	$151.77	$144.94	$141.21	$159.58
Model Estimate	$79,300	$84,500	$69,800	$64,100	$85,900	$70,500
Total Adj Factors	$79,300	$84,500	$69,800	$64,100	$85,900	$70,500
Adjusted Sale Price		$186,100	$155,200	$161,300	$157,200	$162,000
Comparable Estimate	$164,400 ($150.55/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

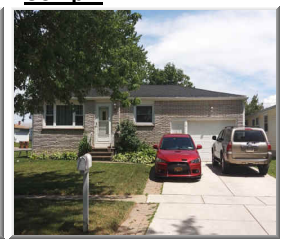
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-43	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.05-2-9
Owner	Ertel, Paul J	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Willman, Matthew Jame
Address	86 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	98 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 115	50 x 110	45 x 106	50 x 110	62 x 161
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	960	1008	925
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 432
SFLA	936	960	960	960	1008	925
Att/Det Gar Sqft	440	280	308	352	308	252
Prior Land	$13,500					
Prior Total	$100,000					
Comp Land Estimate	$18,100	$17,100	$16,700	$14,900	$16,700	$23,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	1/20/2020
Sale Price		$145,000	$142,500	$160,000	$130,000	$153,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$154,500
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$167.03
Model Estimate	$70,600	$69,800	$70,500	$72,100	$64,100	$71,900
Total Adj Factors	$70,600	$69,800	$70,500	$72,100	$64,100	$71,900
Adjusted Sale Price		$146,500	$153,300	$163,900	$152,600	$153,200
Comparable Estimate	$153,900 ($164.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-10	125.06-11-4	125.10-1-19	125.06-14-28	125.10-5-1	125.06-14-31
Owner	Battaglia, Charles J Jr	Anthony, Frances M	Turvey, Neal T III	Phelps, Erika D	Suy, Kim C	Stack, Madison
Address	87 Audet Dr	181 Seine Dr	51 Audet Dr	110 Seine Dr	4 Cannas Ct	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 105	50 x 115	50 x 110	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	960	1008	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 300	0 0
SFLA	1092	1080	960	1008	1160	960
Att/Det Gar Sqft	280	440	280	308	325	308
Prior Land	$12,700					
Prior Total	$103,100					
Comp Land Estimate	$16,700	$17,700	$17,100	$16,700	$23,600	$16,700
Sale Date		7/25/2018	4/14/2020	1/8/2018	12/13/2018	9/20/2018
Sale Price		$176,000	$145,000	$130,000	$155,000	$142,500
Time Adj Sale Price		$191,300	$145,700	$146,100	$163,800	$153,200
TADJSP/SQFT		$177.13	$151.77	$144.94	$141.21	$159.58
Model Estimate	$76,400	$84,500	$69,800	$64,100	$85,900	$70,500
Total Adj Factors	$76,400	$84,500	$69,800	$64,100	$85,900	$70,500
Adjusted Sale Price		$183,200	$152,300	$158,400	$154,300	$159,100
Comparable Estimate	$161,500 ($147.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-44	125.10-2-11	125.09-2-32	125.06-1-2	125.06-16-38	125.06-17-20
Owner	Wlosinski, James M	Reno, Jonathan	Sum, Paul Walter	Hilbrecht, Richard M	McCoy, William	Gilley, John M
Address	90 Audet Dr	39 Lucerne Ct	59 Mayberry Dr	4 Le Havre Dr	44 Cherbourg Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	55 x 114	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1965 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 300	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	924	775	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	288 0	558 0	0 0	506 0	506 0
SFLA	1224	1212	1333	1137	1406	1406
Att/Det Gar Sqft			280			
Prior Land	$13,500					
Prior Total	$105,000					
Comp Land Estimate	$18,100	$16,700	$18,400	$17,300	$16,700	$16,700
Sale Date		5/23/2019	9/5/2018	5/31/2019	1/25/2018	12/6/2019
Sale Price		$158,000	$139,900	$147,500	$136,000	$149,900
Time Adj Sale Price		$163,800	$150,400	$152,900	$152,900	$151,900
TADJSP/SQFT		$135.15	$112.83	$134.48	$108.75	$108.04
Model Estimate	$67,400	$80,400	$78,400	$68,900	$77,300	$78,700
Total Adj Factors	$67,400	$80,400	$78,400	$68,900	$77,300	$78,700
Adjusted Sale Price		$150,800	$139,400	$151,400	$143,000	$140,600
Comparable Estimate	$145,000 ($118.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-9	125.06-11-4	125.10-1-19	125.06-14-28	125.10-5-1	125.06-14-31
Owner	Jaszcz Harry & Theresa	Anthony, Frances M	Turvey, Neal T III	Phelps, Erika D	Suy, Kim C	Stack, Madison
Address	91 Audet Dr	181 Seine Dr	51 Audet Dr	110 Seine Dr	4 Cannas Ct	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 105	50 x 115	50 x 110	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	960	1008	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 300	0 0
SFLA	1092	1080	960	1008	1160	960
Att/Det Gar Sqft	384	440	280	308	325	308
Prior Land	$13,500					
Prior Total	$105,000					
Comp Land Estimate	$18,100	$17,700	$17,100	$16,700	$23,600	$16,700
Sale Date		7/25/2018	4/14/2020	1/8/2018	12/13/2018	9/20/2018
Sale Price		$176,000	$145,000	$130,000	$155,000	$142,500
Time Adj Sale Price		$191,300	$145,700	$146,100	$163,800	$153,200
TADJSP/SQFT		$177.13	$151.77	$144.94	$141.21	$159.58
Model Estimate	$77,300	$84,500	$69,800	$64,100	$85,900	$70,500
Total Adj Factors	$77,300	$84,500	$69,800	$64,100	$85,900	$70,500
Adjusted Sale Price		$184,100	$153,200	$159,300	$155,200	$160,000
Comparable Estimate	$162,400 ($148.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-45	125.10-2-7	125.06-16-13	125.06-17-47	125.10-3-6	125.06-16-10
Owner	McKenzie, John	Winkler, Kimberly M	Zbytek, Marissa A	Kishbaugh, Jack P	Rondinelli, Jacqueline	Stiglmeier, Robert L
Address	94 Audet Dr	23 Lucerne Ct	59 Toulon Dr	76 Toulon Dr	52 Lucerne Ct	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	56 x 114	50 x 110	50 x 110	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 224	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	936	962	1040	1040	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	224 0	0 0	0 0	260 0	364 0	441 0
SFLA	1160	962	1040	1300	1504	1481
Att/Det Gar Sqft						
Prior Land	$13,500					
Prior Total	$108,000					
Comp Land Estimate	$18,100	$18,700	$16,700	$16,700	$20,700	$16,700
Sale Date		7/27/2018	8/14/2019	7/1/2019	10/16/2019	5/17/2019
Sale Price		$145,000	$140,000	$155,267	$155,000	$155,000
Time Adj Sale Price		$157,600	$143,800	$160,000	$158,100	$160,700
TADJSP/SQFT		$163.83	$138.27	$123.08	$105.12	$108.51
Model Estimate	$65,300	$56,600	$62,200	$73,900	$88,300	$82,000
Total Adj Factors	$65,300	$56,600	$62,200	$73,900	$88,300	$82,000
Adjusted Sale Price		$166,300	$146,900	$151,400	$135,100	$144,000
Comparable Estimate	$148,700 ($128.19/SFLA)					

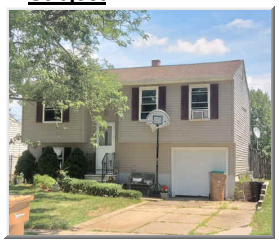
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-8	125.06-11-4	125.06-14-28	125.10-1-19	125.10-5-1	125.06-14-31
Owner	McKinivan, Kim M	Anthony, Frances M	Phelps, Erika D	Turvey, Neal T III	Suy, Kim C	Stack, Madison
Address	95 Audet Dr	181 Seine Dr	110 Seine Dr	51 Audet Dr	4 Cannas Ct	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 105	50 x 110	50 x 115	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	1008	960	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 300	0 0
SFLA	1092	1080	1008	960	1160	960
Att/Det Gar Sqft	315	440	308	280	325	308
Prior Land	$12,700					
Prior Total	$104,000					
Comp Land Estimate	$16,700	$17,700	$16,700	$17,100	$23,600	$16,700
Sale Date		7/25/2018	1/8/2018	4/14/2020	12/13/2018	9/20/2018
Sale Price		$176,000	$130,000	$145,000	$155,000	$142,500
Time Adj Sale Price		$191,300	$146,100	$145,700	$163,800	$153,200
TADJSP/SQFT		$177.13	$144.94	$151.77	$141.21	$159.58
Model Estimate	$75,800	$84,500	$64,100	$69,800	$85,900	$70,500
Total Adj Factors	$75,800	$84,500	$64,100	$69,800	$85,900	$70,500
Adjusted Sale Price		$182,600	$157,800	$151,700	$153,700	$158,500

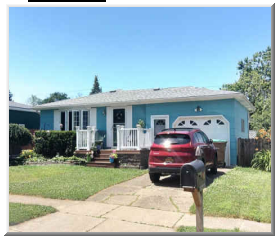
Comparable Estimate $160,900 ($147.34/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-46	125.10-2-7	125.06-16-13	125.10-5-12	125.06-2-13	125.06-17-47
Owner	Capullari Skender G & V	Winkler, Kimberly M	Zbytek, Marissa A	Strohm, Katlyn	Gorski, Sarah	Kishbaugh, Jack P
Address	98 Audet Dr	23 Lucerne Ct	59 Toulon Dr	22 Cannas Ct	194 Le Havre Dr	76 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	56 x 114	50 x 110	54 x 129	50 x 109	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1969 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	962	1040	936	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	260 0
SFLA	936	962	1040	936	936	1300
Att/Det Gar Sqft					200 214	
Prior Land	$13,500					
Prior Total	$100,000					
Comp Land Estimate	$18,100	$18,700	$16,700	$19,300	$16,600	$16,700
Sale Date		7/27/2018	8/14/2019	5/19/2020	9/9/2019	7/1/2019
Sale Price		$145,000	$140,000	$163,000	$172,000	$155,267
Time Adj Sale Price		$157,600	$143,800	$163,500	$176,000	$160,000
TADJSP/SQFT		$163.83	$138.27	$174.68	$188.03	$123.08
Model Estimate	$57,100	$56,600	$62,200	$74,700	$83,200	$73,900
Total Adj Factors	$57,100	$56,600	$62,200	$74,700	$83,200	$73,900
Adjusted Sale Price		$158,100	$138,700	$145,900	$149,900	$143,200

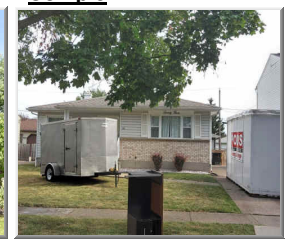
Comparable Estimate $147,200 ($157.26/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-7	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-4-23
Owner	Hufford Joyce R	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Roneker, Andrew W
Address	99 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 115	50 x 110	45 x 106	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	960	1008	971
Att/Det Gar Sqft	352	280	308	352	308	440
Prior Land	$13,500					
Prior Total	$100,000					
Comp Land Estimate	$18,100	$17,100	$16,700	$14,900	$16,700	$16,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	6/28/2019
Sale Price		$145,000	$142,500	$160,000	$130,000	$150,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$155,000
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$159.63
Model Estimate	$68,800	$69,800	$70,500	$72,100	$64,100	$79,300
Total Adj Factors	$68,800	$69,800	$70,500	$72,100	$64,100	$79,300
Adjusted Sale Price		$144,700	$151,500	$162,100	$150,800	$144,500
Comparable Estimate	$150,700 ($156.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-47	125.10-2-11	125.06-1-2	125.09-2-32	125.06-16-38	125.06-17-20
Owner	Maddex, Chester W	Reno, Jonathan	Hilbrecht, Richard M	Sum, Paul Walter	McCoy, William	Gilley, John M
Address	102 Audet Dr	39 Lucerne Ct	4 Le Havre Dr	59 Mayberry Dr	44 Cherbourg Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	49 x 123	55 x 114	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1969 / 0	1965 / 0	1968 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 300	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	924	924	1137	775	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	288 0	0 0	558 0	506 0	506 0
SFLA	1224	1212	1137	1333	1406	1406
Att/Det Gar Sqft				280		
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,700	$16,700	$17,300	$18,400	$16,700	$16,700
Sale Date		5/23/2019	5/31/2019	9/5/2018	1/25/2018	12/6/2019
Sale Price		$158,000	$147,500	$139,900	$136,000	$149,900
Time Adj Sale Price		$163,800	$152,900	$150,400	$152,900	$151,900
TADJSP/SQFT		$135.15	$134.48	$112.83	$108.75	$108.04
Model Estimate	$69,300	$80,400	$68,900	$78,400	$77,300	$78,700
Total Adj Factors	$69,300	$80,400	$68,900	$78,400	$77,300	$78,700
Adjusted Sale Price		$152,700	$153,300	$141,300	$144,900	$142,500
Comparable Estimate	$146,900 ($120.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-6	125.06-12-5	125.06-11-9	125.09-2-15	125.10-2-2	125.06-8-19
Owner	Lambert, David R	Delpe, Stenly J	Landahl, Gerald R	Stango, Robert J	Lipp, Derek R	Tetkowski, Aaron
Address	103 Audet Dr	91 Seine Dr	201 Seine Dr	8 Fradine Dr	3 Lucerne Ct	88 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 105	50 x 105	55 x 114	71 x 105	55 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1972 / 0	1966 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1360	1350	1424	1248	1253	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 624
SFLA	1360	1350	1424	1248	1253	1468
Att/Det Gar Sqft	300	315	264	350	420	440
Prior Land	$12,700					
Prior Total	$124,000					
Comp Land Estimate	$16,700	$16,300	$16,300	$18,400	$20,700	$18,800
Sale Date		2/1/2019	7/2/2020	6/5/2019	9/10/2018	5/10/2019
Sale Price		$168,000	$170,000	$145,000	$130,000	$163,000
Time Adj Sale Price		$175,900	$170,000	$149,900	$139,700	$169,000
TADJSP/SQFT		$130.30	$119.38	$120.11	$111.49	$115.12
Model Estimate	$88,700	$97,200	$96,800	$87,900	$77,700	$103,200
Total Adj Factors	$88,700	$97,200	$96,800	$87,900	$77,700	$103,200
Adjusted Sale Price		$167,400	$161,900	$150,700	$150,700	$154,500

Comparable Estimate $157,000 ($115.44/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-48	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.06-4-23
Owner	Minorczyk Thomas E &	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	Roneker, Andrew W
Address	106 Audet Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	45 x 106	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	960	1008	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	936	960	960	960	1008	971
Att/Det Gar Sqft		280	308	352	308	440
Prior Land	$12,700					
Prior Total	$95,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$14,900	$16,700	$16,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	6/28/2019
Sale Price		$145,000	$142,500	$160,000	$130,000	$150,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$155,000
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$159.63
Model Estimate	$63,900	$69,800	$70,500	$72,100	$64,100	$79,300
Total Adj Factors	$63,900	$69,800	$70,500	$72,100	$64,100	$79,300
Adjusted Sale Price		$139,800	$146,600	$157,200	$145,900	$139,600
Comparable Estimate	$145,800 ($155.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-5	125.06-11-4	125.06-14-28	125.10-1-19	125.06-14-31	125.06-14-36
Owner	Petko Donald J Jr	Anthony, Frances M	Phelps, Erika D	Turvey, Neal T III	Stack, Madison	Sumner, Max C
Address	107 Audet Dr	181 Seine Dr	110 Seine Dr	51 Audet Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 105	50 x 110	50 x 115	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1072	1080	1008	960	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 660	0 0	0 0	0 0	0 0
SFLA	1072	1080	1008	960	960	960
Att/Det Gar Sqft	396	440	308	280	308	352
Prior Land	$13,500					
Prior Total	$106,900					
Comp Land Estimate	$18,100	$17,700	$16,700	$17,100	$16,700	$14,900
Sale Date		7/25/2018	1/8/2018	4/14/2020	9/20/2018	6/11/2019
Sale Price		$176,000	$130,000	$145,000	$142,500	$160,000
Time Adj Sale Price		$191,300	$146,100	$145,700	$153,200	$165,400
TADJSP/SQFT		$177.13	$144.94	$151.77	$159.58	$172.29
Model Estimate	$79,300	$84,500	$64,100	$69,800	$70,500	$72,100
Total Adj Factors	$79,300	$84,500	$64,100	$69,800	$70,500	$72,100
Adjusted Sale Price		$186,100	$161,300	$155,200	$162,000	$172,600

Comparable Estimate $167,400 ($156.16/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-4	125.06-14-31	125.10-1-19	125.06-14-36	125.06-14-28	125.06-4-23
Owner	Caldarelli, Frank A	Stack, Madison	Turvey, Neal T III	Sumner, Max C	Phelps, Erika D	Roneker, Andrew W
Address	111 Audet Dr	98 Seine Dr	51 Audet Dr	74 Seine Dr	110 Seine Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 115	45 x 106	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	1008	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	960	1008	971
Att/Det Gar Sqft	300	308	280	352	308	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$17,100	$14,900	$16,700	$16,700
Sale Date		9/20/2018	4/14/2020	6/11/2019	1/8/2018	6/28/2019
Sale Price		$142,500	$145,000	$160,000	$130,000	$150,000
Time Adj Sale Price		$153,200	$145,700	$165,400	$146,100	$155,000
TADJSP/SQFT		$159.58	$151.77	$172.29	$144.94	$159.63
Model Estimate	$69,400	$70,500	$69,800	$72,100	$64,100	$79,300
Total Adj Factors	$69,400	$70,500	$69,800	$72,100	$64,100	$79,300
Adjusted Sale Price		$152,100	$145,300	$162,700	$151,400	$145,100
Comparable Estimate	$151,300 ($157.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-49	125.06-12-5	125.10-5-1	125.06-18-11	125.09-2-15	125.10-2-2
Owner	Jaglowski, Michael A	Delpe, Stenly J	Suy, Kim C	Dirienzo, Carlo	Stango, Robert J	Lipp, Derek R
Address	112 Audet Dr	91 Seine Dr	4 Cannas Ct	75 Le Havre Dr	8 Fradine Dr	3 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 105	81 x 118	50 x 110	55 x 114	71 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1969 / 0	1971 / 0	1971 / 0	1966 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1232	1350	1160	1224	1248	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 432	0 0	0 0
SFLA	1232	1350	1160	1224	1248	1253
Att/Det Gar Sqft	308	315	325	400	350	420
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,300	$23,600	$16,700	$18,400	$20,700
Sale Date		2/1/2019	12/13/2018	3/14/2019	6/5/2019	9/10/2018
Sale Price		$168,000	$155,000	$130,000	$145,000	$130,000
Time Adj Sale Price		$175,900	$163,800	$135,700	$149,900	$139,700
TADJSP/SQFT		$130.30	$141.21	$110.87	$120.11	$111.49
Model Estimate	$86,900	$97,200	$85,900	$86,800	$87,900	$77,700
Total Adj Factors	$86,900	$97,200	$85,900	$86,800	$87,900	$77,700
Adjusted Sale Price		$165,600	$164,800	$135,800	$148,900	$148,900
Comparable Estimate	$152,800 ($124.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-3	125.06-12-5	125.06-18-11	125.09-2-15	125.10-5-1	125.10-2-2
Owner	Haley, Julia A	Delpe, Stenly J	Dirienzo, Carlo	Stango, Robert J	Suy, Kim C	Lipp, Derek R
Address	115 Audet Dr	91 Seine Dr	75 Le Havre Dr	8 Fradine Dr	4 Cannas Ct	3 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 105	50 x 110	55 x 114	81 x 118	71 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1971 / 0	1966 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1350	1224	1248	1160	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 300	0 0
SFLA	1232	1350	1224	1248	1160	1253
Att/Det Gar Sqft	418	315	400	350	325	420
Prior Land	$13,500					
Prior Total	$115,000					
Comp Land Estimate	$18,100	$16,300	$16,700	$18,400	$23,600	$20,700
Sale Date		2/1/2019	3/14/2019	6/5/2019	12/13/2018	9/10/2018
Sale Price		$168,000	$130,000	$145,000	$155,000	$130,000
Time Adj Sale Price		$175,900	$135,700	$149,900	$163,800	$139,700
TADJSP/SQFT		$130.30	$110.87	$120.11	$141.21	$111.49
Model Estimate	$87,800	$97,200	$86,800	$87,900	$85,900	$77,700
Total Adj Factors	$87,800	$97,200	$86,800	$87,900	$85,900	$77,700
Adjusted Sale Price		$166,500	$136,700	$149,800	$165,700	$149,800
Comparable Estimate	$153,700 ($124.76/SFLA)					

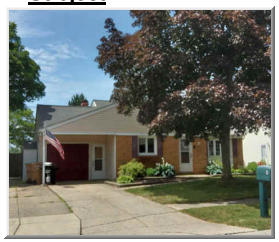
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-1	125.06-12-5	125.06-11-9	125.09-2-15	125.10-2-2	125.06-18-11
Owner	Benzel , David A	Delpe, Stenly J	Landahl, Gerald R	Stango, Robert J	Lipp, Derek R	Dirienzo, Carlo
Address	118 Audet Dr	91 Seine Dr	201 Seine Dr	8 Fradine Dr	3 Lucerne Ct	75 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	84 x 113	50 x 105	50 x 105	55 x 114	71 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1972 / 0	1966 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1332	1350	1424	1248	1253	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 432
SFLA	1332	1350	1424	1248	1253	1224
Att/Det Gar Sqft	600	315	264	350	420	400
Prior Land	$17,400					
Prior Total	$126,900					
Comp Land Estimate	$23,600	$16,300	$16,300	$18,400	$20,700	$16,700
Sale Date		2/1/2019	7/2/2020	6/5/2019	9/10/2018	3/14/2019
Sale Price		$168,000	$170,000	$145,000	$130,000	$130,000
Time Adj Sale Price		$175,900	$170,000	$149,900	$139,700	$135,700
TADJSP/SQFT		$130.30	$119.38	$120.11	$111.49	$110.87
Model Estimate	$98,700	$97,200	$96,800	$87,900	$77,700	$86,800
Total Adj Factors	$98,700	$97,200	$96,800	$87,900	$77,700	$86,800
Adjusted Sale Price		$177,400	$171,900	$160,700	$160,700	$147,600
Comparable Estimate	$163,700 ($122.9/SFLA)					

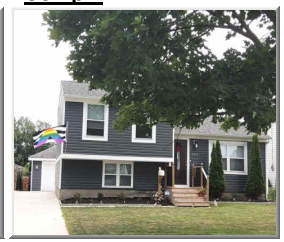
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-2	125.10-5-1	125.06-11-4	125.10-4-27.1	125.06-14-28	125.06-3-39
Owner	Skibinski, Timothy	Suy, Kim C	Anthony, Frances M	Humbert, Gabriel A	Phelps, Erika D	Klepfer, Michael Eugen
Address	119 Audet Dr	4 Cannas Ct	181 Seine Dr	15 Seine Dr	110 Seine Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	70 x 110	81 x 118	55 x 105	70 x 222	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1160	1080	1160	1008	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 660	0 408	0 0	0 0
SFLA	1152	1160	1080	1160	1008	1188
Att/Det Gar Sqft	400	325	440	462	308	
Prior Land	$15,500					
Prior Total	$108,400					
Comp Land Estimate	$21,100	$23,600	$17,700	$27,100	$16,700	$16,700
Sale Date		12/13/2018	7/25/2018	7/16/2019	1/8/2018	10/9/2018
Sale Price		$155,000	$176,000	$180,500	$130,000	$155,000
Time Adj Sale Price		$163,800	$191,300	$186,000	$146,100	$165,700
TADJSP/SQFT		$141.21	$177.13	$160.34	$144.94	$139.48
Model Estimate	$84,500	$85,900	$84,500	$92,300	$64,100	$77,700
Total Adj Factors	$84,500	$85,900	$84,500	$92,300	$64,100	$77,700
Adjusted Sale Price		$162,400	$191,300	$178,200	$166,500	$172,500
Comparable Estimate	$174,200 ($151.22/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS





	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-20	125.06-10-16	125.06-20-35	125.10-6-19	125.06-3-10	125.10-3-6
Owner	Dassero, Brian P	Read, Amanda M	Algubani, Ali	Meisenbrug, Sharon A	Giambrone, Stephanie I	Rondinelli, Jacqueline
Address	4 Barbados Dr	64 Janine Ct	60 Martinique Dr	71 Cannas Ct	185 Le Havre Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	83 x 110	57 x 119	64 x 115	55 x 105	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1969 / 0	1978 / 0	1971 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1
1st Sty Area	1104	1104	1104	1468	1116	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	465 0	455 0	288 0	432 0	364 0
SFLA	1648	1569	1559	1756	1548	1504
Att/Det Gar Sqft	308		286		280	
Prior Land	$17,100					
Prior Total	$128,100					
Comp Land Estimate	$23,100	$19,400	$20,600	$17,700	$16,700	$20,700
Sale Date		4/12/2019	7/30/2020	10/2/2018	12/11/2019	10/16/2019
Sale Price		$182,000	$186,000	$184,900	$181,500	$155,000
Time Adj Sale Price		$189,300	$186,000	$197,600	$183,900	$158,100
TADJSP/SQFT		$120.65	$119.31	$112.53	$118.80	$105.12
Model Estimate	$94,300	$90,500	$94,400	$95,300	$91,300	$88,300
Total Adj Factors	$94,300	$90,500	$94,400	$95,300	$91,300	$88,300
Adjusted Sale Price		$193,100	$185,900	$196,600	$186,900	$164,100
Comparable Estimate	$185,300 ($112.44/SFLA)					

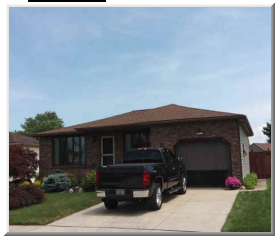
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-14	125.06-20-55	125.10-4-27.1	125.10-5-1	125.06-7-23	125.06-19-44
Owner	Kaluzny, Dennis R	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C	Dombrowski, Joshua A	Short, Douglas J
Address	7 Barbados Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct	91 Cherbourg Dr	247 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	62 x 115	85 x 113	70 x 222	81 x 118	50 x 110	85 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1971 / 0	1970 / 0	1980 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	B Good
Heat Type/Central Air	4 Electric Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1156	1088	1160	1160	1092	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 408	0 300	0 0	0 0
SFLA	1156	1088	1160	1160	1092	1232
Att/Det Gar Sqft		440	462	325	308	440
Prior Land	$14,700					
Prior Total	$114,000					
Comp Land Estimate	$20,300	$23,700	$27,100	$23,600	$16,700	$24,400
Sale Date		4/2/2018	7/16/2019	12/13/2018	9/21/2020	9/7/2018
Sale Price		$155,000	$180,500	$155,000	$165,000	$210,000
Time Adj Sale Price		$171,400	$186,000	$163,800	$165,000	$225,700
TADJSP/SQFT		$157.54	$160.34	$141.21	$151.10	$183.20
Model Estimate	$90,100	$82,900	$92,300	$85,900	$77,900	$134,000
Total Adj Factors	$90,100	$82,900	$92,300	$85,900	$77,900	$134,000
Adjusted Sale Price		$178,600	$183,800	$168,000	$177,200	$181,800
Comparable Estimate	$177,900 ($153.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-21	125.06-10-35	125.06-5-24	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Owczarzak Richard F &	Holzer, Drew M	Pijanowski, Adam	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	8 Barbados Dr	230 Seine Dr	96 Toulon Dr	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	55 x 110	62 x 133	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1978 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	4 Electric Yes	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	3	5
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1396	969	812	968	962	766
2nd Sty Area	870	978	1134	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	2266	1947	1946	1976	1768	1751
Att/Det Gar Sqft	462	405	400	440	308	308
Prior Land	$15,500					
Prior Total	$170,000					
Comp Land Estimate	$21,200	$18,100	$21,800	$18,100	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018	10/10/2018
Sale Price		$195,000	$193,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$235,000	$181,700	$181,700
TADJSP/SQFT		$110.73	$106.01	$118.93	$102.77	$103.77
Model Estimate	$130,800	$123,800	$103,900	$127,800	$100,400	$97,000
Total Adj Factors	$130,800	$123,800	$103,900	$127,800	$100,400	$97,000
Adjusted Sale Price		$222,600	$233,200	$238,000	$212,100	$215,500
Comparable Estimate	$224,300 ($98.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-13	125.06-20-29	125.06-11-9	125.06-8-19	125.06-2-18	125.06-5-4
Owner	Joseph, Dudney C	American International	Landahl, Gerald R	Tetkowski, Aaron	Miskell, Christy R	Newton, Anthony John
Address	11 Barbados Dr	40 Barbados Dr	201 Seine Dr	88 Denise Dr	214 Le Havre Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 115	68 x 114	50 x 105	55 x 119	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1972 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1428	1470	1424	1468	1436	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 400	0 624	0 0	0 160
SFLA	1428	1470	1424	1468	1436	1546
Att/Det Gar Sqft	230	285	264	440	330	
Prior Land	$14,800					
Prior Total	$130,000					
Comp Land Estimate	$20,500	$21,200	$16,300	$18,800	$16,700	$16,700
Sale Date		3/12/2020	7/2/2020	5/10/2019	4/18/2019	4/28/2020
Sale Price		$190,000	$170,000	$163,000	$165,000	$180,100
Time Adj Sale Price		$191,300	$170,000	$169,000	$171,600	$181,000
TADJSP/SQFT		$130.14	$119.38	$115.12	$119.50	$117.08
Model Estimate	$97,000	$107,700	$96,800	$103,200	$99,300	$100,800
Total Adj Factors	$97,000	$107,700	$96,800	$103,200	$99,300	$100,800
Adjusted Sale Price		$180,600	$170,200	$162,800	$169,300	$177,200
Comparable Estimate	$172,000 ($120.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-22	125.06-20-55	125.06-7-23	125.06-11-4	125.10-4-27.1	125.10-5-1
Owner	Campbell Kathleen M	Zarcone, Ignatius	Dombrowski, Joshua A	Anthony, Frances M	Humbert, Gabriel A	Suy, Kim C
Address	12 Barbados Dr	3 Martinique Dr	91 Cherbourg Dr	181 Seine Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	85 x 113	50 x 110	55 x 105	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1088	1092	1080	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 408	0 300
SFLA	1088	1088	1092	1080	1160	1160
Att/Det Gar Sqft	400	440	308	440	462	325
Prior Land	$15,500					
Prior Total	$110,000					
Comp Land Estimate	$21,200	$23,700	$16,700	$17,700	$27,100	$23,600
Sale Date		4/2/2018	9/21/2020	7/25/2018	7/16/2019	12/13/2018
Sale Price		$155,000	$165,000	$176,000	$180,500	$155,000
Time Adj Sale Price		$171,400	$165,000	$191,300	$186,000	$163,800
TADJSP/SQFT		$157.54	$151.10	$177.13	$160.34	$141.21
Model Estimate	$90,700	$82,900	$77,900	$84,500	$92,300	$85,900
Total Adj Factors	$90,700	$82,900	$77,900	$84,500	$92,300	$85,900
Adjusted Sale Price		$179,200	$177,800	$197,500	$184,400	$168,600
Comparable Estimate	$181,500 ($166.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-12	125.06-20-55	125.06-7-23	125.10-4-27.1	125.06-11-4	125.10-5-1
Owner	Pistorio Gary M & Debo	Zarcone, Ignatius	Dombrowski, Joshua A	Humbert, Gabriel A	Anthony, Frances M	Suy, Kim C
Address	15 Barbados Dr	3 Martinique Dr	91 Cherbourg Dr	15 Seine Dr	181 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	85 x 113	50 x 110	70 x 222	55 x 105	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1088	1092	1160	1080	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 408	0 660	0 300
SFLA	1107	1088	1092	1160	1080	1160
Att/Det Gar Sqft	400	440	308	462	440	325
Prior Land	$14,800					
Prior Total	$120,000					
Comp Land Estimate	$20,600	$23,700	$16,700	$27,100	$17,700	$23,600
Sale Date		4/2/2018	9/21/2020	7/16/2019	7/25/2018	12/13/2018
Sale Price		$155,000	$165,000	$180,500	$176,000	$155,000
Time Adj Sale Price		$171,400	$165,000	$186,000	$191,300	$163,800
TADJSP/SQFT		$157.54	$151.10	$160.34	$177.13	$141.21
Model Estimate	$87,300	$82,900	$77,900	$92,300	$84,500	$85,900
Total Adj Factors	$87,300	$82,900	$77,900	$92,300	$84,500	$85,900
Adjusted Sale Price		$175,800	$174,400	$181,000	$194,100	$165,200
Comparable Estimate	$178,100 ($160.89/SFLA)					

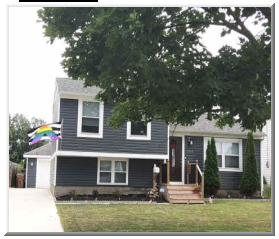
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-23	125.06-20-29	125.06-11-10	125.06-8-19	125.06-8-2	125.06-5-4
Owner	Piscitello, David F	American International	Abdulla, Gabriel F	Tetkowski, Aaron	Fish, Jacob T	Newton, Anthony John
Address	16 Barbados Dr	40 Barbados Dr	205 Seine Dr	88 Denise Dr	8 Denise Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	68 x 114	65 x 105	55 x 119	65 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1978 / 0	1977 / 0	1969 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1576	1470	1628	1468	1628	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 0	0 624	0 0	0 160
SFLA	1576	1470	1628	1468	1628	1546
Att/Det Gar Sqft	376	285	484	440	484	
Prior Land	$15,500					
Prior Total	$141,900					
Comp Land Estimate	$21,200	$21,200	$19,800	$18,800	$20,400	$16,700
Sale Date		3/12/2020	10/25/2018	5/10/2019	5/28/2020	4/28/2020
Sale Price		$190,000	$175,000	$163,000	$200,000	$180,100
Time Adj Sale Price		$191,300	$187,000	$169,000	$200,700	$181,000
TADJSP/SQFT		$130.14	$114.86	$115.12	$123.28	$117.08
Model Estimate	$106,300	$107,700	$113,600	$103,200	$112,200	$100,800
Total Adj Factors	$106,300	$107,700	$113,600	$103,200	$112,200	$100,800
Adjusted Sale Price		$189,900	$179,700	$172,100	$194,800	$186,500
Comparable Estimate	$184,600 ($117.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-67	125.06-20-29	125.06-11-9	125.06-8-19	125.06-19-13	125.06-2-21
Owner	Liberta Domenic & Mari	American International	Landahl, Gerald R	Tetkowski, Aaron	Sniezak, Gary R	Strawder, Danielle
Address	19 Barbados Dr	40 Barbados Dr	201 Seine Dr	88 Denise Dr	248 Le Havre Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	68 x 114	50 x 105	55 x 119	95 x 111	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1972 / 0	1969 / 0	1981 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	4 Electric Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1340	1470	1424	1468	1232	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 400	0 624	0 0	0 500
SFLA	1340	1470	1424	1468	1232	1254
Att/Det Gar Sqft	266	285	264	440	460	308
Prior Land	$14,800					
Prior Total	$127,600					
Comp Land Estimate	$20,600	$21,200	$16,300	$18,800	$25,100	$18,200
Sale Date		3/12/2020	7/2/2020	5/10/2019	3/21/2018	9/18/2018
Sale Price		$190,000	$170,000	$163,000	$154,000	$160,000
Time Adj Sale Price		$191,300	$170,000	$169,000	$171,200	$172,000
TADJSP/SQFT		$130.14	$119.38	$115.12	$138.96	$137.16
Model Estimate	$98,400	$107,700	$96,800	$103,200	$94,400	$87,500
Total Adj Factors	$98,400	$107,700	$96,800	$103,200	$94,400	$87,500
Adjusted Sale Price		$182,000	$171,600	$164,200	$175,200	$182,900
Comparable Estimate	$175,200 ($130.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-24	125.06-19-44	125.06-19-13	125.06-20-55	125.10-4-27.1	125.06-3-33
Owner	Aquilino, Susan M	Short, Douglas J	Sniezak, Gary R	Zarcone, Ignatius	Humbert, Gabriel A	Kassirer, Leonard W
Address	20 Barbados Dr	247 Le Havre Dr	248 Le Havre Dr	3 Martinique Dr	15 Seine Dr	40 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	85 x 120	95 x 111	85 x 113	70 x 222	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1980 / 0	1981 / 0	1979 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1232	1088	1160	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 408	0 305
SFLA	1232	1232	1232	1088	1160	1218
Att/Det Gar Sqft	308	440	460	440	462	200
Prior Land	$15,500					
Prior Total	$135,000					
Comp Land Estimate	$21,200	$24,400	$25,100	$23,700	$27,100	$16,700
Sale Date		9/7/2018	3/21/2018	4/2/2018	7/16/2019	1/28/2020
Sale Price		$210,000	$154,000	$155,000	$180,500	$160,000
Time Adj Sale Price		$225,700	$171,200	$171,400	$186,000	$161,600
TADJSP/SQFT		$183.20	$138.96	$157.54	$160.34	$132.68
Model Estimate	$109,400	$134,000	$94,400	$82,900	$92,300	$84,200
Total Adj Factors	$109,400	$134,000	$94,400	$82,900	$92,300	$84,200
Adjusted Sale Price		$201,100	$186,200	$197,900	$203,100	$186,800

Comparable Estimate $195,000 ($158.28/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-11	125.06-20-29	125.06-19-44	125.06-11-9	125.06-8-19	125.06-10-31
Owner	Jackson, Michael A	American International	Short, Douglas J	Landahl, Gerald R	Tetkowski, Aaron	Pabst, Michael
Address	23 Barbados Dr	40 Barbados Dr	247 Le Havre Dr	201 Seine Dr	88 Denise Dr	135 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 115	68 x 114	85 x 120	50 x 105	55 x 119	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1980 / 0	1972 / 0	1969 / 0	1970 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	B Good	C Average 100	C Average 105	C Average
Heat Type/Central Air	4 Electric No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1470	1232	1424	1468	1688
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 0	0 400	0 624	0 450
SFLA	1332	1470	1232	1424	1468	1688
Att/Det Gar Sqft	274	285	440	264	440	484
Prior Land	$14,800					
Prior Total	$130,000					
Comp Land Estimate	$20,500	$21,200	$24,400	$16,300	$18,800	$20,400
Sale Date		3/12/2020	9/7/2018	7/2/2020	5/10/2019	5/8/2018
Sale Price		$190,000	$210,000	$170,000	$163,000	$225,013
Time Adj Sale Price		$191,300	$225,700	$170,000	$169,000	$247,400
TADJSP/SQFT		$130.14	$183.20	$119.38	$115.12	$146.56
Model Estimate	$104,300	$107,700	$134,000	$96,800	$103,200	$141,200
Total Adj Factors	$104,300	$107,700	$134,000	$96,800	$103,200	$141,200
Adjusted Sale Price		$187,900	$196,000	$177,500	$170,100	$210,500
Comparable Estimate	$188,400 ($141.44/SFLA)					

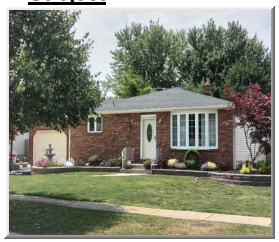
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-25	125.06-20-35	125.06-10-16	125.10-6-19	125.06-3-10	125.07-15-38
Owner	Petrillo, Donald J	Algubani, Ali	Read, Amanda M	Meisenbrug, Sharon A	Giambrone, Stephanie I	Bunn, Sean
Address	24 Barbados Dr	60 Martinique Dr	64 Janine Ct	71 Cannas Ct	185 Le Havre Dr	92 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	64 x 115	57 x 119	55 x 105	50 x 110	65 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1978 / 0	1969 / 0	1971 / 0	1970 / 0	1980 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1104	1104	1104	1468	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	455 0	465 0	288 0	432 0	432 0
SFLA	1648	1559	1569	1756	1548	1472
Att/Det Gar Sqft	308	286			280	440
Prior Land	$15,500					
Prior Total	$140,000					
Comp Land Estimate	$21,200	$20,600	$19,400	$17,700	$16,700	$20,400
Sale Date		7/30/2020	4/12/2019	10/2/2018	12/11/2019	2/1/2018
Sale Price		$186,000	$182,000	$184,900	$181,500	$170,000
Time Adj Sale Price		$186,000	$189,300	$197,600	$183,900	$190,000
TADJSP/SQFT		$119.31	$120.65	$112.53	$118.80	$129.08
Model Estimate	$106,800	$94,400	$90,500	$95,300	$91,300	$90,800
Total Adj Factors	$106,800	$94,400	$90,500	$95,300	$91,300	$90,800
Adjusted Sale Price		$198,400	$205,600	$209,100	$199,400	$206,000
Comparable Estimate	$203,700 ($123.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-10	125.06-19-13	125.06-20-55	125.06-3-33	125.06-2-21	125.10-4-27.1
Owner	Pachetti, Kim A	Sniezak, Gary R	Zarcone, Ignatius	Kassirer, Leonard W	Strawder, Danielle	Humbert, Gabriel A
Address	27 Barbados Dr	248 Le Havre Dr	3 Martinique Dr	40 Rouen Dr	226 Le Havre Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	95 x 111	85 x 113	50 x 110	55 x 111	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1981 / 0	1979 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1088	1218	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 305	0 500	0 408
SFLA	1232	1232	1088	1218	1254	1160
Att/Det Gar Sqft	240	460	440	200	308	462
Prior Land	$14,800					
Prior Total	$116,900					
Comp Land Estimate	$20,600	$25,100	$23,700	$16,700	$18,200	$27,100
Sale Date		3/21/2018	4/2/2018	1/28/2020	9/18/2018	7/16/2019
Sale Price		$154,000	$155,000	$160,000	$160,000	$180,500
Time Adj Sale Price		$171,200	$171,400	$161,600	$172,000	$186,000
TADJSP/SQFT		$138.96	$157.54	$132.68	$137.16	$160.34
Model Estimate	$82,500	$94,400	$82,900	$84,200	$87,500	$92,300
Total Adj Factors	$82,500	$94,400	$82,900	$84,200	$87,500	$92,300
Adjusted Sale Price		$159,300	$171,000	$159,900	$167,000	$176,200
Comparable Estimate	$166,700 ($135.31/SFLA)					

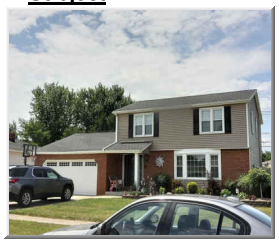
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-26	125.06-20-55	125.10-4-27.1	125.06-7-23	125.10-5-1	125.06-19-44
Owner	Maglietto, Susan E	Zarcone, Ignatius	Humbert, Gabriel A	Dombrowski, Joshua A	Suy, Kim C	Short, Douglas J
Address	28 Barbados Dr	3 Martinique Dr	15 Seine Dr	91 Cherbourg Dr	4 Cannas Ct	247 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	85 x 113	70 x 222	50 x 110	81 x 118	85 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1970 / 0	1971 / 0	1980 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	B Good
Heat Type/Central Air	4 Electric Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1088	1160	1092	1160	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 408	0 0	0 300	0 0
SFLA	1152	1088	1160	1092	1160	1232
Att/Det Gar Sqft	475	440	462	308	325	440
Prior Land	$15,500					
Prior Total	$115,000					
Comp Land Estimate	$21,200	$23,700	$27,100	$16,700	$23,600	$24,400
Sale Date		4/2/2018	7/16/2019	9/21/2020	12/13/2018	9/7/2018
Sale Price		$155,000	$180,500	$165,000	$155,000	$210,000
Time Adj Sale Price		$171,400	$186,000	$165,000	$163,800	$225,700
TADJSP/SQFT		$157.54	$160.34	$151.10	$141.21	$183.20
Model Estimate	$97,000	$82,900	$92,300	$77,900	$85,900	$134,000
Total Adj Factors	$97,000	$82,900	$92,300	$77,900	$85,900	$134,000
Adjusted Sale Price		$185,500	$190,700	$184,100	$174,900	$188,700

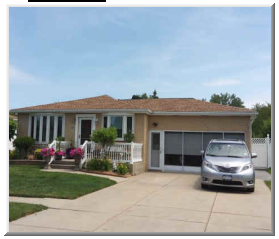
Comparable Estimate $184,800 ($160.42/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-9	125.06-20-29	125.06-11-9	125.06-8-19	125.06-10-31	125.06-2-18
Owner	Ferrel, Stefka	American International	Landahl, Gerald R	Tetkowski, Aaron	Pabst, Michael	Miskell, Christy R
Address	31 Barbados Dr	40 Barbados Dr	201 Seine Dr	88 Denise Dr	135 Denise Dr	214 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	68 x 114	50 x 105	55 x 119	65 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1972 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1403	1470	1424	1468	1688	1436
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 400	0 624	0 450	0 0
SFLA	1403	1470	1424	1468	1688	1436
Att/Det Gar Sqft	285	285	264	440	484	330
Prior Land	$14,800					
Prior Total	$135,000					
Comp Land Estimate	$20,600	$21,200	$16,300	$18,800	$20,400	$16,700
Sale Date		3/12/2020	7/2/2020	5/10/2019	5/8/2018	4/18/2019
Sale Price		$190,000	$170,000	$163,000	$225,013	$165,000
Time Adj Sale Price		$191,300	$170,000	$169,000	$247,400	$171,600
TADJSP/SQFT		$130.14	$119.38	$115.12	$146.56	$119.50
Model Estimate	$112,900	$107,700	$96,800	$103,200	$141,200	$99,300
Total Adj Factors	$112,900	$107,700	$96,800	$103,200	$141,200	$99,300
Adjusted Sale Price		$196,500	$186,100	$178,700	$219,100	$185,200
Comparable Estimate	$193,100 ($137.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-27	125.06-20-55	125.06-7-23	125.06-11-4	125.10-4-27.1	125.10-5-1
Owner	Mackowiak Michael R &	Zarcone, Ignatius	Dombrowski, Joshua A	Anthony, Frances M	Humbert, Gabriel A	Suy, Kim C
Address	32 Barbados Dr	3 Martinique Dr	91 Cherbourg Dr	181 Seine Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	85 x 113	50 x 110	55 x 105	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1088	1092	1080	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 408	0 300
SFLA	1088	1088	1092	1080	1160	1160
Att/Det Gar Sqft	220	440	308	440	462	325
Prior Land	$15,500					
Prior Total	$110,000					
Comp Land Estimate	$21,200	$23,700	$16,700	$17,700	$27,100	$23,600
Sale Date		4/2/2018	9/21/2020	7/25/2018	7/16/2019	12/13/2018
Sale Price		$155,000	$165,000	$176,000	$180,500	$155,000
Time Adj Sale Price		$171,400	$165,000	$191,300	$186,000	$163,800
TADJSP/SQFT		$157.54	$151.10	$177.13	$160.34	$141.21
Model Estimate	$77,300	$82,900	$77,900	$84,500	$92,300	$85,900
Total Adj Factors	$77,300	$82,900	$77,900	$84,500	$92,300	$85,900
Adjusted Sale Price		$165,800	$164,400	$184,100	$171,000	$155,200
Comparable Estimate	$168,100 ($154.5/SFLA)					

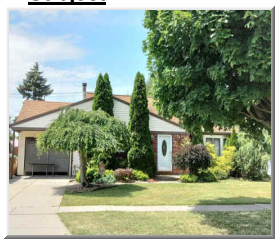
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-8	125.06-20-55	125.06-7-23	125.10-4-27.1	125.06-11-4	125.10-5-1
Owner	Cali Victor & Maria	Zarcone, Ignatius	Dombrowski, Joshua A	Humbert, Gabriel A	Anthony, Frances M	Suy, Kim C
Address	35 Barbados Dr	3 Martinique Dr	91 Cherbourg Dr	15 Seine Dr	181 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	85 x 113	50 x 110	70 x 222	55 x 105	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1114	1088	1092	1160	1080	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 408	0 660	0 300
SFLA	1114	1088	1092	1160	1080	1160
Att/Det Gar Sqft	485	440	308	462	440	325
Prior Land	$14,800					
Prior Total	$113,000					
Comp Land Estimate	$20,600	$23,700	$16,700	$27,100	$17,700	$23,600
Sale Date		4/2/2018	9/21/2020	7/16/2019	7/25/2018	12/13/2018
Sale Price		$155,000	$165,000	$180,500	$176,000	$155,000
Time Adj Sale Price		$171,400	$165,000	$186,000	$191,300	$163,800
TADJSP/SQFT		$157.54	$151.10	$160.34	$177.13	$141.21
Model Estimate	$81,900	$82,900	$77,900	$92,300	$84,500	$85,900
Total Adj Factors	$81,900	$82,900	$77,900	$92,300	$84,500	$85,900
Adjusted Sale Price		$170,400	$169,000	$175,600	$188,700	$159,800
Comparable Estimate	$172,700 ($155.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-28	125.06-10-35	125.06-5-24	125.06-8-11	125.06-6-19	125.06-10-39
Owner	Stucke, Todd A	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Seufert, Heather C	Brown, Gina M
Address	36 Barbados Dr	230 Seine Dr	96 Toulon Dr	52 Denise Dr	79 Toulon Dr	212 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	55 x 110	62 x 133	50 x 110	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1083	969	812	962	766	968
2nd Sty Area	870	978	1134	806	985	1008
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 0	0 576	0 191	0 0
SFLA	1953	1947	1946	1768	1751	1976
Att/Det Gar Sqft	441	405	400	308	308	440
Prior Land	$15,500					
Prior Total	$151,900					
Comp Land Estimate	$21,200	$18,100	$21,800	$16,700	$16,700	$18,100
Sale Date		4/16/2018	10/15/2018	12/4/2018	10/10/2018	8/31/2020
Sale Price		$195,000	$193,000	$172,000	$170,000	$235,000
Time Adj Sale Price		$215,600	$206,300	$181,700	$181,700	$235,000
TADJSP/SQFT		$110.73	$106.01	$102.77	$103.77	$118.93
Model Estimate	$115,200	$123,800	$103,900	$100,400	$97,000	$127,800
Total Adj Factors	$115,200	$123,800	$103,900	$100,400	$97,000	$127,800
Adjusted Sale Price		$207,000	$217,600	$196,500	$199,900	$222,400
Comparable Estimate	$208,700 ($106.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-7	125.06-19-44	125.06-20-29	125.06-19-13	125.06-2-21	125.06-3-33
Owner	Tempestoso, Ulderico	Short, Douglas J	American International	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W
Address	39 Barbados Dr	247 Le Havre Dr	40 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 115	85 x 120	68 x 114	95 x 111	55 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1980 / 0	1977 / 0	1981 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1232	1470	1232	1254	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 616	0 0	0 500	0 305
SFLA	1296	1232	1470	1232	1254	1218
Att/Det Gar Sqft	354	440	285	460	308	200
Prior Land	$14,800					
Prior Total	$121,900					
Comp Land Estimate	$20,500	$24,400	$21,200	$25,100	$18,200	$16,700
Sale Date		9/7/2018	3/12/2020	3/21/2018	9/18/2018	1/28/2020
Sale Price		$210,000	$190,000	$154,000	$160,000	$160,000
Time Adj Sale Price		$225,700	$191,300	$171,200	$172,000	$161,600
TADJSP/SQFT		$183.20	$130.14	$138.96	$137.16	$132.68
Model Estimate	$103,100	$134,000	$107,700	$94,400	$87,500	$84,200
Total Adj Factors	$103,100	$134,000	$107,700	$94,400	$87,500	$84,200
Adjusted Sale Price		$194,800	$186,700	$179,900	$187,600	$180,500
Comparable Estimate	$185,900 ($143.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-29	125.06-20-29	125.06-8-19	125.06-11-9	125.06-2-18	125.06-5-4
Owner	Sikorski, Francis B	American International	Tetkowski, Aaron	Landahl, Gerald R	Miskell, Christy R	Newton, Anthony John
Address	40 Barbados Dr	40 Barbados Dr	88 Denise Dr	201 Seine Dr	214 Le Havre Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	68 x 114	55 x 119	50 x 105	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1969 / 0	1972 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1470	1470	1468	1424	1436	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 616	0 616	0 624	0 400	0 0	0 160
SFLA	1470	1470	1468	1424	1436	1546
Att/Det Gar Sqft	285	285	440	264	330	
Prior Land	$15,500					
Prior Total	$148,000					
Comp Land Estimate	$21,200	$21,200	$18,800	$16,300	$16,700	$16,700
Sale Date		3/12/2020	5/10/2019	7/2/2020	4/18/2019	4/28/2020
Sale Price		$190,000	$163,000	$170,000	$165,000	$180,100
Time Adj Sale Price		$191,300	$169,000	$170,000	$171,600	$181,000
TADJSP/SQFT		$130.14	$115.12	$119.38	$119.50	$117.08
Model Estimate	$107,700	$107,700	$103,200	$96,800	$99,300	$100,800
Total Adj Factors	$107,700	$107,700	$103,200	$96,800	$99,300	$100,800
Adjusted Sale Price		$191,300	$173,500	$180,900	$180,000	$187,900
Comparable Estimate	$182,700 ($124.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-6	125.06-20-55	125.06-7-23	125.06-11-4	125.06-19-44	125.10-4-27.1
Owner	Gallo, Alfredo G	Zarcone, Ignatius	Dombrowski, Joshua A	Anthony, Frances M	Short, Douglas J	Humbert, Gabriel A
Address	43 Barbados Dr	3 Martinique Dr	91 Cherbourg Dr	181 Seine Dr	247 Le Havre Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	85 x 113	50 x 110	55 x 105	85 x 120	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1979 / 0	1970 / 0	1970 / 0	1980 / 0	1970 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	B Good	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1088	1092	1080	1232	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 0	0 408
SFLA	1088	1088	1092	1080	1232	1160
Att/Det Gar Sqft	220	440	308	440	440	462
Prior Land	$14,800					
Prior Total	$110,000					
Comp Land Estimate	$20,600	$23,700	$16,700	$17,700	$24,400	$27,100
Sale Date		4/2/2018	9/21/2020	7/25/2018	9/7/2018	7/16/2019
Sale Price		$155,000	$165,000	$176,000	$210,000	$180,500
Time Adj Sale Price		$171,400	$165,000	$191,300	$225,700	$186,000
TADJSP/SQFT		$157.54	$151.10	$177.13	$183.20	$160.34
Model Estimate	$88,700	$82,900	$77,900	$84,500	$134,000	$92,300
Total Adj Factors	$88,700	$82,900	$77,900	$84,500	$134,000	$92,300
Adjusted Sale Price		$177,200	$175,800	$195,500	$180,400	$182,400
Comparable Estimate	$182,300 ($167.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-30	125.06-14-32	125.07-15-20	125.06-20-35	125.07-15-38	125.06-10-16
Owner	Klein, Krista M	Lane, Bryan J	Payne, Zachary W	Algubani, Ali	Bunn, Sean	Read, Amanda M
Address	44 Barbados Dr	94 Seine Dr	16 Thornwood Dr	60 Martinique Dr	92 Woodgate Dr	64 Janine Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	50 x 110	71 x 105	64 x 115	65 x 110	57 x 119
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1968 / 0	1983 / 0	1978 / 0	1980 / 0	1969 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	1044	1115	936	1104	1040	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	264 0	432 0	455 0	432 0	465 0
SFLA	1396	1379	1368	1559	1472	1569
Att/Det Gar Sqft	220		320	286	440	
Prior Land	$15,500					
Prior Total	$146,000					
Comp Land Estimate	$21,200	$16,700	$0	$20,600	$20,400	$19,400
Sale Date		1/6/2020	11/5/2020	7/30/2020	2/1/2018	4/12/2019
Sale Price		$159,000	$191,000	$186,000	$170,000	$182,000
Time Adj Sale Price		$160,600	$191,000	$186,000	$190,000	$189,300
TADJSP/SQFT		$116.46	$139.62	$119.31	$129.08	$120.65
Model Estimate	$110,300	$91,900	$0	$94,400	$90,800	$90,500
Total Adj Factors	$110,300	$91,900	$0	$94,400	$90,800	$90,500
Adjusted Sale Price		$179,000	$0	$201,900	$209,500	$209,100
Comparable Estimate	$199,900 ($143.19/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-5	125.06-7-23	125.06-20-55	125.10-2-2	125.10-4-27.1	125.06-11-4
Owner	Imiola, Glen	Dombrowski, Joshua A	Zarcone, Ignatius	Lipp, Derek R	Humbert, Gabriel A	Anthony, Frances M
Address	47 Barbados Dr	91 Cherbourg Dr	3 Martinique Dr	3 Lucerne Ct	15 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	50 x 110	85 x 113	71 x 105	70 x 222	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1970 / 0	1979 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	2 Fair	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1092	1088	1253	1160	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 408	0 660
SFLA	1120	1092	1088	1253	1160	1080
Att/Det Gar Sqft	375	308	440	420	462	440
Prior Land	$14,800					
Prior Total	$115,000					
Comp Land Estimate	$20,600	$16,700	$23,700	$20,700	$27,100	$17,700
Sale Date		9/21/2020	4/2/2018	9/10/2018	7/16/2019	7/25/2018
Sale Price		$165,000	$155,000	$130,000	$180,500	$176,000
Time Adj Sale Price		$165,000	$171,400	$139,700	$186,000	$191,300
TADJSP/SQFT		$151.10	$157.54	$111.49	$160.34	$177.13
Model Estimate	$71,900	$77,900	$82,900	$77,700	$92,300	$84,500
Total Adj Factors	$71,900	$77,900	$82,900	$77,700	$92,300	$84,500
Adjusted Sale Price		$159,000	$160,400	$133,900	$165,600	$178,700
Comparable Estimate	$159,500 ($142.41/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-31	125.06-7-23	125.06-20-55	125.06-11-4	125.06-4-23	125.06-19-44
Owner	Przybyl Michael S & Sus	Dombrowski, Joshua A	Zarcone, Ignatius	Anthony, Frances M	Roneker, Andrew W	Short, Douglas J
Address	48 Barbados Dr	91 Cherbourg Dr	3 Martinique Dr	181 Seine Dr	23 Rouen Dr	247 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	50 x 110	85 x 113	55 x 105	50 x 110	85 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1970 / 0	1979 / 0	1970 / 0	1970 / 0	1980 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	B Good
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1092	1088	1080	971	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 200	0 0
SFLA	1040	1092	1088	1080	971	1232
Att/Det Gar Sqft	364	308	440	440	440	440
Prior Land	$15,500					
Prior Total	$110,000					
Comp Land Estimate	$21,200	$16,700	$23,700	$17,700	$16,700	$24,400
Sale Date		9/21/2020	4/2/2018	7/25/2018	6/28/2019	9/7/2018
Sale Price		$165,000	$155,000	$176,000	$150,000	$210,000
Time Adj Sale Price		$165,000	$171,400	$191,300	$155,000	$225,700
TADJSP/SQFT		$151.10	$157.54	$177.13	$159.63	$183.20
Model Estimate	$87,000	$77,900	$82,900	$84,500	$79,300	$134,000
Total Adj Factors	$87,000	$77,900	$82,900	$84,500	$79,300	$134,000
Adjusted Sale Price		$174,100	$175,500	$193,800	$162,700	$178,700
Comparable Estimate	$177,000 ($170.19/SFLA)					

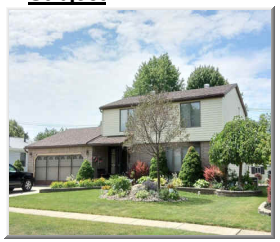
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

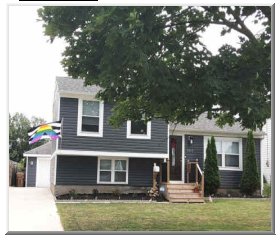
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-4	125.06-7-23	125.06-20-55	125.06-19-44	125.10-4-27.1	125.06-11-4
Owner	Pawelczak, John P	Dombrowski, Joshua A	Zarcone, Ignatius	Short, Douglas J	Humbert, Gabriel A	Anthony, Frances M
Address	51 Barbados Dr	91 Cherbourg Dr	3 Martinique Dr	247 Le Havre Dr	15 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	50 x 110	85 x 113	85 x 120	70 x 222	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1970 / 0	1979 / 0	1980 / 0	1970 / 0	1970 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	B Good	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1092	1088	1232	1160	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 408	0 660
SFLA	1120	1092	1088	1232	1160	1080
Att/Det Gar Sqft	345	308	440	440	462	440
Prior Land	$14,800					
Prior Total	$115,000					
Comp Land Estimate	$20,600	$16,700	$23,700	$24,400	$27,100	$17,700
Sale Date		9/21/2020	4/2/2018	9/7/2018	7/16/2019	7/25/2018
Sale Price		$165,000	$155,000	$210,000	$180,500	$176,000
Time Adj Sale Price		$165,000	$171,400	$225,700	$186,000	$191,300
TADJSP/SQFT		$151.10	$157.54	$183.20	$160.34	$177.13
Model Estimate	$92,600	$77,900	$82,900	$134,000	$92,300	$84,500
Total Adj Factors	$92,600	$77,900	$82,900	$134,000	$92,300	$84,500
Adjusted Sale Price		$179,700	$181,100	$184,300	$186,300	$199,400

Comparable Estimate $186,200 ($166.25/SFLA)

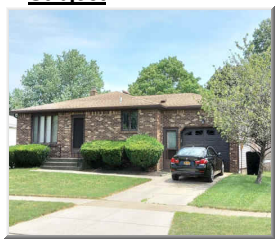
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-32	125.06-5-24	125.06-10-35	125.06-6-19	125.06-8-11	125.06-10-39
Owner	Muscarella, William	Pijanowski, Adam	Holzer, Drew M	Seufert, Heather C	Sabia, Michelle	Brown, Gina M
Address	52 Barbados Dr	96 Toulon Dr	230 Seine Dr	79 Toulon Dr	52 Denise Dr	212 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	62 x 133	55 x 110	50 x 110	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	5	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1083	812	969	766	962	968
2nd Sty Area	870	1134	978	985	806	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 191	0 576	0 0
SFLA	1953	1946	1947	1751	1768	1976
Att/Det Gar Sqft	441	400	405	308	308	440
Prior Land	$15,500					
Prior Total	$146,000					
Comp Land Estimate	$21,200	$21,800	$18,100	$16,700	$16,700	$18,100
Sale Date		10/15/2018	4/16/2018	10/10/2018	12/4/2018	8/31/2020
Sale Price		$193,000	$195,000	$170,000	$172,000	$235,000
Time Adj Sale Price		$206,300	$215,600	$181,700	$181,700	$235,000
TADJSP/SQFT		$106.01	$110.73	$103.77	$102.77	$118.93
Model Estimate	$112,900	$103,900	$123,800	$97,000	$100,400	$127,800
Total Adj Factors	$112,900	$103,900	$123,800	$97,000	$100,400	$127,800
Adjusted Sale Price		$215,300	$204,700	$197,600	$194,200	$220,100
Comparable Estimate	$206,400 ($105.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-3	125.06-19-44	125.06-19-13	125.06-2-21	125.06-3-33	125.06-7-23
Owner	Bracco David C & Bevei	Short, Douglas J	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Dombrowski, Joshua A
Address	55 Barbados Dr	247 Le Havre Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 115	85 x 120	95 x 111	55 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1232	1254	1218	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 305	0 0
SFLA	1232	1232	1232	1254	1218	1092
Att/Det Gar Sqft	220	440	460	308	200	308
Prior Land	$14,800					
Prior Total	$116,900					
Comp Land Estimate	$20,500	$24,400	$25,100	$18,200	$16,700	$16,700
Sale Date		9/7/2018	3/21/2018	9/18/2018	1/28/2020	9/21/2020
Sale Price		$210,000	$154,000	$160,000	$160,000	$165,000
Time Adj Sale Price		$225,700	$171,200	$172,000	$161,600	$165,000
TADJSP/SQFT		$183.20	$138.96	$137.16	$132.68	$151.10
Model Estimate	$97,000	$134,000	$94,400	$87,500	$84,200	$77,900
Total Adj Factors	$97,000	$134,000	$94,400	$87,500	$84,200	$77,900
Adjusted Sale Price		$188,700	$173,800	$181,500	$174,400	$184,100
Comparable Estimate	$180,500 ($146.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-33	125.06-20-35	125.06-10-16	125.06-3-10	125.07-15-38	125.10-3-6
Owner	Loncz, Carolyn	Algubani, Ali	Read, Amanda M	Giambrone, Stephanie E	Bunn, Sean	Rondinelli, Jacqueline
Address	56 Barbados Dr	60 Martinique Dr	64 Janine Ct	185 Le Havre Dr	92 Woodgate Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 114	64 x 115	57 x 119	50 x 110	65 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1969 / 0	1970 / 0	1980 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 476	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 1
1st Sty Area	1104	1104	1104	1116	1040	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	476 0	455 0	465 0	432 0	432 0	364 0
SFLA	1580	1559	1569	1548	1472	1504
Att/Det Gar Sqft	308	286		280	440	
Prior Land	$17,700					
Prior Total	$130,000					
Comp Land Estimate	$23,800	$20,600	$19,400	$16,700	$20,400	$20,700
Sale Date		7/30/2020	4/12/2019	12/11/2019	2/1/2018	10/16/2019
Sale Price		$186,000	$182,000	$181,500	$170,000	$155,000
Time Adj Sale Price		$186,000	$189,300	$183,900	$190,000	$158,100
TADJSP/SQFT		$119.31	$120.65	$118.80	$129.08	$105.12
Model Estimate	$99,600	$94,400	$90,500	$91,300	$90,800	$88,300
Total Adj Factors	$99,600	$94,400	$90,500	$91,300	$90,800	$88,300
Adjusted Sale Price		$191,200	$198,400	$192,200	$198,800	$169,400
Comparable Estimate	$190,000 ($120.25/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-2	125.06-7-23	125.06-20-55	125.06-11-4	125.06-19-13	125.10-4-27.1
Owner	Gibbons Karen M	Dombrowski, Joshua A	Zarcone, Ignatius	Anthony, Frances M	Sniezak, Gary R	Humbert, Gabriel A
Address	59 Barbados Dr	91 Cherbourg Dr	3 Martinique Dr	181 Seine Dr	248 Le Havre Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	50 x 110	85 x 113	55 x 105	95 x 111	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1970 / 0	1979 / 0	1970 / 0	1981 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1092	1088	1080	1232	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 0	0 408
SFLA	1088	1092	1088	1080	1232	1160
Att/Det Gar Sqft	240	308	440	440	460	462
Prior Land	$14,800					
Prior Total	$110,000					
Comp Land Estimate	$20,600	$16,700	$23,700	$17,700	$25,100	$27,100
Sale Date		9/21/2020	4/2/2018	7/25/2018	3/21/2018	7/16/2019
Sale Price		$165,000	$155,000	$176,000	$154,000	$180,500
Time Adj Sale Price		$165,000	$171,400	$191,300	$171,200	$186,000
TADJSP/SQFT		$151.10	$157.54	$177.13	$138.96	$160.34
Model Estimate	$87,400	$77,900	$82,900	$84,500	$94,400	$92,300
Total Adj Factors	$87,400	$77,900	$82,900	$84,500	$94,400	$92,300
Adjusted Sale Price		$174,500	$175,900	$194,200	$164,200	$181,100
Comparable Estimate	$178,000 ($163.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-1	125.06-7-23	125.06-20-55	125.06-4-23	125.06-4-10	125.06-11-4
Owner	Hall James M	Dombrowski, Joshua A	Zarcone, Ignatius	Roneker, Andrew W	Justinger, Bonnie L	Anthony, Frances M
Address	63 Barbados Dr	91 Cherbourg Dr	3 Martinique Dr	23 Rouen Dr	75 Rouen Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	50 x 110	85 x 113	50 x 110	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1970 / 0	1979 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1092	1088	971	912	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 660
SFLA	1024	1092	1088	971	912	1080
Att/Det Gar Sqft	308	308	440	440	374	440
Prior Land	$14,800					
Prior Total	$104,000					
Comp Land Estimate	$20,600	$16,700	$23,700	$16,700	$16,700	$17,700
Sale Date		9/21/2020	4/2/2018	6/28/2019	12/3/2018	7/25/2018
Sale Price		$165,000	$155,000	$150,000	$144,500	$176,000
Time Adj Sale Price		$165,000	$171,400	$155,000	$152,700	$191,300
TADJSP/SQFT		$151.10	$157.54	$159.63	$167.43	$177.13
Model Estimate	$74,500	$77,900	$82,900	$79,300	$68,700	$84,500
Total Adj Factors	$74,500	$77,900	$82,900	$79,300	$68,700	$84,500
Adjusted Sale Price		$161,600	$163,000	$150,200	$158,500	$181,300

Comparable Estimate $162,900 ($159.08/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-1	125.06-20-29	125.06-8-19	125.06-5-4	125.06-2-18	125.06-8-2
Owner	Miller, James E	American International	Tetkowski, Aaron	Newton, Anthony John	Miskell, Christy R	Fish, Jacob T
Address	66 Barbados Dr	40 Barbados Dr	88 Denise Dr	16 Toulon Dr	214 Le Havre Dr	8 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	86 x 114	68 x 114	55 x 119	50 x 110	50 x 110	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1977 / 0	1969 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1532	1470	1468	1546	1436	1628
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 624	0 160	0 0	0 0
SFLA	1532	1470	1468	1546	1436	1628
Att/Det Gar Sqft	440	285	440		330	484
Prior Land	$17,900					
Prior Total	$142,760					
Comp Land Estimate	$24,000	$21,200	$18,800	$16,700	$16,700	$20,400
Sale Date		3/12/2020	5/10/2019	4/28/2020	4/18/2019	5/28/2020
Sale Price		$190,000	$163,000	$180,100	$165,000	$200,000
Time Adj Sale Price		$191,300	$169,000	$181,000	$171,600	$200,700
TADJSP/SQFT		$130.14	$115.12	$117.08	$119.50	$123.28
Model Estimate	$104,900	$107,700	$103,200	$100,800	$99,300	$112,200
Total Adj Factors	$104,900	$107,700	$103,200	$100,800	$99,300	$112,200
Adjusted Sale Price		$188,500	$170,700	$185,100	$177,200	$193,400

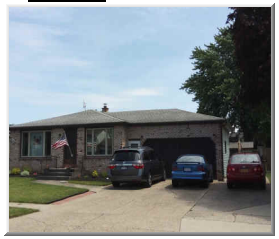
Comparable Estimate $183,000 ($119.45/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-54	125.06-20-29	125.06-8-19	125.06-5-4	125.06-2-18	125.06-11-9
Owner	Pietrus Thomas J	American International	Tetkowski, Aaron	Newton, Anthony John	Miskell, Christy R	Landahl, Gerald R
Address	67 Barbados Dr	40 Barbados Dr	88 Denise Dr	16 Toulon Dr	214 Le Havre Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	68 x 114	55 x 119	50 x 110	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1977 / 0	1969 / 0	1969 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1512	1470	1468	1546	1436	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 624	0 160	0 0	0 400
SFLA	1512	1470	1468	1546	1436	1424
Att/Det Gar Sqft	440	285	440		330	264
Prior Land	$14,800					
Prior Total	$141,100					
Comp Land Estimate	$20,600	$21,200	$18,800	$16,700	$16,700	$16,300
Sale Date		3/12/2020	5/10/2019	4/28/2020	4/18/2019	7/2/2020
Sale Price		$190,000	$163,000	$180,100	$165,000	$170,000
Time Adj Sale Price		$191,300	$169,000	$181,000	$171,600	$170,000
TADJSP/SQFT		$130.14	$115.12	$117.08	$119.50	$119.38
Model Estimate	$103,200	$107,700	$103,200	$100,800	$99,300	$96,800
Total Adj Factors	$103,200	$107,700	$103,200	$100,800	$99,300	$96,800
Adjusted Sale Price		$186,800	$169,000	$183,400	$175,500	$176,400
Comparable Estimate	$178,200 ($117.86/SFLA)					

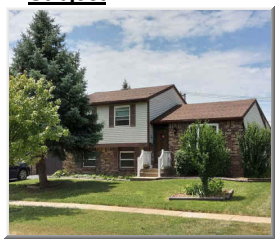
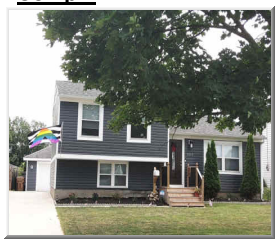
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-2	125.06-20-29	125.06-8-19	125.06-5-4	125.06-2-18	125.06-8-2
Owner	Casucci, Antonia	American International	Tetkowski, Aaron	Newton, Anthony John	Miskell, Christy R	Fish, Jacob T
Address	70 Barbados Dr	40 Barbados Dr	88 Denise Dr	16 Toulon Dr	214 Le Havre Dr	8 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	67 x 114	68 x 114	55 x 119	50 x 110	50 x 110	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1977 / 0	1969 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1532	1470	1468	1546	1436	1628
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 624	0 160	0 0	0 0
SFLA	1532	1470	1468	1546	1436	1628
Att/Det Gar Sqft	440	285	440		330	484
Prior Land	$15,300					
Prior Total	$145,000					
Comp Land Estimate	$21,000	$21,200	$18,800	$16,700	$16,700	$20,400
Sale Date		3/12/2020	5/10/2019	4/28/2020	4/18/2019	5/28/2020
Sale Price		$190,000	$163,000	$180,100	$165,000	$200,000
Time Adj Sale Price		$191,300	$169,000	$181,000	$171,600	$200,700
TADJSP/SQFT		$130.14	$115.12	$117.08	$119.50	$123.28
Model Estimate	$110,100	$107,700	$103,200	$100,800	$99,300	$112,200
Total Adj Factors	$110,100	$107,700	$103,200	$100,800	$99,300	$112,200
Adjusted Sale Price		$193,700	$175,900	$190,300	$182,400	$198,600
Comparable Estimate	$188,200 ($122.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-53	125.06-19-13	125.06-2-21	125.06-3-33	125.06-7-23	125.06-3-39
Owner	Wojcik, David P	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Dombrowski, Joshua A	Klepfer, Michael Eugen
Address	71 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	91 Cherbourg Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 115	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1092	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1092	1188
Att/Det Gar Sqft	418	460	308	200	308	
Prior Land	$14,800					
Prior Total	$125,000					
Comp Land Estimate	$20,500	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	9/21/2020	10/9/2018
Sale Price		$154,000	$160,000	$160,000	$165,000	$155,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,000	$165,700
TADJSP/SQFT		$138.96	$137.16	$132.68	$151.10	$139.48
Model Estimate	$87,500	$94,400	$87,500	$84,200	$77,900	$77,700
Total Adj Factors	$87,500	$94,400	$87,500	$84,200	$77,900	$77,700
Adjusted Sale Price		$164,300	$172,000	$164,900	$174,600	$175,500
Comparable Estimate	$170,300 ($138.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-3	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Wojcinski Timothy J &	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	74 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	67 x 114	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	440	460	308	200		308
Prior Land	$15,300					
Prior Total	$118,100					
Comp Land Estimate	$21,000	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$88,100	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$88,100	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$164,900	$172,600	$165,500	$176,100	$175,200
Comparable Estimate	$170,900 ($138.72/SFLA)					

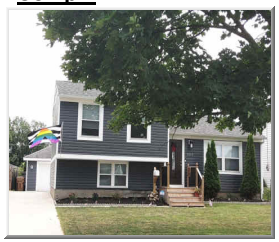
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-52	125.06-19-44	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39
Owner	Milazzo, David A	Short, Douglas J	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen
Address	75 Barbados Dr	247 Le Havre Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	85 x 120	95 x 111	55 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1232	1254	1218	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 500	0 305	0 0
SFLA	1232	1232	1232	1254	1218	1188
Att/Det Gar Sqft	440	440	460	308	200	
Prior Land	$14,800					
Prior Total	$135,000					
Comp Land Estimate	$20,600	$24,400	$25,100	$18,200	$16,700	$16,700
Sale Date		9/7/2018	3/21/2018	9/18/2018	1/28/2020	10/9/2018
Sale Price		$210,000	$154,000	$160,000	$160,000	$155,000
Time Adj Sale Price		$225,700	$171,200	$172,000	$161,600	$165,700
TADJSP/SQFT		$183.20	$138.96	$137.16	$132.68	$139.48
Model Estimate	$102,800	$134,000	$94,400	$87,500	$84,200	$77,700
Total Adj Factors	$102,800	$134,000	$94,400	$87,500	$84,200	$77,700
Adjusted Sale Price		$194,500	$179,600	$187,300	$180,200	$190,800
Comparable Estimate	$186,500 ($151.38/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-4	125.06-20-35	125.06-3-10	125.06-10-16	125.07-15-38	125.07-15-20
Owner	Siracuse, Anthony J	Algubani, Ali	Giambrone, Stephanie E	Read, Amanda M	Bunn, Sean	Payne, Zachary W
Address	78 Barbados Dr	60 Martinique Dr	185 Le Havre Dr	64 Janine Ct	92 Woodgate Dr	16 Thornwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	64 x 115	50 x 110	57 x 119	65 x 110	71 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1978 / 0	1970 / 0	1969 / 0	1980 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 105	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0
1st Sty Area	996	1104	1116	1104	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	455 0	432 0	465 0	432 0	432 0
SFLA	1568	1559	1548	1569	1472	1368
Att/Det Gar Sqft		286	280		440	320
Prior Land	$15,500					
Prior Total	$124,400					
Comp Land Estimate	$21,200	$20,600	$16,700	$19,400	$20,400	$0
Sale Date		7/30/2020	12/11/2019	4/12/2019	2/1/2018	11/5/2020
Sale Price		$186,000	$181,500	$182,000	$170,000	$191,000
Time Adj Sale Price		$186,000	$183,900	$189,300	$190,000	$191,000
TADJSP/SQFT		$119.31	$118.80	$120.65	$129.08	$139.62
Model Estimate	$89,900	$94,400	$91,300	$90,500	$90,800	$0
Total Adj Factors	$89,900	$94,400	$91,300	$90,500	$90,800	$0
Adjusted Sale Price		$181,500	$182,500	$188,700	$189,100	$0
Comparable Estimate	$185,500 ($118.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-51	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Predko, Christine	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	79 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	440	460	308	200		308
Prior Land	$14,800					
Prior Total	$125,000					
Comp Land Estimate	$20,600	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$85,300	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$85,300	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$162,100	$169,800	$162,700	$173,300	$172,400
Comparable Estimate	$168,100 ($136.44/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-5	125.06-20-35	125.06-3-10	125.06-10-16	125.07-15-38	125.07-15-20
Owner	Daddario, Michael J	Algubani, Ali	Giambrone, Stephanie E	Read, Amanda M	Bunn, Sean	Payne, Zachary W
Address	82 Barbados Dr	60 Martinique Dr	185 Le Havre Dr	64 Janine Ct	92 Woodgate Dr	16 Thornwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	64 x 115	50 x 110	57 x 119	65 x 110	71 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1978 / 0	1970 / 0	1969 / 0	1980 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 100	C Average 105	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0
1st Sty Area	1040	1104	1116	1104	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	455 0	432 0	465 0	432 0	432 0
SFLA	1568	1559	1548	1569	1472	1368
Att/Det Gar Sqft	440	286	280		440	320
Prior Land	$15,500					
Prior Total	$145,000					
Comp Land Estimate	$21,200	$20,600	$16,700	$19,400	$20,400	$0
Sale Date		7/30/2020	12/11/2019	4/12/2019	2/1/2018	11/5/2020
Sale Price		$186,000	$181,500	$182,000	$170,000	$191,000
Time Adj Sale Price		$186,000	$183,900	$189,300	$190,000	$191,000
TADJSP/SQFT		$119.31	$118.80	$120.65	$129.08	$139.62
Model Estimate	$89,500	$94,400	$91,300	$90,500	$90,800	$0
Total Adj Factors	$89,500	$94,400	$91,300	$90,500	$90,800	$0
Adjusted Sale Price		$181,100	$182,100	$188,300	$188,700	$0
Comparable Estimate	$185,100 ($118.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-50	125.06-19-44	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39
Owner	Zaccaro, Antonietta	Short, Douglas J	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen
Address	83 Barbados Dr	247 Le Havre Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	85 x 120	95 x 111	55 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1232	1254	1218	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 305	0 0
SFLA	1232	1232	1232	1254	1218	1188
Att/Det Gar Sqft	440	440	460	308	200	
Prior Land	$14,800					
Prior Total	$126,000					
Comp Land Estimate	$20,600	$24,400	$25,100	$18,200	$16,700	$16,700
Sale Date		9/7/2018	3/21/2018	9/18/2018	1/28/2020	10/9/2018
Sale Price		$210,000	$154,000	$160,000	$160,000	$155,000
Time Adj Sale Price		$225,700	$171,200	$172,000	$161,600	$165,700
TADJSP/SQFT		$183.20	$138.96	$137.16	$132.68	$139.48
Model Estimate	$100,100	$134,000	$94,400	$87,500	$84,200	$77,700
Total Adj Factors	$100,100	$134,000	$94,400	$87,500	$84,200	$77,700
Adjusted Sale Price		$191,800	$176,900	$184,600	$177,500	$188,100
Comparable Estimate	$183,800 ($149.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-6	125.06-20-29	125.06-8-19	125.06-5-4	125.06-2-18	125.06-8-2
Owner	Heitzman, William T	American International	Tetkowski, Aaron	Newton, Anthony John	Miskell, Christy R	Fish, Jacob T
Address	86 Barbados Dr	40 Barbados Dr	88 Denise Dr	16 Toulon Dr	214 Le Havre Dr	8 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	68 x 114	55 x 119	50 x 110	50 x 110	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1977 / 0	1969 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1524	1470	1468	1546	1436	1628
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 624	0 160	0 0	0 0
SFLA	1524	1470	1468	1546	1436	1628
Att/Det Gar Sqft	440	285	440		330	484
Prior Land	$15,500					
Prior Total	$143,590					
Comp Land Estimate	$21,200	$21,200	$18,800	$16,700	$16,700	$20,400
Sale Date		3/12/2020	5/10/2019	4/28/2020	4/18/2019	5/28/2020
Sale Price		$190,000	$163,000	$180,100	$165,000	$200,000
Time Adj Sale Price		$191,300	$169,000	$181,000	$171,600	$200,700
TADJSP/SQFT		$130.14	$115.12	$117.08	$119.50	$123.28
Model Estimate	$105,300	$107,700	$103,200	$100,800	$99,300	$112,200
Total Adj Factors	$105,300	$107,700	$103,200	$100,800	$99,300	$112,200
Adjusted Sale Price		$188,900	$171,100	$185,500	$177,600	$193,800

Comparable Estimate $183,400 ($120.34/SFLA)

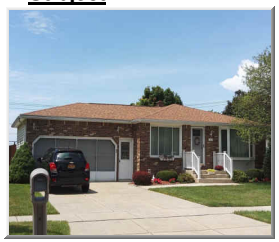
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-49	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Bigos, Lawrence J	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	87 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 115	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	418	460	308	200		308
Prior Land	$14,800					
Prior Total	$117,700					
Comp Land Estimate	$20,500	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$87,500	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$87,500	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$164,300	$172,000	$164,900	$175,500	$174,600

Comparable Estimate $170,300 ($138.23/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-7	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Lachina, Gary A	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	90 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	418	460	308	200		308
Prior Land	$15,500					
Prior Total	$126,000					
Comp Land Estimate	$21,200	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$95,000	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$95,000	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$171,800	$179,500	$172,400	$183,000	$182,100
Comparable Estimate	$177,800 ($144.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-48	125.06-19-13	125.06-2-21	125.06-3-33	125.06-19-44	125.06-3-39
Owner	Roland, Douglas K	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Short, Douglas J	Klepfer, Michael Eugen
Address	91 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	247 Le Havre Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	95 x 111	55 x 111	50 x 110	85 x 120	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1980 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	B Good	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1232	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1232	1188
Att/Det Gar Sqft	440	460	308	200	440	
Prior Land	$14,800					
Prior Total	$105,000					
Comp Land Estimate	$20,600	$25,100	$18,200	$16,700	$24,400	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	9/7/2018	10/9/2018
Sale Price		$154,000	$160,000	$160,000	$210,000	$155,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$225,700	$165,700
TADJSP/SQFT		$138.96	$137.16	$132.68	$183.20	$139.48
Model Estimate	$60,700	$94,400	$87,500	$84,200	$134,000	$77,700
Total Adj Factors	$60,700	$94,400	$87,500	$84,200	$134,000	$77,700
Adjusted Sale Price		$137,500	$145,200	$138,100	$152,400	$148,700

Comparable Estimate $144,400 ($117.21/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-8	125.06-7-23	125.06-20-55	125.06-19-13	125.06-4-10	125.06-4-23
Owner	Halady, Edward W	Dombrowski, Joshua A	Zarcone, Ignatius	Sniezak, Gary R	Justinger, Bonnie L	Roneker, Andrew W
Address	94 Barbados Dr	91 Cherbourg Dr	3 Martinique Dr	248 Le Havre Dr	75 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	50 x 110	85 x 113	95 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1970 / 0	1979 / 0	1981 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1092	1088	1232	912	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1040	1092	1088	1232	912	971
Att/Det Gar Sqft	308	308	440	460	374	440
Prior Land	$15,500					
Prior Total	$110,000					
Comp Land Estimate	$21,200	$16,700	$23,700	$25,100	$16,700	$16,700
Sale Date		9/21/2020	4/2/2018	3/21/2018	12/3/2018	6/28/2019
Sale Price		$165,000	$155,000	$154,000	$144,500	$150,000
Time Adj Sale Price		$165,000	$171,400	$171,200	$152,700	$155,000
TADJSP/SQFT		$151.10	$157.54	$138.96	$167.43	$159.63
Model Estimate	$76,900	$77,900	$82,900	$94,400	$68,700	$79,300
Total Adj Factors	$76,900	$77,900	$82,900	$94,400	$68,700	$79,300
Adjusted Sale Price		$164,000	$165,400	$153,700	$160,900	$152,600
Comparable Estimate	$159,300 ($153.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-47	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Ruda Mark S & Kelly M	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	95 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	440	460	308	200		308
Prior Land	$14,800					
Prior Total	$121,900					
Comp Land Estimate	$20,600	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$91,300	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$91,300	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$168,100	$175,800	$168,700	$179,300	$178,400
Comparable Estimate	$174,100 ($141.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-9	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Kendzierski, Patricia	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	98 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	440	460	308	200		308
Prior Land	$15,500					
Prior Total	$125,000					
Comp Land Estimate	$21,200	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$85,800	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$85,800	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$162,600	$170,300	$163,200	$173,800	$172,900
Comparable Estimate	$168,600 ($136.85/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

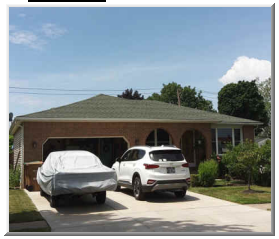
Option : 125_ENPM_OPTIONS

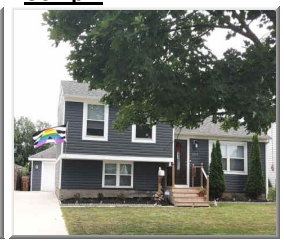
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-10	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-7-23
Owner	Kulinski Richard J & W	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dombrowski, Joshua A
Address	102 Barbados Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	68 x 114	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1254	1218	1188	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 0
SFLA	1232	1232	1254	1218	1188	1092
Att/Det Gar Sqft	440	460	308	200		308
Prior Land	$15,500					
Prior Total	$125,000					
Comp Land Estimate	$21,200	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	9/21/2020
Sale Price		$154,000	$160,000	$160,000	$155,000	$165,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$165,000
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$151.10
Model Estimate	$88,300	$94,400	$87,500	$84,200	$77,700	$77,900
Total Adj Factors	$88,300	$94,400	$87,500	$84,200	$77,700	$77,900
Adjusted Sale Price		$165,100	$172,800	$165,700	$176,300	$175,400

Comparable Estimate $171,100 ($138.88/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-46	125.06-19-44	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39
Owner	Aiken, Diane	Short, Douglas J	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen
Address	99 Barbados Dr	247 Le Havre Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	85 x 120	95 x 111	55 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1232	1254	1218	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 305	0 0
SFLA	1232	1232	1232	1254	1218	1188
Att/Det Gar Sqft	440	440	460	308	200	
Prior Land	$14,800					
Prior Total	$125,000					
Comp Land Estimate	$20,600	$24,400	$25,100	$18,200	$16,700	$16,700
Sale Date		9/7/2018	3/21/2018	9/18/2018	1/28/2020	10/9/2018
Sale Price		$210,000	$154,000	$160,000	$160,000	$155,000
Time Adj Sale Price		$225,700	$171,200	$172,000	$161,600	$165,700
TADJSP/SQFT		$183.20	$138.96	$137.16	$132.68	$139.48
Model Estimate	$101,300	$134,000	$94,400	$87,500	$84,200	$77,700
Total Adj Factors	$101,300	$134,000	$94,400	$87,500	$84,200	$77,700
Adjusted Sale Price		$193,000	$178,100	$185,800	$178,700	$189,300
Comparable Estimate	$185,000 ($150.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-45	125.06-10-40	125.06-14-19	125.06-5-24	125.06-10-35	125.06-16-4
Owner	Clarke, Josephine M	Principe, Marc A	Partridge, Timothy	Pijanowski, Adam	Holzer, Drew M	Hughes, Daina D
Address	103 Barbados Dr	208 Seine Dr	46 Lille Ln	96 Toulon Dr	230 Seine Dr	95 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	64 x 115	55 x 110	50 x 174	62 x 133	55 x 110	50 x 110
Building Style	14 other	03 Split level	02 Raised ranch	05 Colonial	05 Colonial	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1979 / 0	1969 / 0	1969 / 0	1971 / 0	1971 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	2.0	2.0	1.0
Bedrooms	4	4	3	5	4	4
Full/Half Baths	3 / 0	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1696	1834	1257	812	969	1464
2nd Sty Area	756	0	0	1134	978	0
Fin Bsmt/Fin Rec Rm	0 0	600 0	900 0	0 0	0 0	526 0
SFLA	2452	2434	2157	1946	1947	1990
Att/Det Gar Sqft	440			400	405	
Prior Land	$14,800					
Prior Total	$166,830					
Comp Land Estimate	$20,600	$18,100	$20,300	$21,800	$18,100	$16,700
Sale Date		6/27/2018	3/22/2018	10/15/2018	4/16/2018	8/3/2020
Sale Price		$192,000	$150,000	$193,000	$195,000	$187,020
Time Adj Sale Price		$209,900	$166,800	$206,300	$215,600	$187,000
TADJSP/SQFT		$86.24	$77.33	$106.01	$110.73	$93.97
Model Estimate	$132,500	$136,300	$97,200	$103,900	$123,800	$103,000
Total Adj Factors	$132,500	$136,300	$97,200	$103,900	$123,800	$103,000
Adjusted Sale Price		$206,100	$202,100	$234,900	$224,300	$216,500
Comparable Estimate	$216,800 ($88.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-11	125.06-20-29	125.06-2-18	125.06-8-19	125.06-5-4	125.06-19-13
Owner	Kozuch Dennis D & Lor	American International	Miskell, Christy R	Tetkowski, Aaron	Newton, Anthony John	Sniezak, Gary R
Address	106 Barbados Dr	40 Barbados Dr	214 Le Havre Dr	88 Denise Dr	16 Toulon Dr	248 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	86 x 114	68 x 114	50 x 110	55 x 119	50 x 110	95 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1977 / 0	1970 / 0	1969 / 0	1969 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1512	1470	1436	1468	1546	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 0	0 624	0 160	0 0
SFLA	1512	1470	1436	1468	1546	1232
Att/Det Gar Sqft	440	285	330	440		460
Prior Land	$17,900					
Prior Total	$148,100					
Comp Land Estimate	$24,000	$21,200	$16,700	$18,800	$16,700	$25,100
Sale Date		3/12/2020	4/18/2019	5/10/2019	4/28/2020	3/21/2018
Sale Price		$190,000	$165,000	$163,000	$180,100	$154,000
Time Adj Sale Price		$191,300	$171,600	$169,000	$181,000	$171,200
TADJSP/SQFT		$130.14	$119.50	$115.12	$117.08	$138.96
Model Estimate	$113,200	$107,700	$99,300	$103,200	$100,800	$94,400
Total Adj Factors	$113,200	$107,700	$99,300	$103,200	$100,800	$94,400
Adjusted Sale Price		$196,800	$185,500	$179,000	$193,400	$190,000
Comparable Estimate	$188,900 ($124.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-12.1	125.07-15-38	125.07-15-20	125.06-20-35	125.06-3-10	125.06-16-10
Owner	Lydo, Richard T	Bunn, Sean	Payne, Zachary W	Algubani, Ali	Giambrone, Stephanie I	Stiglmeier, Robert L
Address	114 Barbados Dr	92 Woodgate Dr	16 Thornwood Dr	60 Martinique Dr	185 Le Havre Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	110 x 111	65 x 110	71 x 105	64 x 115	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1980 / 0	1983 / 0	1978 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1104	1040	936	1104	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	432 0	432 0	455 0	432 0	441 0
SFLA	1456	1472	1368	1559	1548	1481
Att/Det Gar Sqft	462	440	320	286	280	
Prior Land	$20,500					
Prior Total	$127,000					
Comp Land Estimate	$26,800	$20,400	$0	$20,600	$16,700	$16,700
Sale Date		2/1/2018	11/5/2020	7/30/2020	12/11/2019	5/17/2019
Sale Price		$170,000	$191,000	$186,000	$181,500	$155,000
Time Adj Sale Price		$190,000	$191,000	$186,000	$183,900	$160,700
TADJSP/SQFT		$129.08	$139.62	$119.31	$118.80	$108.51
Model Estimate	$90,400	$90,800	$0	$94,400	$91,300	$82,000
Total Adj Factors	$90,400	$90,800	$0	$94,400	$91,300	$82,000
Adjusted Sale Price		$189,600	$0	$182,000	$183,000	$169,100
Comparable Estimate	$180,900 ($124.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-2	125.10-1-19	125.06-14-31	125.06-4-10	125.06-14-36	125.06-11-4
Owner	Bishop, Joanne	Turvey, Neal T III	Stack, Madison	Justinger, Bonnie L	Sumner, Max C	Anthony, Frances M
Address	3 Cannas Ct	51 Audet Dr	98 Seine Dr	75 Rouen Dr	74 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	84 x 110	50 x 115	50 x 110	50 x 110	45 x 106	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	960	960	912	960	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	912	960	960	912	960	1080
Att/Det Gar Sqft	320	280	308	374	352	440
Prior Land	$17,300					
Prior Total	$95,000					
Comp Land Estimate	$23,300	$17,100	$16,700	$16,700	$14,900	$17,700
Sale Date		4/14/2020	9/20/2018	12/3/2018	6/11/2019	7/25/2018
Sale Price		$145,000	$142,500	$144,500	$160,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$152,700	$165,400	$191,300
TADJSP/SQFT		$151.77	$159.58	$167.43	$172.29	$177.13
Model Estimate	$69,600	$69,800	$70,500	$68,700	$72,100	$84,500
Total Adj Factors	$69,600	$69,800	$70,500	$68,700	$72,100	$84,500
Adjusted Sale Price		$145,500	$152,300	$153,600	$162,900	$176,400
Comparable Estimate	$158,100 ($173.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-1	125.10-5-1	125.10-4-27.1	125.06-11-4	125.06-7-23	125.06-3-39
Owner	Suy, Kim C	Suy, Kim C	Humbert, Gabriel A	Anthony, Frances M	Dombrowski, Joshua A	Klepfer, Michael Eugen
Address	4 Cannas Ct	4 Cannas Ct	15 Seine Dr	181 Seine Dr	91 Cherbourg Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	81 x 118	81 x 118	70 x 222	55 x 105	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1160	1160	1080	1092	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 408	0 660	0 0	0 0
SFLA	1160	1160	1160	1080	1092	1188
Att/Det Gar Sqft	325	325	462	440	308	
Prior Land	$17,300					
Prior Total	$110,000					
Comp Land Estimate	$23,600	$23,600	$27,100	$17,700	$16,700	$16,700
Sale Date		12/13/2018	7/16/2019	7/25/2018	9/21/2020	10/9/2018
Sale Price		$155,000	$180,500	$176,000	$165,000	$155,000
Time Adj Sale Price		$163,800	$186,000	$191,300	$165,000	$165,700
TADJSP/SQFT		$141.21	$160.34	$177.13	$151.10	$139.48
Model Estimate	$85,900	$85,900	$92,300	$84,500	$77,900	$77,700
Total Adj Factors	$85,900	$85,900	$92,300	$84,500	$77,900	$77,700
Adjusted Sale Price		$163,800	$179,600	$192,700	$173,000	$173,900
Comparable Estimate	$176,600 ($152.24/SFLA)					

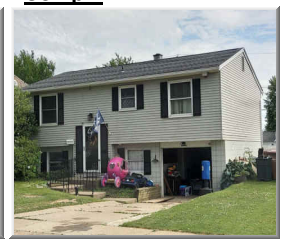
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-3	125.10-1-19	125.06-14-31	125.06-4-10	125.06-14-36	125.06-11-4
Owner	Anken, Mary F	Turvey, Neal T III	Stack, Madison	Justinger, Bonnie L	Sumner, Max C	Anthony, Frances M
Address	7 Cannas Ct	51 Audet Dr	98 Seine Dr	75 Rouen Dr	74 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	57 x 111	50 x 115	50 x 110	50 x 110	45 x 106	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	960	960	912	960	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	912	960	960	912	960	1080
Att/Det Gar Sqft		280	308	374	352	440
Prior Land	$13,700					
Prior Total	$95,000					
Comp Land Estimate	$18,800	$17,100	$16,700	$16,700	$14,900	$17,700
Sale Date		4/14/2020	9/20/2018	12/3/2018	6/11/2019	7/25/2018
Sale Price		$145,000	$142,500	$144,500	$160,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$152,700	$165,400	$191,300
TADJSP/SQFT		$151.77	$159.58	$167.43	$172.29	$177.13
Model Estimate	$63,300	$69,800	$70,500	$68,700	$72,100	$84,500
Total Adj Factors	$63,300	$69,800	$70,500	$68,700	$72,100	$84,500
Adjusted Sale Price		$139,200	$146,000	$147,300	$156,600	$170,100
Comparable Estimate	$151,800 ($166.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-2	125.10-5-1	125.06-11-9	125.06-12-5	125.10-4-27.1	125.06-11-4
Owner	Carter Richard A & Bon	Suy, Kim C	Landahl, Gerald R	Delpe, Stenly J	Humbert, Gabriel A	Anthony, Frances M
Address	10 Cannas Ct	4 Cannas Ct	201 Seine Dr	91 Seine Dr	15 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 113	81 x 118	50 x 105	50 x 105	70 x 222	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1972 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1160	1424	1350	1160	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 400	0 0	0 408	0 660
SFLA	1312	1160	1424	1350	1160	1080
Att/Det Gar Sqft	280	325	264	315	462	440
Prior Land	$14,700					
Prior Total	$120,000					
Comp Land Estimate	$20,300	$23,600	$16,300	$16,300	$27,100	$17,700
Sale Date		12/13/2018	7/2/2020	2/1/2019	7/16/2019	7/25/2018
Sale Price		$155,000	$170,000	$168,000	$180,500	$176,000
Time Adj Sale Price		$163,800	$170,000	$175,900	$186,000	$191,300
TADJSP/SQFT		$141.21	$119.38	$130.30	$160.34	$177.13
Model Estimate	$86,700	$85,900	$96,800	$97,200	$92,300	$84,500
Total Adj Factors	$86,700	$85,900	$96,800	$97,200	$92,300	$84,500
Adjusted Sale Price		$164,600	$159,900	$165,400	$180,400	$193,500
Comparable Estimate	$172,800 ($131.71/SFLA)					

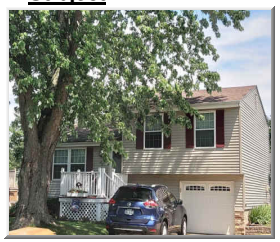
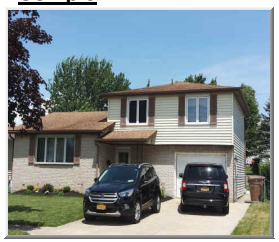
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-4	125.10-1-19	125.06-14-31	125.06-4-10	125.06-14-36	125.06-11-4
Owner	Fernandez, Katie	Turvey, Neal T III	Stack, Madison	Justinger, Bonnie L	Sumner, Max C	Anthony, Frances M
Address	11 Cannas Ct	51 Audet Dr	98 Seine Dr	75 Rouen Dr	74 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 113	50 x 115	50 x 110	50 x 110	45 x 106	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	960	960	912	960	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	912	960	960	912	960	1080
Att/Det Gar Sqft		280	308	374	352	440
Prior Land	$13,200					
Prior Total	$95,000					
Comp Land Estimate	$17,500	$17,100	$16,700	$16,700	$14,900	$17,700
Sale Date		4/14/2020	9/20/2018	12/3/2018	6/11/2019	7/25/2018
Sale Price		$145,000	$142,500	$144,500	$160,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$152,700	$165,400	$191,300
TADJSP/SQFT		$151.77	$159.58	$167.43	$172.29	$177.13
Model Estimate	$62,900	$69,800	$70,500	$68,700	$72,100	$84,500
Total Adj Factors	$62,900	$69,800	$70,500	$68,700	$72,100	$84,500
Adjusted Sale Price		$138,800	$145,600	$146,900	$156,200	$169,700
Comparable Estimate	$151,400 ($166.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-5	125.06-5-7	125.06-15-29	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Kintzel, Brian J	Kulesz, Tiffany L	Rea, Michael A	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	15 Cannas Ct	28 Toulon Dr	7 Lille Ln	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	49 x 112	50 x 110	50 x 110	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	4 Good	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	756	598	916	968	962	766
2nd Sty Area	784	999	1026	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	1540	1597	1942	1976	1768	1751
Att/Det Gar Sqft	220	364	312	440	308	308
Prior Land	$12,700					
Prior Total	$128,100					
Comp Land Estimate	$16,600	$16,700	$16,700	$18,100	$16,700	$16,700
Sale Date		8/30/2019	6/26/2019	8/31/2020	12/4/2018	10/10/2018
Sale Price		$152,000	$210,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$156,100	$217,000	$235,000	$181,700	$181,700
TADJSP/SQFT		$97.75	$111.74	$118.93	$102.77	$103.77
Model Estimate	$100,600	$87,800	$123,600	$127,800	$100,400	$97,000
Total Adj Factors	$100,600	$87,800	$123,600	$127,800	$100,400	$97,000
Adjusted Sale Price		$168,900	$194,000	$207,800	$181,900	$185,300
Comparable Estimate	$187,600 ($121.82/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

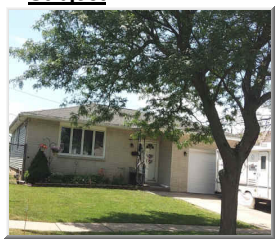
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-13	125.10-2-11	125.06-1-2	125.06-16-38	125.06-17-26	125.06-17-20
Owner	Georgic Diane L	Reno, Jonathan	Hilbrecht, Richard M	McCoy, William	Ambellan-Zuppelli, Jill	Gilley, John M
Address	16 Cannas Ct	39 Lucerne Ct	4 Le Havre Dr	44 Cherbourg Dr	11 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 149	50 x 110	49 x 123	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	924	1137	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	288 0	0 0	506 0	500 0	506 0
SFLA	1212	1212	1137	1406	1400	1406
Att/Det Gar Sqft						
Prior Land	$16,300					
Prior Total	$110,000					
Comp Land Estimate	$22,600	$16,700	$17,300	$16,700	$16,700	$16,700
Sale Date		5/23/2019	5/31/2019	1/25/2018	10/15/2020	12/6/2019
Sale Price		$158,000	$147,500	$136,000	$165,000	$149,900
Time Adj Sale Price		$163,800	$152,900	$152,900	$165,000	$151,900
TADJSP/SQFT		$135.15	$134.48	$108.75	$117.86	$108.04
Model Estimate	$71,200	$80,400	$68,900	$77,300	$80,400	$78,700
Total Adj Factors	$71,200	$80,400	$68,900	$77,300	$80,400	$78,700
Adjusted Sale Price		$154,600	$155,200	$146,800	$155,800	$144,400
Comparable Estimate	$151,400 ($124.92/SFLA)					

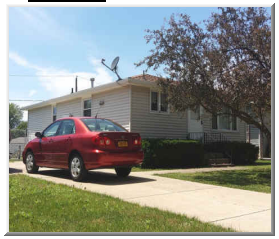
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-6	125.06-5-7	125.06-8-11	125.06-6-19	125.05-4-4	125.06-17-7
Owner	O'Donnell, Phillip	Kulesz, Tiffany L	Sabia, Michelle	Seufert, Heather C	Hunter, David C Jr	Wielinski, Heather L
Address	19 Cannas Ct	28 Toulon Dr	52 Denise Dr	79 Toulon Dr	78 Strasbourg Dr	87 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 101	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	756	598	962	766	1008	984
2nd Sty Area	784	999	806	985	784	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 191	0 0	0 300
SFLA	1540	1597	1768	1751	1792	1712
Att/Det Gar Sqft	220	364	308	308	280	286
Prior Land	$12,700					
Prior Total	$120,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$17,300	$18,100
Sale Date		8/30/2019	12/4/2018	10/10/2018	1/24/2020	7/20/2018
Sale Price		$152,000	$172,000	$170,000	$160,000	$164,900
Time Adj Sale Price		$156,100	$181,700	$181,700	$161,600	$179,300
TADJSP/SQFT		$97.75	$102.77	$103.77	$90.18	$104.73
Model Estimate	$85,200	$87,800	$100,400	$97,000	$96,200	$95,200
Total Adj Factors	$85,200	$87,800	$100,400	$97,000	$96,200	$95,200
Adjusted Sale Price		$153,500	$166,500	$169,900	$150,600	$169,300
Comparable Estimate	$162,000 ($105.19/SFLA)					

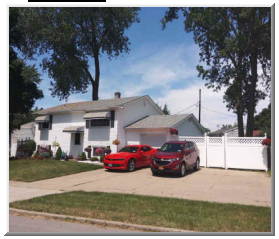
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-12	125.10-5-12	125.06-2-13	125.10-2-7	125.06-16-13	125.06-14-32
Owner	Strohm, Katlyn	Strohm, Katlyn	Gorski, Sarah	Winkler, Kimberly M	Zbytek, Marissa A	Lane, Bryan J
Address	22 Cannas Ct	22 Cannas Ct	194 Le Havre Dr	23 Lucerne Ct	59 Toulon Dr	94 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 129	54 x 129	50 x 109	56 x 114	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1969 / 0	1968 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1	4 Full 1	4 Full 1
1st Sty Area	936	936	936	962	1040	1115
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	264 0
SFLA	936	936	936	962	1040	1379
Att/Det Gar Sqft			200 214			
Prior Land	$14,500					
Prior Total	$120,000					
Comp Land Estimate	$19,300	$19,300	$16,600	$18,700	$16,700	$16,700
Sale Date		5/19/2020	9/9/2019	7/27/2018	8/14/2019	1/6/2020
Sale Price		$163,000	$172,000	$145,000	$140,000	$159,000
Time Adj Sale Price		$163,500	$176,000	$157,600	$143,800	$160,600
TADJSP/SQFT		$174.68	$188.03	$163.83	$138.27	$116.46
Model Estimate	$75,600	$74,700	$83,200	$56,600	$62,200	$91,900
Total Adj Factors	$75,600	$74,700	$83,200	$56,600	$62,200	$91,900
Adjusted Sale Price		$164,400	$168,400	$176,600	$157,200	$144,300
Comparable Estimate	$162,200 ($173.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-7	125.06-11-9	125.06-12-5	125.10-5-1	125.06-8-19	125.10-4-27.1
Owner	Basu Helen	Landahl, Gerald R	Delpe, Stenly J	Suy, Kim C	Tetkowski, Aaron	Humbert, Gabriel A
Address	23 Cannas Ct	201 Seine Dr	91 Seine Dr	4 Cannas Ct	88 Denise Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 105	50 x 105	81 x 118	55 x 119	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1972 / 0	1969 / 0	1971 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1362	1424	1350	1160	1468	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 300	0 624	0 408
SFLA	1362	1424	1350	1160	1468	1160
Att/Det Gar Sqft	315	264	315	325	440	462
Prior Land	$12,700					
Prior Total	$125,000					
Comp Land Estimate	$16,700	$16,300	$16,300	$23,600	$18,800	$27,100
Sale Date		7/2/2020	2/1/2019	12/13/2018	5/10/2019	7/16/2019
Sale Price		$170,000	$168,000	$155,000	$163,000	$180,500
Time Adj Sale Price		$170,000	$175,900	$163,800	$169,000	$186,000
TADJSP/SQFT		$119.38	$130.30	$141.21	$115.12	$160.34
Model Estimate	$94,400	$96,800	$97,200	$85,900	$103,200	$92,300
Total Adj Factors	$94,400	$96,800	$97,200	$85,900	$103,200	$92,300
Adjusted Sale Price		$167,600	$173,100	$172,300	$160,200	$188,100
Comparable Estimate	$172,300 ($126.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-11	125.10-1-19	125.06-14-31	125.06-14-36	125.06-11-4	125.06-4-10
Owner	Makowski , Deborah	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Anthony, Frances M	Justinger, Bonnie L
Address	26 Cannas Ct	51 Audet Dr	98 Seine Dr	74 Seine Dr	181 Seine Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 108	50 x 115	50 x 110	45 x 106	55 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	960	1080	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 432	0 0	0 0	0 0	0 660	0 0
SFLA	936	960	960	960	1080	912
Att/Det Gar Sqft	280	280	308	352	440	374
Prior Land	$13,200					
Prior Total	$100,000					
Comp Land Estimate	$17,700	$17,100	$16,700	$14,900	$17,700	$16,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	7/25/2018	12/3/2018
Sale Price		$145,000	$142,500	$160,000	$176,000	$144,500
Time Adj Sale Price		$145,700	$153,200	$165,400	$191,300	$152,700
TADJSP/SQFT		$151.77	$159.58	$172.29	$177.13	$167.43
Model Estimate	$68,700	$69,800	$70,500	$72,100	$84,500	$68,700
Total Adj Factors	$68,700	$69,800	$70,500	$72,100	$84,500	$68,700
Adjusted Sale Price		$144,600	$151,400	$162,000	$175,500	$152,700
Comparable Estimate	$157,200 ($167.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-8	125.06-11-9	125.06-12-5	125.10-5-1	125.10-4-27.1	125.06-8-19
Owner	Velardo, John C	Landahl, Gerald R	Delpe, Stenly J	Suy, Kim C	Humbert, Gabriel A	Tetkowski, Aaron
Address	27 Cannas Ct	201 Seine Dr	91 Seine Dr	4 Cannas Ct	15 Seine Dr	88 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 105	50 x 105	81 x 118	70 x 222	55 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1972 / 0	1969 / 0	1971 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1362	1424	1350	1160	1160	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 300	0 408	0 624
SFLA	1362	1424	1350	1160	1160	1468
Att/Det Gar Sqft	315	264	315	325	462	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,300	$16,300	$23,600	$27,100	$18,800
Sale Date		7/2/2020	2/1/2019	12/13/2018	7/16/2019	5/10/2019
Sale Price		$170,000	$168,000	$155,000	$180,500	$163,000
Time Adj Sale Price		$170,000	$175,900	$163,800	$186,000	$169,000
TADJSP/SQFT		$119.38	$130.30	$141.21	$160.34	$115.12
Model Estimate	$91,700	$96,800	$97,200	$85,900	$92,300	$103,200
Total Adj Factors	$91,700	$96,800	$97,200	$85,900	$92,300	$103,200
Adjusted Sale Price		$164,900	$170,400	$169,600	$185,400	$157,500
Comparable Estimate	$169,600 ($124.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-9	125.10-1-19	125.06-14-31	125.06-4-10	125.06-14-36	125.06-11-4
Owner	Carey, John J	Turvey, Neal T III	Stack, Madison	Justinger, Bonnie L	Sumner, Max C	Anthony, Frances M
Address	31 Cannas Ct	51 Audet Dr	98 Seine Dr	75 Rouen Dr	74 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 112	50 x 115	50 x 110	50 x 110	45 x 106	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	960	960	912	960	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 432	0 0	0 0	0 0	0 0	0 660
SFLA	864	960	960	912	960	1080
Att/Det Gar Sqft		280	308	374	352	440
Prior Land	$13,100					
Prior Total	$90,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$16,700	$14,900	$17,700
Sale Date		4/14/2020	9/20/2018	12/3/2018	6/11/2019	7/25/2018
Sale Price		$145,000	$142,500	$144,500	$160,000	$176,000
Time Adj Sale Price		$145,700	$153,200	$152,700	$165,400	$191,300
TADJSP/SQFT		$151.77	$159.58	$167.43	$172.29	$177.13
Model Estimate	$59,500	$69,800	$70,500	$68,700	$72,100	$84,500
Total Adj Factors	$59,500	$69,800	$70,500	$68,700	$72,100	$84,500
Adjusted Sale Price		$135,400	$142,200	$143,500	$152,800	$166,300
Comparable Estimate	$148,000 ($171.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-10	125.06-12-10	125.06-16-28	125.07-15-66	125.06-18-51	125.06-16-12
Owner	Liebel, Janet M	Vickerd, Michele	Robinson, John Jr	Connolly, Matthew F	Coric, Jonathan A	Pascucci, John
Address	34 Cannas Ct	111 Seine Dr	4 Cherbourg Dr	41 Woodgate Dr	96 Rouen Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 81	50 x 105	75 x 110	47 x 135	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1982 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1020	888	1100	820	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	732 0	506 0	768 0	598 0	500 0
SFLA	1632	1620	1606	1588	1498	1436
Att/Det Gar Sqft	416	320		468		
Prior Land	$15,000					
Prior Total	$126,000					
Comp Land Estimate	$20,100	$16,300	$21,900	$17,500	$16,700	$16,700
Sale Date		5/1/2020	8/9/2018	1/23/2020	12/4/2019	4/24/2020
Sale Price		$167,500	$160,000	$175,000	$161,000	$162,000
Time Adj Sale Price		$168,100	$173,000	$176,800	$163,200	$162,800
TADJSP/SQFT		$103.77	$107.72	$111.34	$108.95	$113.37
Model Estimate	$93,600	$91,100	$91,800	$91,300	$79,800	$80,000
Total Adj Factors	$93,600	$91,100	$91,800	$91,300	$79,800	$80,000
Adjusted Sale Price		$170,600	$174,800	$179,100	$177,000	$176,400
Comparable Estimate	$175,600 ($107.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-10	125.06-5-7	125.06-8-11	125.05-4-4	125.06-6-19	125.06-17-7
Owner	Wanser, Brian A	Kulesz, Tiffany L	Sabia, Michelle	Hunter, David C Jr	Seufert, Heather C	Wielinski, Heather L
Address	35 Cannas Ct	28 Toulon Dr	52 Denise Dr	78 Strasbourg Dr	79 Toulon Dr	87 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 117	50 x 110	50 x 110	55 x 101	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1971 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	5	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	756	598	962	1008	766	984
2nd Sty Area	784	999	806	784	985	728
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 576	0 0	0 191	0 300
SFLA	1540	1597	1768	1792	1751	1712
Att/Det Gar Sqft	528	364	308	280	308	286
Prior Land	$13,900					
Prior Total	$136,000					
Comp Land Estimate	$18,700	$16,700	$16,700	$17,300	$16,700	$18,100
Sale Date		8/30/2019	12/4/2018	1/24/2020	10/10/2018	7/20/2018
Sale Price		$152,000	$172,000	$160,000	$170,000	$164,900
Time Adj Sale Price		$156,100	$181,700	$161,600	$181,700	$179,300
TADJSP/SQFT		$97.75	$102.77	$90.18	$103.77	$104.73
Model Estimate	$110,100	$87,800	$100,400	$96,200	$97,000	$95,200
Total Adj Factors	$110,100	$87,800	$100,400	$96,200	$97,000	$95,200
Adjusted Sale Price		$178,400	$191,400	$175,500	$194,800	$194,200
Comparable Estimate	$186,900 ($121.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-11	125.06-5-7	125.06-8-11	125.06-6-19	125.05-4-4	125.06-17-7
Owner	Krasinski, Lauren M	Kulesz, Tiffany L	Sabia, Michelle	Seufert, Heather C	Hunter, David C Jr	Wielinski, Heather L
Address	39 Cannas Ct	28 Toulon Dr	52 Denise Dr	79 Toulon Dr	78 Strasbourg Dr	87 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 115	50 x 110	50 x 110	50 x 110	55 x 101	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	756	598	962	766	1008	984
2nd Sty Area	784	999	806	985	784	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 191	0 0	0 300
SFLA	1540	1597	1768	1751	1792	1712
Att/Det Gar Sqft	528	364	308	308	280	286
Prior Land	$13,700					
Prior Total	$128,000					
Comp Land Estimate	$18,200	$16,700	$16,700	$16,700	$17,300	$18,100
Sale Date		8/30/2019	12/4/2018	10/10/2018	1/24/2020	7/20/2018
Sale Price		$152,000	$172,000	$170,000	$160,000	$164,900
Time Adj Sale Price		$156,100	$181,700	$181,700	$161,600	$179,300
TADJSP/SQFT		$97.75	$102.77	$103.77	$90.18	$104.73
Model Estimate	$88,700	$87,800	$100,400	$97,000	$96,200	$95,200
Total Adj Factors	$88,700	$87,800	$100,400	$97,000	$96,200	$95,200
Adjusted Sale Price		$157,000	$170,000	$173,400	$154,100	$172,800
Comparable Estimate	$165,500 ($107.47/SFLA)					

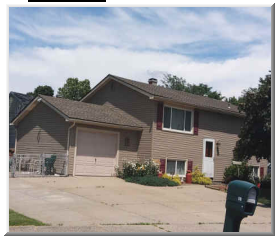
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

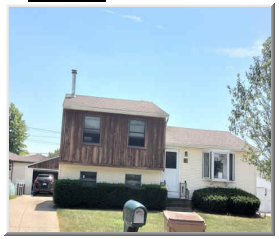
Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-12	125.10-2-7	125.06-16-13	125.06-17-47	125.10-5-12	125.10-3-6
Owner	Rezabek, Daniela	Winkler, Kimberly M	Zbytek, Marissa A	Kishbaugh, Jack P	Strohm, Katlyn	Rondinelli, Jacqueline
Address	43 Cannas Ct	23 Lucerne Ct	59 Toulon Dr	76 Toulon Dr	22 Cannas Ct	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 110	56 x 114	50 x 110	50 x 110	54 x 129	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 204	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	962	1040	1040	936	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	204 0	0 0	0 0	260 0	0 0	364 0
SFLA	1140	962	1040	1300	936	1504
Att/Det Gar Sqft	440					
Prior Land	$13,100					
Prior Total	$114,000					
Comp Land Estimate	$17,000	$18,700	$16,700	$16,700	$19,300	$20,700
Sale Date		7/27/2018	8/14/2019	7/1/2019	5/19/2020	10/16/2019
Sale Price		$145,000	$140,000	$155,267	$163,000	$155,000
Time Adj Sale Price		$157,600	$143,800	$160,000	$163,500	$158,100
TADJSP/SQFT		$163.83	$138.27	$123.08	$174.68	$105.12
Model Estimate	$65,800	$56,600	$62,200	$73,900	$74,700	$88,300
Total Adj Factors	$65,800	$56,600	$62,200	$73,900	$74,700	$88,300
Adjusted Sale Price		$166,800	$147,400	$151,900	$154,600	$135,600
Comparable Estimate	$151,300 ($132.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-13	125.10-1-19	125.06-14-31	125.06-14-36	125.06-11-4	125.06-4-10
Owner	Stevens, Arlene M	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Anthony, Frances M	Justinger, Bonnie L
Address	47 Cannas Ct	51 Audet Dr	98 Seine Dr	74 Seine Dr	181 Seine Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	53 x 115	50 x 115	50 x 110	45 x 106	55 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	960	1080	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 660	0 0
SFLA	936	960	960	960	1080	912
Att/Det Gar Sqft	440	280	308	352	440	374
Prior Land	$13,500					
Prior Total	$100,000					
Comp Land Estimate	$17,900	$17,100	$16,700	$14,900	$17,700	$16,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	7/25/2018	12/3/2018
Sale Price		$145,000	$142,500	$160,000	$176,000	$144,500
Time Adj Sale Price		$145,700	$153,200	$165,400	$191,300	$152,700
TADJSP/SQFT		$151.77	$159.58	$172.29	$177.13	$167.43
Model Estimate	$67,800	$69,800	$70,500	$72,100	$84,500	$68,700
Total Adj Factors	$67,800	$69,800	$70,500	$72,100	$84,500	$68,700
Adjusted Sale Price		$143,700	$150,500	$161,100	$174,600	$151,800
Comparable Estimate	$156,300 ($166.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-9	125.06-12-10	125.06-16-28	125.07-15-66	125.06-19-37	125.06-18-51
Owner	Dalton Patrick J & W	Vickerd, Michele	Robinson, John Jr	Connolly, Matthew F	Murphy, Kevin C	Coric, Jonathan A
Address	50 Cannas Ct	111 Seine Dr	4 Cherbourg Dr	41 Woodgate Dr	88 Martinique Dr	96 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	58 x 93	50 x 105	75 x 110	47 x 135	63 x 115	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1982 / 0	1984 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 760	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 0	3 Partial 1	4 Full 1
1st Sty Area	880	888	1100	820	924	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	760 0	732 0	506 0	768 0	576 0	598 0
SFLA	1640	1620	1606	1588	1500	1498
Att/Det Gar Sqft	364	320		468		
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$17,500	$16,300	$21,900	$17,500	$20,500	$16,700
Sale Date		5/1/2020	8/9/2018	1/23/2020	8/10/2018	12/4/2019
Sale Price		$167,500	$160,000	$175,000	$139,900	$161,000
Time Adj Sale Price		$168,100	$173,000	$176,800	$151,200	$163,200
TADJSP/SQFT		$103.77	$107.72	$111.34	$100.80	$108.95
Model Estimate	$93,300	$91,100	$91,800	$91,300	$82,900	$79,800
Total Adj Factors	$93,300	$91,100	$91,800	$91,300	$82,900	$79,800
Adjusted Sale Price		$170,300	$174,500	$178,800	$161,600	$176,700
Comparable Estimate	$172,400 ($105.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-14	125.10-2-7	125.06-16-13	125.10-5-12	125.06-17-47	125.10-3-6
Owner	Szeluga Paul E & W	Winkler, Kimberly M	Zbytek, Marissa A	Strohm, Katlyn	Kishbaugh, Jack P	Rondinelli, Jacqueline
Address	51 Cannas Ct	23 Lucerne Ct	59 Toulon Dr	22 Cannas Ct	76 Toulon Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	53 x 114	56 x 114	50 x 110	54 x 129	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1969 / 0	1971 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 204	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	938	962	1040	936	1040	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	204 0	0 0	0 0	0 0	260 0	364 0
SFLA	1142	962	1040	936	1300	1504
Att/Det Gar Sqft	528					
Prior Land	$13,500					
Prior Total	$110,000					
Comp Land Estimate	$17,900	$18,700	$16,700	$19,300	$16,700	$20,700
Sale Date		7/27/2018	8/14/2019	5/19/2020	7/1/2019	10/16/2019
Sale Price		$145,000	$140,000	$163,000	$155,267	$155,000
Time Adj Sale Price		$157,600	$143,800	$163,500	$160,000	$158,100
TADJSP/SQFT		$163.83	$138.27	$174.68	$123.08	$105.12
Model Estimate	$69,500	$56,600	$62,200	$74,700	$73,900	$88,300
Total Adj Factors	$69,500	$56,600	$62,200	$74,700	$73,900	$88,300
Adjusted Sale Price		$170,500	$151,100	$158,300	$155,600	$139,300
Comparable Estimate	$155,000 ($135.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-15	125.06-5-7	125.06-8-11	125.06-6-19	125.05-4-4	125.06-17-7
Owner	Ziccarelli, Janine S	Kulesz, Tiffany L	Sabia, Michelle	Seufert, Heather C	Hunter, David C Jr	Wielinski, Heather L
Address	55 Cannas Ct	28 Toulon Dr	52 Denise Dr	79 Toulon Dr	78 Strasbourg Dr	87 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 118	50 x 110	50 x 110	50 x 110	55 x 101	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	728	598	962	766	1008	984
2nd Sty Area	756	999	806	985	784	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 191	0 0	0 300
SFLA	1484	1597	1768	1751	1792	1712
Att/Det Gar Sqft	352	364	308	308	280	286
Prior Land	$15,000					
Prior Total	$120,000					
Comp Land Estimate	$20,700	$16,700	$16,700	$16,700	$17,300	$18,100
Sale Date		8/30/2019	12/4/2018	10/10/2018	1/24/2020	7/20/2018
Sale Price		$152,000	$172,000	$170,000	$160,000	$164,900
Time Adj Sale Price		$156,100	$181,700	$181,700	$161,600	$179,300
TADJSP/SQFT		$97.75	$102.77	$103.77	$90.18	$104.73
Model Estimate	$84,700	$87,800	$100,400	$97,000	$96,200	$95,200
Total Adj Factors	$84,700	$87,800	$100,400	$97,000	$96,200	$95,200
Adjusted Sale Price		$153,000	$166,000	$169,400	$150,100	$168,800
Comparable Estimate	$161,500 ($108.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-16	125.06-5-7	125.06-8-11	125.06-6-19	125.05-4-4	125.06-17-7
Owner	Pikuzinski, Edmund	Kulesz, Tiffany L	Sabia, Michelle	Seufert, Heather C	Hunter, David C Jr	Wielinski, Heather L
Address	59 Cannas Ct	28 Toulon Dr	52 Denise Dr	79 Toulon Dr	78 Strasbourg Dr	87 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 143	50 x 110	50 x 110	50 x 110	55 x 101	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	756	598	962	766	1008	984
2nd Sty Area	784	999	806	985	784	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 191	0 0	0 300
SFLA	1540	1597	1768	1751	1792	1712
Att/Det Gar Sqft	601	364	308	308	280	286
Prior Land	$18,200					
Prior Total	$125,000					
Comp Land Estimate	$24,800	$16,700	$16,700	$16,700	$17,300	$18,100
Sale Date		8/30/2019	12/4/2018	10/10/2018	1/24/2020	7/20/2018
Sale Price		$152,000	$172,000	$170,000	$160,000	$164,900
Time Adj Sale Price		$156,100	$181,700	$181,700	$161,600	$179,300
TADJSP/SQFT		$97.75	$102.77	$103.77	$90.18	$104.73
Model Estimate	$93,200	$87,800	$100,400	$97,000	$96,200	$95,200
Total Adj Factors	$93,200	$87,800	$100,400	$97,000	$96,200	$95,200
Adjusted Sale Price		$161,500	$174,500	$177,900	$158,600	$177,300
Comparable Estimate	$170,000 ($110.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-17	125.10-4-27.1	125.10-5-1	125.06-11-4	125.06-7-23	125.06-3-39
Owner	Jodoin Richard J & W	Humbert, Gabriel A	Suy, Kim C	Anthony, Frances M	Dombrowski, Joshua A	Klepfer, Michael Eugen
Address	63 Cannas Ct	15 Seine Dr	4 Cannas Ct	181 Seine Dr	91 Cherbourg Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 133	70 x 222	81 x 118	55 x 105	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1160	1160	1080	1092	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 408	0 300	0 660	0 0	0 0
SFLA	1176	1160	1160	1080	1092	1188
Att/Det Gar Sqft	400	462	325	440	308	
Prior Land	$15,800					
Prior Total	$111,900					
Comp Land Estimate	$22,000	$27,100	$23,600	$17,700	$16,700	$16,700
Sale Date		7/16/2019	12/13/2018	7/25/2018	9/21/2020	10/9/2018
Sale Price		$180,500	$155,000	$176,000	$165,000	$155,000
Time Adj Sale Price		$186,000	$163,800	$191,300	$165,000	$165,700
TADJSP/SQFT		$160.34	$141.21	$177.13	$151.10	$139.48
Model Estimate	$84,000	$92,300	$85,900	$84,500	$77,900	$77,700
Total Adj Factors	$84,000	$92,300	$85,900	$84,500	$77,900	$77,700
Adjusted Sale Price		$177,700	$161,900	$190,800	$171,100	$172,000
Comparable Estimate	$174,700 ($148.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-18	125.10-1-19	125.06-14-31	125.06-11-4	125.06-4-10	125.06-14-36
Owner	Carrick Kelly	Turvey, Neal T III	Stack, Madison	Anthony, Frances M	Justinger, Bonnie L	Sumner, Max C
Address	67 Cannas Ct	51 Audet Dr	98 Seine Dr	181 Seine Dr	75 Rouen Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 103	50 x 115	50 x 110	55 x 105	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	1080	912	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 0	0 0
SFLA	936	960	960	1080	912	960
Att/Det Gar Sqft		280	308	440	374	352
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$17,700	$16,700	$14,900
Sale Date		4/14/2020	9/20/2018	7/25/2018	12/3/2018	6/11/2019
Sale Price		$145,000	$142,500	$176,000	$144,500	$160,000
Time Adj Sale Price		$145,700	$153,200	$191,300	$152,700	$165,400
TADJSP/SQFT		$151.77	$159.58	$177.13	$167.43	$172.29
Model Estimate	$68,000	$69,800	$70,500	$84,500	$68,700	$72,100
Total Adj Factors	$68,000	$69,800	$70,500	$84,500	$68,700	$72,100
Adjusted Sale Price		$143,900	$150,700	$174,800	$152,000	$161,300
Comparable Estimate	$156,500 ($167.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-8	125.06-12-10	125.06-16-28	125.06-14-19	125.07-15-66	125.06-18-51
Owner	Miller, Barbara	Vickerd, Michele	Robinson, John Jr	Partridge, Timothy	Connolly, Matthew F	Coric, Jonathan A
Address	70 Cannas Ct	111 Seine Dr	4 Cherbourg Dr	46 Lille Ln	41 Woodgate Dr	96 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 99	50 x 105	75 x 110	50 x 174	47 x 135	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1969 / 0	1982 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 576	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	4 Full 2	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1287	888	1100	1257	820	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	732 0	506 0	900 0	768 0	598 0
SFLA	1863	1620	1606	2157	1588	1498
Att/Det Gar Sqft		320			468	
Prior Land	$12,100					
Prior Total	$98,000					
Comp Land Estimate	$15,800	$16,300	$21,900	$20,300	$17,500	$16,700
Sale Date		5/1/2020	8/9/2018	3/22/2018	1/23/2020	12/4/2019
Sale Price		$167,500	$160,000	$150,000	$175,000	$161,000
Time Adj Sale Price		$168,100	$173,000	$166,800	$176,800	$163,200
TADJSP/SQFT		$103.77	$107.72	$77.33	$111.34	$108.95
Model Estimate	$80,200	$91,100	$91,800	$97,200	$91,300	$79,800
Total Adj Factors	$80,200	$91,100	$91,800	$97,200	$91,300	$79,800
Adjusted Sale Price		$157,200	$161,400	$149,800	$165,700	$163,600
Comparable Estimate	$159,500 ($85.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-19	125.10-6-19	125.06-10-16	125.06-15-11	125.10-3-6	125.06-20-35
Owner	Meisenburg, Sharon A	Meisenbrug, Sharon A	Read, Amanda M	Asif, Fnu	Rondinelli, Jacqueline	Algubani, Ali
Address	71 Cannas Ct	71 Cannas Ct	64 Janine Ct	27 Cherbourg Dr	52 Lucerne Ct	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	57 x 119	50 x 110	75 x 100	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1969 / 0	1969 / 0	1972 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 2	4 Full 0	3 Partial 1	3 Partial 0
1st Sty Area	1468	1468	1104	1735	1140	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	288 0	465 0	170 400	364 0	455 0
SFLA	1756	1756	1569	1905	1504	1559
Att/Det Gar Sqft				320		286
Prior Land	$13,200					
Prior Total	$135,000					
Comp Land Estimate	$17,700	$17,700	$19,400	$16,700	$20,700	$20,600
Sale Date		10/2/2018	4/12/2019	7/31/2018	10/16/2019	7/30/2020
Sale Price		$184,900	$182,000	$155,000	$155,000	$186,000
Time Adj Sale Price		$197,600	$189,300	$168,500	$158,100	$186,000
TADJSP/SQFT		$112.53	$120.65	$88.45	$105.12	$119.31
Model Estimate	$109,300	$95,300	$90,500	$93,800	$88,300	$94,400
Total Adj Factors	$109,300	$95,300	$90,500	$93,800	$88,300	$94,400
Adjusted Sale Price		$211,600	$208,100	$184,000	$179,100	$200,900
Comparable Estimate	$196,700 ($112.02/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

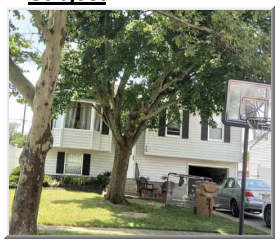
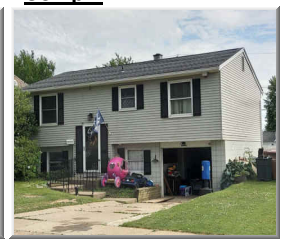
Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-7	125.10-1-19	125.06-14-31	125.06-11-4	125.06-14-36	125.06-4-10
Owner	Bentkowski, Joseph G	Turvey, Neal T III	Stack, Madison	Anthony, Frances M	Sumner, Max C	Justinger, Bonnie L
Address	74 Cannas Ct	51 Audet Dr	98 Seine Dr	181 Seine Dr	74 Seine Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 115	50 x 110	55 x 105	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	960	1080	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 0	0 0
SFLA	936	960	960	1080	960	912
Att/Det Gar Sqft	280	280	308	440	352	374
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,100	$16,700	$17,700	$14,900	$16,700
Sale Date		4/14/2020	9/20/2018	7/25/2018	6/11/2019	12/3/2018
Sale Price		$145,000	$142,500	$176,000	$160,000	$144,500
Time Adj Sale Price		$145,700	$153,200	$191,300	$165,400	$152,700
TADJSP/SQFT		$151.77	$159.58	$177.13	$172.29	$167.43
Model Estimate	$65,400	$69,800	$70,500	$84,500	$72,100	$68,700
Total Adj Factors	$65,400	$69,800	$70,500	$84,500	$72,100	$68,700
Adjusted Sale Price		$141,300	$148,100	$172,200	$158,700	$149,400
Comparable Estimate	$153,900 ($164.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-20	125.06-17-26	125.06-16-38	125.06-17-20	125.09-2-32	125.06-17-10
Owner	JB Associates of WNY, I	Ambellan-Zuppelli, Jill	McCoy, William	Gilley, John M	Sum, Paul Walter	Lojacono, Mark C
Address	75 Cannas Ct	11 Rouen Dr	44 Cherbourg Dr	35 Rouen Dr	59 Mayberry Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 110	50 x 110	55 x 114	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1970 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 384	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	924	900	900	900	775	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	500 0	506 0	506 0	558 0	500 0
SFLA	1308	1400	1406	1406	1333	1400
Att/Det Gar Sqft					280	
Prior Land	$13,500					
Prior Total	$115,000					
Comp Land Estimate	$18,100	$16,700	$16,700	$16,700	$18,400	$16,700
Sale Date		10/15/2020	1/25/2018	12/6/2019	9/5/2018	10/23/2020
Sale Price		$165,000	$136,000	$149,900	$139,900	$170,000
Time Adj Sale Price		$165,000	$152,900	$151,900	$150,400	$170,000
TADJSP/SQFT		$117.86	$108.75	$108.04	$112.83	$121.43
Model Estimate	$80,500	$80,400	$77,300	$78,700	$78,400	$80,900
Total Adj Factors	$80,500	$80,400	$77,300	$78,700	$78,400	$80,900
Adjusted Sale Price		$165,100	$156,100	$153,700	$152,500	$169,600
Comparable Estimate	$159,400 ($121.87/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

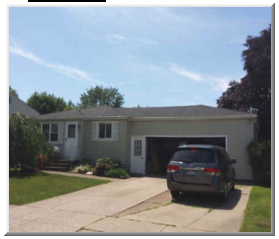
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-6	125.10-2-11	125.06-1-2	125.06-16-38	125.06-17-26	125.06-17-20
Owner	Martin, David D	Reno, Jonathan	Hilbrecht, Richard M	McCoy, William	Ambellan-Zuppelli, Jill	Gilley, John M
Address	78 Cannas Ct	39 Lucerne Ct	4 Le Havre Dr	44 Cherbourg Dr	11 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	49 x 123	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	924	1137	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	288 0	0 0	506 0	500 0	506 0
SFLA	1212	1212	1137	1406	1400	1406
Att/Det Gar Sqft						
Prior Land	$13,500					
Prior Total	$105,000					
Comp Land Estimate	$18,100	$16,700	$17,300	$16,700	$16,700	$16,700
Sale Date		5/23/2019	5/31/2019	1/25/2018	10/15/2020	12/6/2019
Sale Price		$158,000	$147,500	$136,000	$165,000	$149,900
Time Adj Sale Price		$163,800	$152,900	$152,900	$165,000	$151,900
TADJSP/SQFT		$135.15	$134.48	$108.75	$117.86	$108.04
Model Estimate	$69,300	$80,400	$68,900	$77,300	$80,400	$78,700
Total Adj Factors	$69,300	$80,400	$68,900	$77,300	$80,400	$78,700
Adjusted Sale Price		$152,700	$153,300	$144,900	$153,900	$142,500
Comparable Estimate	$149,500 ($123.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-21	125.10-2-7	125.10-5-12	125.06-16-13	125.06-2-13	125.06-17-47
Owner	Wyntjes, Gordon G	Winkler, Kimberly M	Strohm, Katlyn	Zbytek, Marissa A	Gorski, Sarah	Kishbaugh, Jack P
Address	79 Cannas Ct	23 Lucerne Ct	22 Cannas Ct	59 Toulon Dr	194 Le Havre Dr	76 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	56 x 114	54 x 129	50 x 110	50 x 109	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1
1st Sty Area	936	962	936	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	260 0
SFLA	936	962	936	1040	936	1300
Att/Det Gar Sqft					200 214	
Prior Land	$13,500					
Prior Total	$100,000					
Comp Land Estimate	$18,100	$18,700	$19,300	$16,700	$16,600	$16,700
Sale Date		7/27/2018	5/19/2020	8/14/2019	9/9/2019	7/1/2019
Sale Price		$145,000	$163,000	$140,000	$172,000	$155,267
Time Adj Sale Price		$157,600	$163,500	$143,800	$176,000	$160,000
TADJSP/SQFT		$163.83	$174.68	$138.27	$188.03	$123.08
Model Estimate	$55,300	$56,600	$74,700	$62,200	$83,200	$73,900
Total Adj Factors	$55,300	$56,600	$74,700	$62,200	$83,200	$73,900
Adjusted Sale Price		$156,300	$144,100	$136,900	$148,100	$141,400

Comparable Estimate $145,400 ($155.34/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-5	125.10-2-7	125.06-16-13	125.06-17-47	125.10-5-12	125.10-3-6
Owner	Clark, Wayne P	Winkler, Kimberly M	Zbytek, Marissa A	Kishbaugh, Jack P	Strohm, Katlyn	Rondinelli, Jacqueline
Address	82 Cannas Ct	23 Lucerne Ct	59 Toulon Dr	76 Toulon Dr	22 Cannas Ct	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	56 x 114	50 x 110	50 x 110	54 x 129	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1969 / 0	1970 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	900	962	1040	1040	936	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	0 0	0 0	260 0	0 0	364 0
SFLA	1160	962	1040	1300	936	1504
Att/Det Gar Sqft	448					
Prior Land	$13,500					
Prior Total	$110,000					
Comp Land Estimate	$18,100	$18,700	$16,700	$16,700	$19,300	$20,700
Sale Date		7/27/2018	8/14/2019	7/1/2019	5/19/2020	10/16/2019
Sale Price		$145,000	$140,000	$155,267	$163,000	$155,000
Time Adj Sale Price		$157,600	$143,800	$160,000	$163,500	$158,100
TADJSP/SQFT		$163.83	$138.27	$123.08	$174.68	$105.12
Model Estimate	$69,400	$56,600	$62,200	$73,900	$74,700	$88,300
Total Adj Factors	$69,400	$56,600	$62,200	$73,900	$74,700	$88,300
Adjusted Sale Price		$170,400	$151,000	$155,500	$158,200	$139,200
Comparable Estimate	$154,900 ($133.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-22	125.06-12-10	125.06-16-28	125.07-15-66	125.06-19-37	125.06-18-51
Owner	Weiglein, Roy T	Vickerd, Michele	Robinson, John Jr	Connolly, Matthew F	Murphy, Kevin C	Coric, Jonathan A
Address	83 Cannas Ct	111 Seine Dr	4 Cherbourg Dr	41 Woodgate Dr	88 Martinique Dr	96 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 105	75 x 110	47 x 135	63 x 115	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1982 / 0	1984 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 2	4 Full 0	3 Partial 1	4 Full 1
1st Sty Area	926	888	1100	820	924	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	732 0	506 0	768 0	576 0	598 0
SFLA	1550	1620	1606	1588	1500	1498
Att/Det Gar Sqft		320		468		
Prior Land	$13,500					
Prior Total	$116,000					
Comp Land Estimate	$18,100	$16,300	$21,900	$17,500	$20,500	$16,700
Sale Date		5/1/2020	8/9/2018	1/23/2020	8/10/2018	12/4/2019
Sale Price		$167,500	$160,000	$175,000	$139,900	$161,000
Time Adj Sale Price		$168,100	$173,000	$176,800	$151,200	$163,200
TADJSP/SQFT		$103.77	$107.72	$111.34	$100.80	$108.95
Model Estimate	$85,700	$91,100	$91,800	$91,300	$82,900	$79,800
Total Adj Factors	$85,700	$91,100	$91,800	$91,300	$82,900	$79,800
Adjusted Sale Price		$162,700	$166,900	$171,200	$154,000	$169,100
Comparable Estimate	$164,800 ($106.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-5-4	125.10-5-1	125.10-4-27.1	125.06-11-4	125.06-7-23	125.06-20-55
Owner	Putvin, Robert L	Suy, Kim C	Humbert, Gabriel A	Anthony, Frances M	Dombrowski, Joshua A	Zarcone, Ignatius
Address	86 Cannas Ct	4 Cannas Ct	15 Seine Dr	181 Seine Dr	91 Cherbourg Dr	3 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	79 x 110	81 x 118	70 x 222	55 x 105	50 x 110	85 x 113
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1150	1160	1160	1080	1092	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 660	0 0	0 0
SFLA	1150	1160	1160	1080	1092	1088
Att/Det Gar Sqft	528	325	462	440	308	440
Prior Land	$16,600					
Prior Total	$117,000					
Comp Land Estimate	$22,500	$23,600	$27,100	$17,700	$16,700	$23,700
Sale Date		12/13/2018	7/16/2019	7/25/2018	9/21/2020	4/2/2018
Sale Price		$155,000	$180,500	$176,000	$165,000	$155,000
Time Adj Sale Price		$163,800	$186,000	$191,300	$165,000	$171,400
TADJSP/SQFT		$141.21	$160.34	$177.13	$151.10	$157.54
Model Estimate	$85,800	$85,900	$92,300	$84,500	$77,900	$82,900
Total Adj Factors	$85,800	$85,900	$92,300	$84,500	$77,900	$82,900
Adjusted Sale Price		$163,700	$179,500	$192,600	$172,900	$174,300
Comparable Estimate	$176,600 ($153.57/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-1	125.06-12-5	125.06-3-33	125.06-3-39	125.06-2-21	125.06-18-11
Owner	Jagodzinski, Marlene M	Delpe, Stenly J	Kassirer, Leonard W	Klepfer, Michael Eugene	Strawder, Danielle	Dirienzo, Carlo
Address	3 Cherbourg Dr	91 Seine Dr	40 Rouen Dr	16 Rouen Dr	226 Le Havre Dr	75 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 105	50 x 110	50 x 110	55 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1308	1350	1218	1188	1254	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 0	0 500	0 432
SFLA	1308	1350	1218	1188	1254	1224
Att/Det Gar Sqft	308	315	200		308	400
Prior Land	$15,500					
Prior Total	$120,000					
Comp Land Estimate	$21,100	$16,300	$16,700	$16,700	$18,200	$16,700
Sale Date		2/1/2019	1/28/2020	10/9/2018	9/18/2018	3/14/2019
Sale Price		$168,000	$160,000	$155,000	$160,000	$130,000
Time Adj Sale Price		$175,900	$161,600	$165,700	$172,000	$135,700
TADJSP/SQFT		$130.30	$132.68	$139.48	$137.16	$110.87
Model Estimate	$90,500	$97,200	$84,200	$77,700	$87,500	$86,800
Total Adj Factors	$90,500	$97,200	$84,200	$77,700	$87,500	$86,800
Adjusted Sale Price		$169,200	$167,900	$178,500	$175,000	$139,400

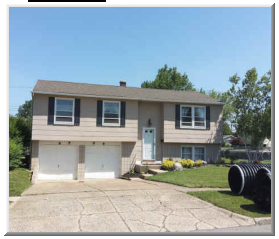
Comparable Estimate $166,000 ($126.91/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-41	125.06-3-39	125.06-3-33	125.06-18-11	125.10-5-1	125.06-2-21
Owner	Weiskopff, William F	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Suy, Kim C	Strawder, Danielle
Address	4 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	4 Cannas Ct	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1224	1160	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 432	0 300	0 500
SFLA	1196	1188	1218	1224	1160	1254
Att/Det Gar Sqft	308		200	400	325	308
Prior Land	$16,000					
Prior Total	$114,000					
Comp Land Estimate	$21,900	$16,700	$16,700	$16,700	$23,600	$18,200
Sale Date		10/9/2018	1/28/2020	3/14/2019	12/13/2018	9/18/2018
Sale Price		$155,000	$160,000	$130,000	$155,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$163,800	$172,000
TADJSP/SQFT		$139.48	$132.68	$110.87	$141.21	$137.16
Model Estimate	$86,000	$77,700	$84,200	$86,800	$85,900	$87,500
Total Adj Factors	$86,000	$77,700	$84,200	$86,800	$85,900	$87,500
Adjusted Sale Price		$174,000	$163,400	$134,900	$163,900	$170,500
Comparable Estimate	$161,300 ($134.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-28	125.06-16-28	125.06-12-10	125.06-18-51	125.06-16-38	125.06-17-26
Owner	Robison, John Jr	Robinson, John Jr	Vickerd, Michele	Coric, Jonathan A	McCoy, William	Ambellan-Zuppelli, Jill
Address	4 Cherbourg Dr	4 Cherbourg Dr	111 Seine Dr	96 Rouen Dr	44 Cherbourg Dr	11 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 110	50 x 105	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 506	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1100	1100	888	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 0	506 0	732 0	598 0	506 0	500 0
SFLA	1606	1606	1620	1498	1406	1400
Att/Det Gar Sqft			320			
Prior Land	$16,000					
Prior Total	$135,290					
Comp Land Estimate	$21,900	$21,900	$16,300	$16,700	$16,700	$16,700
Sale Date		8/9/2018	5/1/2020	12/4/2019	1/25/2018	10/15/2020
Sale Price		$160,000	$167,500	$161,000	$136,000	$165,000
Time Adj Sale Price		$173,000	$168,100	$163,200	$152,900	$165,000
TADJSP/SQFT		$107.72	$103.77	$108.95	$108.75	$117.86
Model Estimate	$91,800	$91,800	$91,100	$79,800	$77,300	$80,400
Total Adj Factors	$91,800	$91,800	$91,100	$79,800	$77,300	$80,400
Adjusted Sale Price		$173,000	$168,800	$175,200	$167,400	$176,400
Comparable Estimate	$172,200 ($107.22/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-2	125.06-3-39	125.06-3-33	125.06-18-11	125.10-5-1	125.06-11-4
Owner	Nowicki, Joseph R	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Suy, Kim C	Anthony, Frances M
Address	7 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	4 Cannas Ct	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1224	1160	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 432	0 300	0 660
SFLA	1196	1188	1218	1224	1160	1080
Att/Det Gar Sqft	308		200	400	325	440
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$23,600	$17,700
Sale Date		10/9/2018	1/28/2020	3/14/2019	12/13/2018	7/25/2018
Sale Price		$155,000	$160,000	$130,000	$155,000	$176,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$163,800	$191,300
TADJSP/SQFT		$139.48	$132.68	$110.87	$141.21	$177.13
Model Estimate	$81,300	$77,700	$84,200	$86,800	$85,900	$84,500
Total Adj Factors	$81,300	$77,700	$84,200	$86,800	$85,900	$84,500
Adjusted Sale Price		$169,300	$158,700	$130,200	$159,200	$188,100

Comparable Estimate $161,100 ($134.7/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-40	125.06-3-39	125.06-3-33	125.06-18-11	125.10-5-1	125.06-2-21
Owner	Jaszka, Gregory J	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Suy, Kim C	Strawder, Danielle
Address	8 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	4 Cannas Ct	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1224	1160	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 432	0 300	0 500
SFLA	1196	1188	1218	1224	1160	1254
Att/Det Gar Sqft	308		200	400	325	308
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$23,600	$18,200
Sale Date		10/9/2018	1/28/2020	3/14/2019	12/13/2018	9/18/2018
Sale Price		$155,000	$160,000	$130,000	$155,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$163,800	$172,000
TADJSP/SQFT		$139.48	$132.68	$110.87	$141.21	$137.16
Model Estimate	$82,500	$77,700	$84,200	$86,800	$85,900	$87,500
Total Adj Factors	$82,500	$77,700	$84,200	$86,800	$85,900	$87,500
Adjusted Sale Price		$170,500	$159,900	$131,400	$160,400	$167,000

Comparable Estimate $157,800 ($131.94/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-29	125.06-16-38	125.06-17-26	125.06-17-20	125.06-17-10	125.06-16-12
Owner	Saeed, Raed	McCoy, William	Ambellan-Zuppelli, Jill	Gilley, John M	Lojacono, Mark C	Pascucci, John
Address	8 Cherbourg Dr	44 Cherbourg Dr	11 Rouen Dr	35 Rouen Dr	75 Rouen Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 506	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 0	506 0	500 0	506 0	500 0	500 0
SFLA	1406	1406	1400	1406	1400	1436
Att/Det Gar Sqft	280					
Prior Land	$12,700					
Prior Total	$108,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		1/25/2018	10/15/2020	12/6/2019	10/23/2020	4/24/2020
Sale Price		$136,000	$165,000	$149,900	$170,000	$162,000
Time Adj Sale Price		$152,900	$165,000	$151,900	$170,000	$162,800
TADJSP/SQFT		$108.75	$117.86	$108.04	$121.43	$113.37
Model Estimate	$81,200	$77,300	$80,400	$78,700	$80,900	$80,000
Total Adj Factors	$81,200	$77,300	$80,400	$78,700	$80,900	$80,000
Adjusted Sale Price		$156,800	$165,800	$154,400	$170,300	$164,000

Comparable Estimate $162,300 ($115.43/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-3	125.06-3-39	125.06-3-33	125.10-5-1	125.06-18-11	125.06-2-21
Owner	Racsumberger, Jeffrey S	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dirienzo, Carlo	Strawder, Danielle
Address	11 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	75 Le Havre Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1224	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 305	0 300	0 432	0 500
SFLA	1196	1188	1218	1160	1224	1254
Att/Det Gar Sqft	308		200	325	400	308
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	3/14/2019	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$130,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$135,700	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$110.87	$137.16
Model Estimate	$82,800	$77,700	$84,200	$85,900	$86,800	$87,500
Total Adj Factors	$82,800	$77,700	$84,200	$85,900	$86,800	$87,500
Adjusted Sale Price		$170,800	$160,200	$160,700	$131,700	$167,300

Comparable Estimate $158,100 ($132.19/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-15	125.06-14-31	125.06-4-10	125.06-4-23	125.06-14-36	125.06-14-28
Owner	Zientara, Raymond W	Stack, Madison	Justinger, Bonnie L	Roneker, Andrew W	Sumner, Max C	Phelps, Erika D
Address	11 Cherbourg Dr	98 Seine Dr	75 Rouen Dr	23 Rouen Dr	74 Seine Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	960	912	971	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	912	960	912	971	960	1008
Att/Det Gar Sqft	432	308	374	440	352	308
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$14,900	$16,700
Sale Date		9/20/2018	12/3/2018	6/28/2019	6/11/2019	1/8/2018
Sale Price		$142,500	$144,500	$150,000	$160,000	$130,000
Time Adj Sale Price		$153,200	$152,700	$155,000	$165,400	$146,100
TADJSP/SQFT		$159.58	$167.43	$159.63	$172.29	$144.94
Model Estimate	$67,700	$70,500	$68,700	$79,300	$72,100	$64,100
Total Adj Factors	$67,700	$70,500	$68,700	$79,300	$72,100	$64,100
Adjusted Sale Price		$150,400	$151,700	$143,400	$161,000	$149,700
Comparable Estimate	$151,200 ($165.79/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-39	125.06-3-39	125.06-3-33	125.06-18-11	125.06-2-21	125.10-5-1
Owner	Schilling, Pauline E	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Strawder, Danielle	Suy, Kim C
Address	12 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	226 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1224	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 432	0 500	0 300
SFLA	1196	1188	1218	1224	1254	1160
Att/Det Gar Sqft	308		200	400	308	325
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$23,600
Sale Date		10/9/2018	1/28/2020	3/14/2019	9/18/2018	12/13/2018
Sale Price		$155,000	$160,000	$130,000	$160,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$172,000	$163,800
TADJSP/SQFT		$139.48	$132.68	$110.87	$137.16	$141.21
Model Estimate	$81,300	$77,700	$84,200	$86,800	$87,500	$85,900
Total Adj Factors	$81,300	$77,700	$84,200	$86,800	$87,500	$85,900
Adjusted Sale Price		$169,300	$158,700	$130,200	$165,800	$159,200
Comparable Estimate	$156,600 ($130.94/SFLA)					

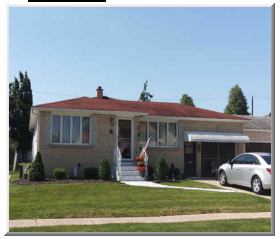
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-30	125.06-3-39	125.06-11-4	125.06-18-38	125.06-7-23	125.06-14-28
Owner	Boyle, Christopher	Klepfer, Michael Eugene	Anthony, Frances M	Lojacono, Daniel M	Dombrowski, Joshua A	Phelps, Erika D
Address	12 Cherbourg Dr	16 Rouen Dr	181 Seine Dr	44 Rouen Dr	91 Cherbourg Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1188	1080	1020	1092	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 0	0 0
SFLA	1120	1188	1080	1020	1092	1008
Att/Det Gar Sqft	308		440	210	308	308
Prior Land	$12,700					
Prior Total	$110,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$16,700	$16,700	$16,700
Sale Date		10/9/2018	7/25/2018	9/23/2020	9/21/2020	1/8/2018
Sale Price		$155,000	$176,000	$160,000	$165,000	$130,000
Time Adj Sale Price		$165,700	$191,300	$160,000	$165,000	$146,100
TADJSP/SQFT		$139.48	$177.13	$156.86	$151.10	$144.94
Model Estimate	$77,700	$77,700	$84,500	$72,500	$77,900	$64,100
Total Adj Factors	$77,700	$77,700	$84,500	$72,500	$77,900	$64,100
Adjusted Sale Price		$165,700	$184,500	$165,200	$164,800	$159,700

Comparable Estimate $168,000 ($150/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-14	125.06-3-39	125.06-3-33	125.06-18-11	125.10-5-1	125.06-11-4
Owner	Markel, Thomas P	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Suy, Kim C	Anthony, Frances M
Address	15 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	4 Cannas Ct	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1188	1188	1218	1224	1160	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 432	0 300	0 660
SFLA	1188	1188	1218	1224	1160	1080
Att/Det Gar Sqft	273		200	400	325	440
Prior Land	$12,700					
Prior Total	$110,500					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$23,600	$17,700
Sale Date		10/9/2018	1/28/2020	3/14/2019	12/13/2018	7/25/2018
Sale Price		$155,000	$160,000	$130,000	$155,000	$176,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$163,800	$191,300
TADJSP/SQFT		$139.48	$132.68	$110.87	$141.21	$177.13
Model Estimate	$80,400	$77,700	$84,200	$86,800	$85,900	$84,500
Total Adj Factors	$80,400	$77,700	$84,200	$86,800	$85,900	$84,500
Adjusted Sale Price		$168,400	$157,800	$129,300	$158,300	$187,200
Comparable Estimate	$160,200 ($134.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-4	125.06-3-39	125.06-3-33	125.10-5-1	125.06-18-11	125.06-2-21
Owner	Krolly, Donna M	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dirienzo, Carlo	Strawder, Danielle
Address	15 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	75 Le Havre Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1224	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 0	0 305	0 300	0 432	0 500
SFLA	1196	1188	1218	1160	1224	1254
Att/Det Gar Sqft	308		200	325	400	308
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	3/14/2019	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$130,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$135,700	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$110.87	$137.16
Model Estimate	$86,000	$77,700	$84,200	$85,900	$86,800	$87,500
Total Adj Factors	$86,000	$77,700	$84,200	$85,900	$86,800	$87,500
Adjusted Sale Price		$174,000	$163,400	$163,900	$134,900	$170,500

Comparable Estimate $161,300 ($134.87/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

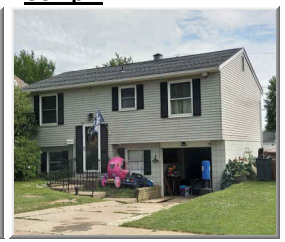
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-38	125.06-3-39	125.06-3-33	125.06-18-11	125.06-2-21	125.10-5-1
Owner	Griese Frederick C	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Strawder, Danielle	Suy, Kim C
Address	16 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	226 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1224	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 508	0 0	0 305	0 432	0 500	0 300
SFLA	1196	1188	1218	1224	1254	1160
Att/Det Gar Sqft	308		200	400	308	325
Prior Land	$12,700					
Prior Total	$116,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$23,600
Sale Date		10/9/2018	1/28/2020	3/14/2019	9/18/2018	12/13/2018
Sale Price		$155,000	$160,000	$130,000	$160,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$172,000	$163,800
TADJSP/SQFT		$139.48	$132.68	$110.87	$137.16	$141.21
Model Estimate	$84,900	$77,700	$84,200	$86,800	$87,500	$85,900
Total Adj Factors	$84,900	$77,700	$84,200	$86,800	$87,500	$85,900
Adjusted Sale Price		$172,900	$162,300	$133,800	$169,400	$162,800
Comparable Estimate	$160,200 ($133.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-31	125.06-2-13	125.06-16-13	125.10-5-12	125.06-14-32	125.10-2-7
Owner	Feidt, Brenda L	Gorski, Sarah	Zbytek, Marissa A	Strohm, Katlyn	Lane, Bryan J	Winkler, Kimberly M
Address	16 Cherbourg Dr	194 Le Havre Dr	59 Toulon Dr	22 Cannas Ct	94 Seine Dr	23 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 109	50 x 110	54 x 129	50 x 110	56 x 114
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1969 / 0	1971 / 0	1968 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 110	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 1
1st Sty Area	1040	936	1040	936	1115	962
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	264 0	0 0
SFLA	1040	936	1040	936	1379	962
Att/Det Gar Sqft		200 214				
Prior Land	$12,700					
Prior Total	$120,000					
Comp Land Estimate	$16,700	$16,600	$16,700	$19,300	$16,700	$18,700
Sale Date		9/9/2019	8/14/2019	5/19/2020	1/6/2020	7/27/2018
Sale Price		$172,000	$140,000	$163,000	$159,000	$145,000
Time Adj Sale Price		$176,000	$143,800	$163,500	$160,600	$157,600
TADJSP/SQFT		$188.03	$138.27	$174.68	$116.46	$163.83
Model Estimate	$92,800	$83,200	$62,200	$74,700	$91,900	$56,600
Total Adj Factors	$92,800	$83,200	$62,200	$74,700	$91,900	$56,600
Adjusted Sale Price		$185,600	$174,400	$181,600	$161,500	$193,800
Comparable Estimate	$179,400 ($172.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-13	125.06-11-4	125.06-7-23	125.06-14-28	125.06-18-38	125.06-3-39
Owner	Sodaro Anthony P & Ke	Anthony, Frances M	Dombrowski, Joshua A	Phelps, Erika D	Lojacono, Daniel M	Klepfer, Michael Eugen
Address	19 Cherbourg Dr	181 Seine Dr	91 Cherbourg Dr	110 Seine Dr	44 Rouen Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1080	1092	1008	1020	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 0	0 0
SFLA	1092	1080	1092	1008	1020	1188
Att/Det Gar Sqft	336	440	308	308	210	
Prior Land	$12,700					
Prior Total	$108,100					
Comp Land Estimate	$16,700	$17,700	$16,700	$16,700	$16,700	$16,700
Sale Date		7/25/2018	9/21/2020	1/8/2018	9/23/2020	10/9/2018
Sale Price		$176,000	$165,000	$130,000	$160,000	$155,000
Time Adj Sale Price		$191,300	$165,000	$146,100	$160,000	$165,700
TADJSP/SQFT		$177.13	$151.10	$144.94	$156.86	$139.48
Model Estimate	$88,100	$84,500	$77,900	$64,100	$72,500	$77,700
Total Adj Factors	$88,100	$84,500	$77,900	$64,100	$72,500	$77,700
Adjusted Sale Price		$194,900	$175,200	$170,100	$175,600	$176,100
Comparable Estimate	$178,400 ($163.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-5	125.06-11-9	125.06-2-18	125.06-8-19	125.06-12-5	125.06-5-4
Owner	Marinelli Anthony R	Landahl, Gerald R	Miskell, Christy R	Tetkowski, Aaron	Delpe, Stenly J	Newton, Anthony John
Address	19 Cherbourg Dr	201 Seine Dr	214 Le Havre Dr	88 Denise Dr	91 Seine Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 105	50 x 110	55 x 119	50 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1970 / 0	1972 / 0	1970 / 0	1969 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1392	1424	1436	1468	1350	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 624	0 0	0 160
SFLA	1392	1424	1436	1468	1350	1546
Att/Det Gar Sqft	308	264	330	440	315	
Prior Land	$12,700					
Prior Total	$124,000					
Comp Land Estimate	$16,700	$16,300	$16,700	$18,800	$16,300	$16,700
Sale Date		7/2/2020	4/18/2019	5/10/2019	2/1/2019	4/28/2020
Sale Price		$170,000	$165,000	$163,000	$168,000	$180,100
Time Adj Sale Price		$170,000	$171,600	$169,000	$175,900	$181,000
TADJSP/SQFT		$119.38	$119.50	$115.12	$130.30	$117.08
Model Estimate	$97,800	$96,800	$99,300	$103,200	$97,200	$100,800
Total Adj Factors	$97,800	$96,800	$99,300	$103,200	$97,200	$100,800
Adjusted Sale Price		$171,000	$170,100	$163,600	$176,500	$178,000

Comparable Estimate $171,800 ($123.42/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-32	125.06-1-2	125.06-16-14	125.06-16-38	125.06-17-26	125.06-16-8
Owner	Roman Shawn	Hilbrecht, Richard M	Sutter, Paul D	McCoy, William	Ambellan-Zuppelli, Jill	Smith, Jeffrey A
Address	20 Cherbourg Dr	4 Le Havre Dr	55 Toulon Dr	44 Cherbourg Dr	11 Rouen Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	49 x 123	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 250	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	1137	936	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	250 0	0 0	0 0	506 0	500 0	0 286
SFLA	1150	1137	936	1406	1400	936
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$17,300	$16,700	$16,700	$16,700	$16,700
Sale Date		5/31/2019	6/10/2019	1/25/2018	10/15/2020	12/30/2019
Sale Price		$147,500	$140,000	$136,000	$165,000	$140,000
Time Adj Sale Price		$152,900	$144,700	$152,900	$165,000	$141,900
TADJSP/SQFT		$134.48	$154.59	$108.75	$117.86	$151.60
Model Estimate	$67,100	$68,900	$57,500	$77,300	$80,400	$58,200
Total Adj Factors	$67,100	$68,900	$57,500	$77,300	$80,400	$58,200
Adjusted Sale Price		$151,100	$154,300	$142,700	$151,700	$150,800
Comparable Estimate	$150,100 ($130.52/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

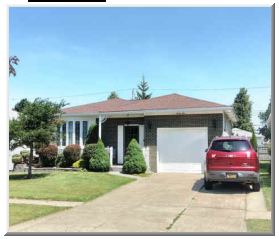
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-37	125.06-3-39	125.06-3-33	125.06-18-11	125.06-2-21	125.10-5-1
Owner	Petko, Darlene M	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Strawder, Danielle	Suy, Kim C
Address	20 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	75 Le Havre Dr	226 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1224	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 432	0 500	0 300
SFLA	1196	1188	1218	1224	1254	1160
Att/Det Gar Sqft	308		200	400	308	325
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$23,600
Sale Date		10/9/2018	1/28/2020	3/14/2019	9/18/2018	12/13/2018
Sale Price		$155,000	$160,000	$130,000	$160,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$135,700	$172,000	$163,800
TADJSP/SQFT		$139.48	$132.68	$110.87	$137.16	$141.21
Model Estimate	$86,000	$77,700	$84,200	$86,800	$87,500	$85,900
Total Adj Factors	$86,000	$77,700	$84,200	$86,800	$87,500	$85,900
Adjusted Sale Price		$174,000	$163,400	$134,900	$170,500	$163,900
Comparable Estimate	$161,300 ($134.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-6	125.06-3-39	125.06-3-33	125.10-5-1	125.06-18-11	125.06-2-21
Owner	Krzemien, Timothy	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dirienzo, Carlo	Strawder, Danielle
Address	23 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	75 Le Havre Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1224	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 300	0 432	0 500
SFLA	1196	1188	1218	1160	1224	1254
Att/Det Gar Sqft	308		200	325	400	308
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	3/14/2019	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$130,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$135,700	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$110.87	$137.16
Model Estimate	$82,300	$77,700	$84,200	$85,900	$86,800	$87,500
Total Adj Factors	$82,300	$77,700	$84,200	$85,900	$86,800	$87,500
Adjusted Sale Price		$170,300	$159,700	$160,200	$131,200	$166,800

Comparable Estimate $157,600 ($131.77/SFLA)

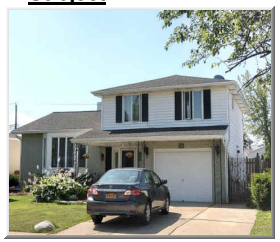
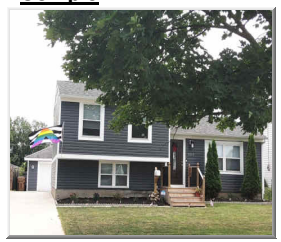
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-12	125.06-11-4	125.06-3-39	125.06-14-28	125.06-18-38	125.06-7-23
Owner	Amitrano Louis A Jr & V	Anthony, Frances M	Klepfer, Michael Eugene	Phelps, Erika D	Lojacono, Daniel M	Dombrowski, Joshua A
Address	23 Cherbourg Dr	181 Seine Dr	16 Rouen Dr	110 Seine Dr	44 Rouen Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1080	1188	1008	1020	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 0	0 0
SFLA	1120	1080	1188	1008	1020	1092
Att/Det Gar Sqft	308	440		308	210	308
Prior Land	$12,700					
Prior Total	$108,100					
Comp Land Estimate	$16,700	$17,700	$16,700	$16,700	$16,700	$16,700
Sale Date		7/25/2018	10/9/2018	1/8/2018	9/23/2020	9/21/2020
Sale Price		$176,000	$155,000	$130,000	$160,000	$165,000
Time Adj Sale Price		$191,300	$165,700	$146,100	$160,000	$165,000
TADJSP/SQFT		$177.13	$139.48	$144.94	$156.86	$151.10
Model Estimate	$76,100	$84,500	$77,700	$64,100	$72,500	$77,900
Total Adj Factors	$76,100	$84,500	$77,700	$64,100	$72,500	$77,900
Adjusted Sale Price		$182,900	$164,100	$158,100	$163,600	$163,200
Comparable Estimate	$166,400 ($148.57/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-36	125.06-3-39	125.06-3-33	125.06-2-21	125.06-18-11	125.10-5-1
Owner	Kay, Harry	Klepfer, Michael Eugene	Kassirer, Leonard W	Strawder, Danielle	Dirienzo, Carlo	Suy, Kim C
Address	24 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	226 Le Havre Dr	75 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 111	50 x 110	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1196	1188	1218	1254	1224	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 500	0 432	0 300
SFLA	1196	1188	1218	1254	1224	1160
Att/Det Gar Sqft	308		200	308	400	325
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$18,200	$16,700	$23,600
Sale Date		10/9/2018	1/28/2020	9/18/2018	3/14/2019	12/13/2018
Sale Price		$155,000	$160,000	$160,000	$130,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$172,000	$135,700	$163,800
TADJSP/SQFT		$139.48	$132.68	$137.16	$110.87	$141.21
Model Estimate	$83,700	$77,700	$84,200	$87,500	$86,800	$85,900
Total Adj Factors	$83,700	$77,700	$84,200	$87,500	$86,800	$85,900
Adjusted Sale Price		$171,700	$161,100	$168,200	$132,600	$161,600
Comparable Estimate	$159,000 ($132.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-33	125.06-14-28	125.06-18-38	125.06-4-23	125.06-14-31	125.06-14-36
Owner	Baumgartner , Edward	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W	Stack, Madison	Sumner, Max C
Address	24 Cherbourg Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1010	1008	1020	971	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1010	1008	1020	971	960	960
Att/Det Gar Sqft	238	308	210	440	308	352
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		1/8/2018	9/23/2020	6/28/2019	9/20/2018	6/11/2019
Sale Price		$130,000	$160,000	$150,000	$142,500	$160,000
Time Adj Sale Price		$146,100	$160,000	$155,000	$153,200	$165,400
TADJSP/SQFT		$144.94	$156.86	$159.63	$159.58	$172.29
Model Estimate	$62,200	$64,100	$72,500	$79,300	$70,500	$72,100
Total Adj Factors	$62,200	$64,100	$72,500	$79,300	$70,500	$72,100
Adjusted Sale Price		$144,200	$149,700	$137,900	$144,900	$155,500

Comparable Estimate $146,400 ($144.95/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-11	125.06-15-11	125.06-16-4	125.10-6-19	125.06-10-16	125.06-3-10
Owner	Asif, Fnu	Asif, Fnu	Hughes, Daina D	Meisenbrug, Sharon A	Read, Amanda M	Giambrone, Stephanie I
Address	27 Cherbourg Dr	27 Cherbourg Dr	95 Toulon Dr	71 Cannas Ct	64 Janine Ct	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 105	57 x 119	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1971 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 170	C Average 90	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	3 Partial 0	4 Full 2	3 Partial 0
1st Sty Area	1735	1735	1464	1468	1104	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	170 400	170 400	526 0	288 0	465 0	432 0
SFLA	1905	1905	1990	1756	1569	1548
Att/Det Gar Sqft	320	320				280
Prior Land	$12,700					
Prior Total	$143,590					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,700	$19,400	$16,700
Sale Date		7/31/2018	8/3/2020	10/2/2018	4/12/2019	12/11/2019
Sale Price		$155,000	$187,020	$184,900	$182,000	$181,500
Time Adj Sale Price		$168,500	$187,000	$197,600	$189,300	$183,900
TADJSP/SQFT		$88.45	$93.97	$112.53	$120.65	$118.80
Model Estimate	$93,800	$93,800	$103,000	$95,300	$90,500	$91,300
Total Adj Factors	$93,800	$93,800	$103,000	$95,300	$90,500	$91,300
Adjusted Sale Price		$168,500	$177,800	$196,100	$192,600	$186,400
Comparable Estimate	$184,300 ($96.75/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-7	125.06-3-39	125.06-3-33	125.10-5-1	125.06-2-21	125.06-7-23
Owner	Yavorskyy Valeriy	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Strawder, Danielle	Dombrowski, Joshua A
Address	27 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	226 Le Havre Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	55 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1254	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 305	0 300	0 500	0 0
SFLA	1196	1188	1218	1160	1254	1092
Att/Det Gar Sqft	308		200	325	308	308
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$18,200	$16,700
Sale Date		10/9/2018	1/28/2020	12/13/2018	9/18/2018	9/21/2020
Sale Price		$155,000	$160,000	$155,000	$160,000	$165,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$172,000	$165,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$137.16	$151.10
Model Estimate	$88,300	$77,700	$84,200	$85,900	$87,500	$77,900
Total Adj Factors	$88,300	$77,700	$84,200	$85,900	$87,500	$77,900
Adjusted Sale Price		$176,300	$165,700	$166,200	$172,800	$175,400

Comparable Estimate $171,300 ($143.23/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-34	125.06-16-28	125.06-12-10	125.06-18-51	125.06-16-38	125.06-16-12
Owner	Ralabate, Jeffrey M	Robinson, John Jr	Vickerd, Michele	Coric, Jonathan A	McCoy, William	Pascucci, John
Address	28 Cherbourg Dr	4 Cherbourg Dr	111 Seine Dr	96 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	75 x 110	50 x 105	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 800	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	1100	888	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	800 0	506 0	732 0	598 0	506 0	500 0
SFLA	1700	1606	1620	1498	1406	1436
Att/Det Gar Sqft			320			
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$21,900	$16,300	$16,700	$16,700	$16,700
Sale Date		8/9/2018	5/1/2020	12/4/2019	1/25/2018	4/24/2020
Sale Price		$160,000	$167,500	$161,000	$136,000	$162,000
Time Adj Sale Price		$173,000	$168,100	$163,200	$152,900	$162,800
TADJSP/SQFT		$107.72	$103.77	$108.95	$108.75	$113.37
Model Estimate	$95,400	$91,800	$91,100	$79,800	$77,300	$80,000
Total Adj Factors	$95,400	$91,800	$91,100	$79,800	$77,300	$80,000
Adjusted Sale Price		$176,600	$172,400	$178,800	$171,000	$178,200
Comparable Estimate	$175,400 ($103.18/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-35	125.06-3-39	125.06-3-33	125.06-2-21	125.06-18-11	125.10-5-1
Owner	Gonsiorek Joseph E	Klepfer, Michael Eugene	Kassirer, Leonard W	Strawder, Danielle	Dirienzo, Carlo	Suy, Kim C
Address	28 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	226 Le Havre Dr	75 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 111	50 x 110	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1196	1188	1218	1254	1224	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 299	0 0	0 305	0 500	0 432	0 300
SFLA	1196	1188	1218	1254	1224	1160
Att/Det Gar Sqft	308		200	308	400	325
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$18,200	$16,700	$23,600
Sale Date		10/9/2018	1/28/2020	9/18/2018	3/14/2019	12/13/2018
Sale Price		$155,000	$160,000	$160,000	$130,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$172,000	$135,700	$163,800
TADJSP/SQFT		$139.48	$132.68	$137.16	$110.87	$141.21
Model Estimate	$85,500	$77,700	$84,200	$87,500	$86,800	$85,900
Total Adj Factors	$85,500	$77,700	$84,200	$87,500	$86,800	$85,900
Adjusted Sale Price		$173,500	$162,900	$170,000	$134,400	$163,400
Comparable Estimate	$160,800 ($134.45/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

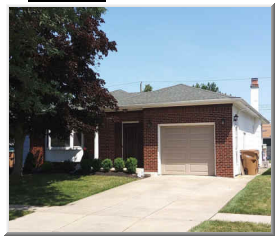
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-8	125.06-3-39	125.06-3-33	125.10-5-1	125.06-7-23	125.06-2-21
Owner	Mack, Jessica L	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dombrowski, Joshua A	Strawder, Danielle
Address	31 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	91 Cherbourg Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1092	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 0	0 305	0 300	0 0	0 500
SFLA	1196	1188	1218	1160	1092	1254
Att/Det Gar Sqft	308		200	325	308	308
Prior Land	$12,700					
Prior Total	$116,900					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	9/21/2020	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$165,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$165,000	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$151.10	$137.16
Model Estimate	$87,200	$77,700	$84,200	$85,900	$77,900	$87,500
Total Adj Factors	$87,200	$77,700	$84,200	$85,900	$77,900	$87,500
Adjusted Sale Price		$175,200	$164,600	$165,100	$174,300	$171,700
Comparable Estimate	$170,200 ($142.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-10	125.06-3-39	125.06-18-11	125.10-5-1	125.06-3-33	125.06-11-4
Owner	McCann, Michael J	Klepfer, Michael Eugene	Dirienzo, Carlo	Suy, Kim C	Kassirer, Leonard W	Anthony, Frances M
Address	31 Cherbourg Dr	16 Rouen Dr	75 Le Havre Dr	4 Cannas Ct	40 Rouen Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1170	1188	1224	1160	1218	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 300	0 305	0 660
SFLA	1170	1188	1224	1160	1218	1080
Att/Det Gar Sqft	308		400	325	200	440
Prior Land	$12,700					
Prior Total	$111,900					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$17,700
Sale Date		10/9/2018	3/14/2019	12/13/2018	1/28/2020	7/25/2018
Sale Price		$155,000	$130,000	$155,000	$160,000	$176,000
Time Adj Sale Price		$165,700	$135,700	$163,800	$161,600	$191,300
TADJSP/SQFT		$139.48	$110.87	$141.21	$132.68	$177.13
Model Estimate	$82,200	$77,700	$86,800	$85,900	$84,200	$84,500
Total Adj Factors	$82,200	$77,700	$86,800	$85,900	$84,200	$84,500
Adjusted Sale Price		$170,200	$131,100	$160,100	$159,600	$189,000
Comparable Estimate	$162,000 ($138.46/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-35	125.06-16-13	125.10-2-7	125.06-17-47	125.06-2-13	125.10-5-12
Owner	Cycon, Chester E	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Gorski, Sarah	Strohm, Katlyn
Address	32 Cherbourg Dr	59 Toulon Dr	23 Lucerne Ct	76 Toulon Dr	194 Le Havre Dr	22 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	56 x 114	50 x 110	50 x 109	54 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	1040	1040	962	1040	936	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	0 0	0 0
SFLA	1040	1040	962	1300	936	936
Att/Det Gar Sqft					200 214	
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$18,700	$16,700	$16,600	$19,300
Sale Date		8/14/2019	7/27/2018	7/1/2019	9/9/2019	5/19/2020
Sale Price		$140,000	$145,000	$155,267	$172,000	$163,000
Time Adj Sale Price		$143,800	$157,600	$160,000	$176,000	$163,500
TADJSP/SQFT		$138.27	$163.83	$123.08	$188.03	$174.68
Model Estimate	$61,200	$62,200	$56,600	$73,900	$83,200	$74,700
Total Adj Factors	$61,200	$62,200	$56,600	$73,900	$83,200	$74,700
Adjusted Sale Price		$142,800	$162,200	$147,300	$154,000	$150,000

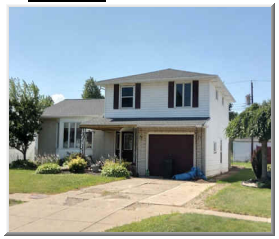
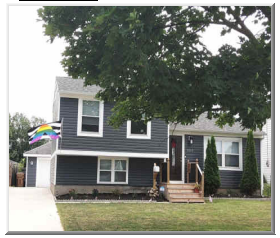
Comparable Estimate $151,300 ($145.48/SFLA)

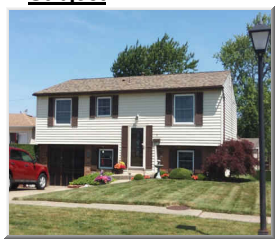
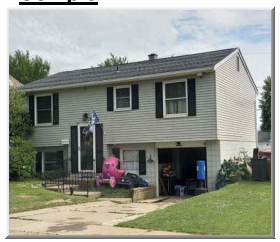
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-34	125.06-8-19	125.06-5-4	125.06-2-18	125.06-20-29	125.06-11-9
Owner	Katilus, Michael	Tetkowski, Aaron	Newton, Anthony John	Miskell, Christy R	American International	Landahl, Gerald R
Address	32 Cherbourg Dr	88 Denise Dr	16 Toulon Dr	214 Le Havre Dr	40 Barbados Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 119	50 x 110	50 x 110	68 x 114	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1977 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1476	1468	1546	1436	1470	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 624	0 160	0 0	0 616	0 400
SFLA	1476	1468	1546	1436	1470	1424
Att/Det Gar Sqft	308	440		330	285	264
Prior Land	$12,700					
Prior Total	$139,000					
Comp Land Estimate	$16,700	$18,800	$16,700	$16,700	$21,200	$16,300
Sale Date		5/10/2019	4/28/2020	4/18/2019	3/12/2020	7/2/2020
Sale Price		$163,000	$180,100	$165,000	$190,000	$170,000
Time Adj Sale Price		$169,000	$181,000	$171,600	$191,300	$170,000
TADJSP/SQFT		$115.12	$117.08	$119.50	$130.14	$119.38
Model Estimate	$100,400	$103,200	$100,800	$99,300	$107,700	$96,800
Total Adj Factors	$100,400	$103,200	$100,800	$99,300	$107,700	$96,800
Adjusted Sale Price		$166,200	$180,600	$172,700	$184,000	$173,600

Comparable Estimate $175,400 ($118.83/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-9	125.06-3-39	125.06-3-33	125.10-5-1	125.06-7-23	125.06-2-21
Owner	Mellerski, Jeffrey J	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dombrowski, Joshua A	Strawder, Danielle
Address	35 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	91 Cherbourg Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1092	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 300	0 0	0 500
SFLA	1196	1188	1218	1160	1092	1254
Att/Det Gar Sqft	308		200	325	308	308
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	9/21/2020	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$165,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$165,000	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$151.10	$137.16
Model Estimate	$87,700	$77,700	$84,200	$85,900	$77,900	$87,500
Total Adj Factors	$87,700	$77,700	$84,200	$85,900	$77,900	$87,500
Adjusted Sale Price		$175,700	$165,100	$165,600	$174,800	$172,200
Comparable Estimate	$170,700 ($142.73/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-9	125.06-16-10	125.06-10-16	125.06-3-10	125.10-3-6	125.06-20-35
Owner	Evans David T & Annma	Stiglmeier, Robert L	Read, Amanda M	Giambrone, Stephanie E	Rondinelli, Jacqueline	Algubani, Ali
Address	35 Cherbourg Dr	71 Toulon Dr	64 Janine Ct	185 Le Havre Dr	52 Lucerne Ct	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	57 x 119	50 x 110	75 x 100	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1970 / 0	1972 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 422	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	1170	1040	1104	1116	1140	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	422 0	441 0	465 0	432 0	364 0	455 0
SFLA	1592	1481	1569	1548	1504	1559
Att/Det Gar Sqft				280		286
Prior Land	$12,800					
Prior Total	$124,500					
Comp Land Estimate	$16,700	$16,700	$19,400	$16,700	$20,700	$20,600
Sale Date		5/17/2019	4/12/2019	12/11/2019	10/16/2019	7/30/2020
Sale Price		$155,000	$182,000	$181,500	$155,000	$186,000
Time Adj Sale Price		$160,700	$189,300	$183,900	$158,100	$186,000
TADJSP/SQFT		$108.51	$120.65	$118.80	$105.12	$119.31
Model Estimate	$76,400	$82,000	$90,500	$91,300	$88,300	$94,400
Total Adj Factors	$76,400	$82,000	$90,500	$91,300	$88,300	$94,400
Adjusted Sale Price		$155,100	$175,200	$169,000	$146,200	$168,000
Comparable Estimate	$162,700 ($102.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-36	125.06-16-38	125.06-17-20	125.06-17-26	125.06-16-12	125.06-17-10
Owner	Markel, Vincent W	McCoy, William	Gilley, John M	Ambellan-Zuppelli, Jill	Pascucci, John	Lojacono, Mark C
Address	36 Cherbourg Dr	44 Cherbourg Dr	35 Rouen Dr	11 Rouen Dr	63 Toulon Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1970 / 0	1969 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 506	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	900	900	900	936	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 0	506 0	506 0	500 0	500 0	500 0
SFLA	1406	1406	1406	1400	1436	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$108,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		1/25/2018	12/6/2019	10/15/2020	4/24/2020	10/23/2020
Sale Price		$136,000	$149,900	$165,000	$162,000	$170,000
Time Adj Sale Price		$152,900	$151,900	$165,000	$162,800	$170,000
TADJSP/SQFT		$108.75	$108.04	$117.86	$113.37	$121.43
Model Estimate	$78,200	$77,300	$78,700	$80,400	$80,000	$80,900
Total Adj Factors	$78,200	$77,300	$78,700	$80,400	$80,000	$80,900
Adjusted Sale Price		$153,800	$151,400	$162,800	$161,000	$167,300
Comparable Estimate	$159,300 ($113.3/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-33	125.06-3-39	125.06-3-33	125.06-2-21	125.06-7-23	125.10-5-1
Owner	Picone, Rose M	Klepfer, Michael Eugene	Kassirer, Leonard W	Strawder, Danielle	Dombrowski, Joshua A	Suy, Kim C
Address	36 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	226 Le Havre Dr	91 Cherbourg Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 111	50 x 110	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1254	1092	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 500	0 0	0 300
SFLA	1196	1188	1218	1254	1092	1160
Att/Det Gar Sqft	308		200	308	308	325
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$18,200	$16,700	$23,600
Sale Date		10/9/2018	1/28/2020	9/18/2018	9/21/2020	12/13/2018
Sale Price		$155,000	$160,000	$160,000	$165,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$172,000	$165,000	$163,800
TADJSP/SQFT		$139.48	$132.68	$137.16	$151.10	$141.21
Model Estimate	$83,700	$77,700	$84,200	$87,500	$77,900	$85,900
Total Adj Factors	$83,700	$77,700	$84,200	$87,500	$77,900	$85,900
Adjusted Sale Price		$171,700	$161,100	$168,200	$170,800	$161,600
Comparable Estimate	$166,700 ($139.38/SFLA)					

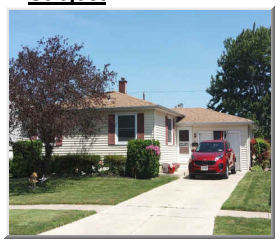
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-10	125.06-3-39	125.06-3-33	125.10-5-1	125.06-7-23	125.06-2-21
Owner	Ray, Donald L	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dombrowski, Joshua A	Strawder, Danielle
Address	39 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	91 Cherbourg Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1092	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 300	0 0	0 500
SFLA	1196	1188	1218	1160	1092	1254
Att/Det Gar Sqft	308		200	325	308	308
Prior Land	$12,700					
Prior Total	$114,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	9/21/2020	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$165,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$165,000	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$151.10	$137.16
Model Estimate	$82,500	$77,700	$84,200	$85,900	$77,900	$87,500
Total Adj Factors	$82,500	$77,700	$84,200	$85,900	$77,900	$87,500
Adjusted Sale Price		$170,500	$159,900	$160,400	$169,600	$167,000

Comparable Estimate $165,500 ($138.38/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-8	125.06-14-31	125.06-14-36	125.06-14-28	125.06-4-23	125.06-18-38
Owner	Reeb, Ronald E	Stack, Madison	Sumner, Max C	Phelps, Erika D	Roneker, Andrew W	Lojacono, Daniel M
Address	39 Cherbourg Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	23 Rouen Dr	44 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1008	971	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	960	960	960	1008	971	1020
Att/Det Gar Sqft	336	308	352	308	440	210
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$14,900	$16,700	$16,700	$16,700
Sale Date		9/20/2018	6/11/2019	1/8/2018	6/28/2019	9/23/2020
Sale Price		$142,500	$160,000	$130,000	$150,000	$160,000
Time Adj Sale Price		$153,200	$165,400	$146,100	$155,000	$160,000
TADJSP/SQFT		$159.58	$172.29	$144.94	$159.63	$156.86
Model Estimate	$69,900	$70,500	$72,100	$64,100	$79,300	$72,500
Total Adj Factors	$69,900	$70,500	$72,100	$64,100	$79,300	$72,500
Adjusted Sale Price		$152,600	$163,200	$151,900	$145,600	$157,400
Comparable Estimate	$154,100 ($160.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-32	125.06-7-23	125.06-11-4	125.06-3-39	125.06-4-23	125.06-3-33
Owner	Guzdek, Mary A	Dombrowski, Joshua A	Anthony, Frances M	Klepfer, Michael Eugene	Roneker, Andrew W	Kassirer, Leonard W
Address	40 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	16 Rouen Dr	23 Rouen Dr	40 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1188	971	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 728	0 0	0 660	0 0	0 200	0 305
SFLA	1092	1092	1080	1188	971	1218
Att/Det Gar Sqft	308	308	440		440	200
Prior Land	$12,700					
Prior Total	$106,900					
Comp Land Estimate	$16,700	$16,700	$17,700	$16,700	$16,700	$16,700
Sale Date		9/21/2020	7/25/2018	10/9/2018	6/28/2019	1/28/2020
Sale Price		$165,000	$176,000	$155,000	$150,000	$160,000
Time Adj Sale Price		$165,000	$191,300	$165,700	$155,000	$161,600
TADJSP/SQFT		$151.10	$177.13	$139.48	$159.63	$132.68
Model Estimate	$72,000	$77,900	$84,500	$77,700	$79,300	$84,200
Total Adj Factors	$72,000	$77,900	$84,500	$77,700	$79,300	$84,200
Adjusted Sale Price		$159,100	$178,800	$160,000	$147,700	$149,400
Comparable Estimate	$159,000 ($145.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-37	125.06-14-28	125.06-18-38	125.06-14-31	125.06-14-36	125.06-4-23
Owner	Bliss, Robert W	Phelps, Erika D	Lojacono, Daniel M	Stack, Madison	Sumner, Max C	Roneker, Andrew W
Address	40 Cherbourg Dr	110 Seine Dr	44 Rouen Dr	98 Seine Dr	74 Seine Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	992	1008	1020	960	960	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	992	1008	1020	960	960	971
Att/Det Gar Sqft	238	308	210	308	352	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$14,900	$16,700
Sale Date		1/8/2018	9/23/2020	9/20/2018	6/11/2019	6/28/2019
Sale Price		$130,000	$160,000	$142,500	$160,000	$150,000
Time Adj Sale Price		$146,100	$160,000	$153,200	$165,400	$155,000
TADJSP/SQFT		$144.94	$156.86	$159.58	$172.29	$159.63
Model Estimate	$70,300	$64,100	$72,500	$70,500	$72,100	$79,300
Total Adj Factors	$70,300	$64,100	$72,500	$70,500	$72,100	$79,300
Adjusted Sale Price		$152,300	$157,800	$153,000	$163,600	$146,000
Comparable Estimate	$154,500 ($155.75/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

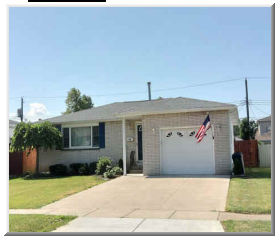
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-11	125.06-3-39	125.06-3-33	125.10-5-1	125.06-7-23	125.06-2-21
Owner	Skwierczynski, Edward	Klepfer, Michael Eugene	Kassirer, Leonard W	Suy, Kim C	Dombrowski, Joshua A	Strawder, Danielle
Address	43 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	4 Cannas Ct	91 Cherbourg Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1160	1092	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 0	0 305	0 300	0 0	0 500
SFLA	1196	1188	1218	1160	1092	1254
Att/Det Gar Sqft	308		200	325	308	308
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$18,200
Sale Date		10/9/2018	1/28/2020	12/13/2018	9/21/2020	9/18/2018
Sale Price		$155,000	$160,000	$155,000	$165,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$163,800	$165,000	$172,000
TADJSP/SQFT		$139.48	$132.68	$141.21	$151.10	$137.16
Model Estimate	$88,500	$77,700	$84,200	$85,900	$77,900	$87,500
Total Adj Factors	$88,500	$77,700	$84,200	$85,900	$77,900	$87,500
Adjusted Sale Price		$176,500	$165,900	$166,400	$175,600	$173,000

Comparable Estimate $171,500 ($143.39/SFLA)

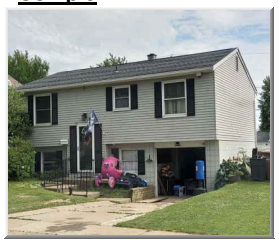
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

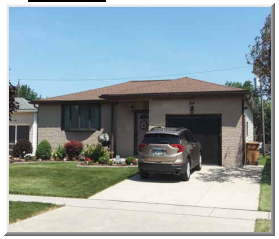
Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-7	125.06-3-39	125.06-18-11	125.10-2-2	125.06-3-33	125.10-5-1
Owner	Milazzo, Carol A	Klepfer, Michael Eugene	Dirienzo, Carlo	Lipp, Derek R	Kassirer, Leonard W	Suy, Kim C
Address	43 Cherbourg Dr	16 Rouen Dr	75 Le Havre Dr	3 Lucerne Ct	40 Rouen Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	71 x 105	50 x 110	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	4 Good	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1180	1188	1224	1253	1218	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 305	0 300
SFLA	1180	1188	1224	1253	1218	1160
Att/Det Gar Sqft	315		400	420	200	325
Prior Land	$12,700					
Prior Total	$125,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$20,700	$16,700	$23,600
Sale Date		10/9/2018	3/14/2019	9/10/2018	1/28/2020	12/13/2018
Sale Price		$155,000	$130,000	$130,000	$160,000	$155,000
Time Adj Sale Price		$165,700	$135,700	$139,700	$161,600	$163,800
TADJSP/SQFT		$139.48	$110.87	$111.49	$132.68	$141.21
Model Estimate	$92,300	$77,700	$86,800	$77,700	$84,200	$85,900
Total Adj Factors	$92,300	$77,700	$86,800	$77,700	$84,200	$85,900
Adjusted Sale Price		$180,300	$141,200	$154,300	$169,700	$170,200

Comparable Estimate $163,100 ($138.22/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-38	125.06-16-38	125.06-17-20	125.06-16-12	125.06-17-10	125.06-17-26
Owner	McCoy, William	McCoy, William	Gilley, John M	Pascucci, John	Lojacono, Mark C	Ambellan-Zuppelli, Jill
Address	44 Cherbourg Dr	44 Cherbourg Dr	35 Rouen Dr	63 Toulon Dr	75 Rouen Dr	11 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1970 / 0	1969 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 506	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	900	900	936	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 0	506 0	506 0	500 0	500 0	500 0
SFLA	1406	1406	1406	1436	1400	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$106,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		1/25/2018	12/6/2019	4/24/2020	10/23/2020	10/15/2020
Sale Price		$136,000	$149,900	$162,000	$170,000	$165,000
Time Adj Sale Price		$152,900	$151,900	$162,800	$170,000	$165,000
TADJSP/SQFT		$108.75	$108.04	$113.37	$121.43	$117.86
Model Estimate	$77,300	$77,300	$78,700	$80,000	$80,900	$80,400
Total Adj Factors	$77,300	$77,300	$78,700	$80,000	$80,900	$80,400
Adjusted Sale Price		$152,900	$150,500	$160,100	$166,400	$161,900
Comparable Estimate	$158,400 ($112.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-31	125.06-8-19	125.06-2-18	125.06-5-4	125.06-11-9	125.06-20-29
Owner	Wiseman, William	Tetkowski, Aaron	Miskell, Christy R	Newton, Anthony John	Landahl, Gerald R	American International
Address	44 Cherbourg Dr	88 Denise Dr	214 Le Havre Dr	16 Toulon Dr	201 Seine Dr	40 Barbados Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 119	50 x 110	50 x 110	50 x 105	68 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1972 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1449	1468	1436	1546	1424	1470
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 624	0 0	0 160	0 400	0 616
SFLA	1449	1468	1436	1546	1424	1470
Att/Det Gar Sqft	330	440	330		264	285
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$18,800	$16,700	$16,700	$16,300	$21,200
Sale Date		5/10/2019	4/18/2019	4/28/2020	7/2/2020	3/12/2020
Sale Price		$163,000	$165,000	$180,100	$170,000	$190,000
Time Adj Sale Price		$169,000	$171,600	$181,000	$170,000	$191,300
TADJSP/SQFT		$115.12	$119.50	$117.08	$119.38	$130.14
Model Estimate	$96,700	$103,200	$99,300	$100,800	$96,800	$107,700
Total Adj Factors	$96,700	$103,200	$99,300	$100,800	$96,800	$107,700
Adjusted Sale Price		$162,500	$169,000	$176,900	$169,900	$180,300
Comparable Estimate	$171,700 ($118.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-12	125.06-3-39	125.06-3-33	125.06-7-23	125.10-5-1	125.06-2-21
Owner	Malachowski, Brandon	Klepfer, Michael Eugene	Kassirer, Leonard W	Dombrowski, Joshua A	Suy, Kim C	Strawder, Danielle
Address	47 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	91 Cherbourg Dr	4 Cannas Ct	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1092	1160	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 0	0 300	0 500
SFLA	1196	1188	1218	1092	1160	1254
Att/Det Gar Sqft	308		200	308	325	308
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$23,600	$18,200
Sale Date		10/9/2018	1/28/2020	9/21/2020	12/13/2018	9/18/2018
Sale Price		$155,000	$160,000	$165,000	$155,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$165,000	$163,800	$172,000
TADJSP/SQFT		$139.48	$132.68	$151.10	$141.21	$137.16
Model Estimate	$83,700	$77,700	$84,200	$77,900	$85,900	$87,500
Total Adj Factors	$83,700	$77,700	$84,200	$77,900	$85,900	$87,500
Adjusted Sale Price		$171,700	$161,100	$170,800	$161,600	$168,200
Comparable Estimate	$166,700 ($139.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-6	125.06-12-5	125.06-11-9	125.06-2-18	125.06-18-11	125.06-5-4
Owner	Green, Rosemary M	Delpe, Stenly J	Landahl, Gerald R	Miskell, Christy R	Dirienzo, Carlo	Newton, Anthony John
Address	47 Cherbourg Dr	91 Seine Dr	201 Seine Dr	214 Le Havre Dr	75 Le Havre Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 105	50 x 105	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1972 / 0	1970 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1378	1350	1424	1436	1224	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 432	0 160
SFLA	1378	1350	1424	1436	1224	1546
Att/Det Gar Sqft	287	315	264	330	400	
Prior Land	$12,700					
Prior Total	$121,900					
Comp Land Estimate	$16,700	$16,300	$16,300	$16,700	$16,700	$16,700
Sale Date		2/1/2019	7/2/2020	4/18/2019	3/14/2019	4/28/2020
Sale Price		$168,000	$170,000	$165,000	$130,000	$180,100
Time Adj Sale Price		$175,900	$170,000	$171,600	$135,700	$181,000
TADJSP/SQFT		$130.30	$119.38	$119.50	$110.87	$117.08
Model Estimate	$92,200	$97,200	$96,800	$99,300	$86,800	$100,800
Total Adj Factors	$92,200	$97,200	$96,800	$99,300	$86,800	$100,800
Adjusted Sale Price		$170,900	$165,400	$164,500	$141,100	$172,400

Comparable Estimate $162,900 ($118.21/SFLA)

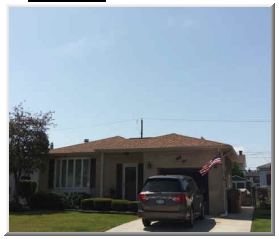
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-39	125.06-16-13	125.10-2-7	125.06-17-47	125.06-2-13	125.06-16-10
Owner	Myers, Todd	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Gorski, Sarah	Stiglmeier, Robert L
Address	48 Cherbourg Dr	59 Toulon Dr	23 Lucerne Ct	76 Toulon Dr	194 Le Havre Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	56 x 114	50 x 110	50 x 109	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	1040	1040	962	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	0 0	441 0
SFLA	1040	1040	962	1300	936	1481
Att/Det Gar Sqft					200 214	
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$18,700	$16,700	$16,600	$16,700
Sale Date		8/14/2019	7/27/2018	7/1/2019	9/9/2019	5/17/2019
Sale Price		$140,000	$145,000	$155,267	$172,000	$155,000
Time Adj Sale Price		$143,800	$157,600	$160,000	$176,000	$160,700
TADJSP/SQFT		$138.27	$163.83	$123.08	$188.03	$108.51
Model Estimate	$61,200	$62,200	$56,600	$73,900	$83,200	$82,000
Total Adj Factors	$61,200	$62,200	$56,600	$73,900	$83,200	$82,000
Adjusted Sale Price		$142,800	$162,200	$147,300	$154,000	$139,900
Comparable Estimate	$149,200 ($143.46/SFLA)					

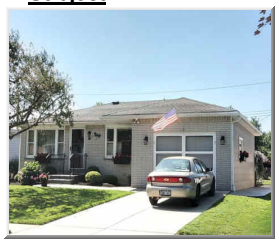
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-30	125.06-7-23	125.06-11-4	125.06-3-39	125.06-4-23	125.06-3-33
Owner	Kotarski, Thomas N	Dombrowski, Joshua A	Anthony, Frances M	Klepfer, Michael Eugene	Roneker, Andrew W	Kassirer, Leonard W
Address	48 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	16 Rouen Dr	23 Rouen Dr	40 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1188	971	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 0	0 660	0 0	0 200	0 305
SFLA	1092	1092	1080	1188	971	1218
Att/Det Gar Sqft	568	308	440		440	200
Prior Land	$12,700					
Prior Total	$111,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$16,700	$16,700	$16,700
Sale Date		9/21/2020	7/25/2018	10/9/2018	6/28/2019	1/28/2020
Sale Price		$165,000	$176,000	$155,000	$150,000	$160,000
Time Adj Sale Price		$165,000	$191,300	$165,700	$155,000	$161,600
TADJSP/SQFT		$151.10	$177.13	$139.48	$159.63	$132.68
Model Estimate	$87,800	$77,900	$84,500	$77,700	$79,300	$84,200
Total Adj Factors	$87,800	$77,900	$84,500	$77,700	$79,300	$84,200
Adjusted Sale Price		$174,900	$194,600	$175,800	$163,500	$165,200
Comparable Estimate	$174,800 ($160.07/SFLA)					

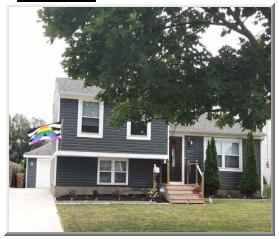
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-13	125.06-3-39	125.06-3-33	125.06-7-23	125.10-5-1	125.06-2-21
Owner	Lisnerski Karl G	Klepfer, Michael Eugene	Kassirer, Leonard W	Dombrowski, Joshua A	Suy, Kim C	Strawder, Danielle
Address	51 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	91 Cherbourg Dr	4 Cannas Ct	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1092	1160	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1196	0 0	0 305	0 0	0 300	0 500
SFLA	1196	1188	1218	1092	1160	1254
Att/Det Gar Sqft	308		200	308	325	308
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$23,600	$18,200
Sale Date		10/9/2018	1/28/2020	9/21/2020	12/13/2018	9/18/2018
Sale Price		$155,000	$160,000	$165,000	$155,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$165,000	$163,800	$172,000
TADJSP/SQFT		$139.48	$132.68	$151.10	$141.21	$137.16
Model Estimate	$85,500	$77,700	$84,200	$77,900	$85,900	$87,500
Total Adj Factors	$85,500	$77,700	$84,200	$77,900	$85,900	$87,500
Adjusted Sale Price		$173,500	$162,900	$172,600	$163,400	$170,000
Comparable Estimate	$168,500 ($140.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-5	125.06-18-11	125.06-12-5	125.06-3-33	125.06-3-39	125.06-2-21
Owner	Jade B. Dauer Irrevocab	Dirienzo, Carlo	Delpe, Stenly J	Kassirer, Leonard W	Klepfer, Michael Eugen	Strawder, Danielle
Address	51 Cherbourg Dr	75 Le Havre Dr	91 Seine Dr	40 Rouen Dr	16 Rouen Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 105	50 x 110	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1246	1224	1350	1218	1188	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 305	0 0	0 500
SFLA	1246	1224	1350	1218	1188	1254
Att/Det Gar Sqft	308	400	315	200		308
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$16,300	$16,700	$16,700	$18,200
Sale Date		3/14/2019	2/1/2019	1/28/2020	10/9/2018	9/18/2018
Sale Price		$130,000	$168,000	$160,000	$155,000	$160,000
Time Adj Sale Price		$135,700	$175,900	$161,600	$165,700	$172,000
TADJSP/SQFT		$110.87	$130.30	$132.68	$139.48	$137.16
Model Estimate	$82,700	$86,800	$97,200	$84,200	$77,700	$87,500
Total Adj Factors	$82,700	$86,800	$97,200	$84,200	$77,700	$87,500
Adjusted Sale Price		$131,600	$161,400	$160,100	$170,700	$167,200
Comparable Estimate	$158,200 ($126.97/SFLA)					

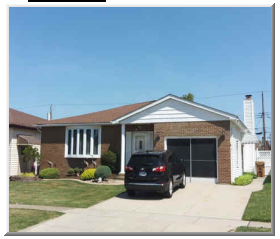
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-40	125.06-16-10	125.06-3-10	125.06-10-16	125.10-3-6	125.06-15-11
Owner	Loffredo, Marie	Stiglmeier, Robert L	Giambrone, Stephanie E	Read, Amanda M	Rondinelli, Jacqueline	Asif, Fnu
Address	52 Cherbourg Dr	71 Toulon Dr	185 Le Havre Dr	64 Janine Ct	52 Lucerne Ct	27 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	57 x 119	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1969 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 438	C Average 100	C Average 105	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	4 Full 2	3 Partial 1	4 Full 0
1st Sty Area	1167	1040	1116	1104	1140	1735
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	438 0	441 0	432 0	465 0	364 0	170 400
SFLA	1605	1481	1548	1569	1504	1905
Att/Det Gar Sqft			280			320
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$19,400	$20,700	$16,700
Sale Date		5/17/2019	12/11/2019	4/12/2019	10/16/2019	7/31/2018
Sale Price		$155,000	$181,500	$182,000	$155,000	$155,000
Time Adj Sale Price		$160,700	$183,900	$189,300	$158,100	$168,500
TADJSP/SQFT		$108.51	$118.80	$120.65	$105.12	$88.45
Model Estimate	$88,000	$82,000	$91,300	$90,500	$88,300	$93,800
Total Adj Factors	$88,000	$82,000	$91,300	$90,500	$88,300	$93,800
Adjusted Sale Price		$166,700	$180,600	$186,800	$157,800	$162,700

Comparable Estimate $170,900 ($106.48/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-29	125.06-8-19	125.06-5-4	125.06-2-18	125.06-20-29	125.06-11-9
Owner	Krzemien, Gerald D	Tetkowski, Aaron	Newton, Anthony John	Miskell, Christy R	American International	Landahl, Gerald R
Address	52 Cherbourg Dr	88 Denise Dr	16 Toulon Dr	214 Le Havre Dr	40 Barbados Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 119	50 x 110	50 x 110	68 x 114	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1970 / 0	1977 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1490	1468	1546	1436	1470	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 602	0 624	0 160	0 0	0 616	0 400
SFLA	1490	1468	1546	1436	1470	1424
Att/Det Gar Sqft	273	440		330	285	264
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$18,800	$16,700	$16,700	$21,200	$16,300
Sale Date		5/10/2019	4/28/2020	4/18/2019	3/12/2020	7/2/2020
Sale Price		$163,000	$180,100	$165,000	$190,000	$170,000
Time Adj Sale Price		$169,000	$181,000	$171,600	$191,300	$170,000
TADJSP/SQFT		$115.12	$117.08	$119.50	$130.14	$119.38
Model Estimate	$107,200	$103,200	$100,800	$99,300	$107,700	$96,800
Total Adj Factors	$107,200	$103,200	$100,800	$99,300	$107,700	$96,800
Adjusted Sale Price		$173,000	$187,400	$179,500	$190,800	$180,400
Comparable Estimate	$182,200 ($122.28/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

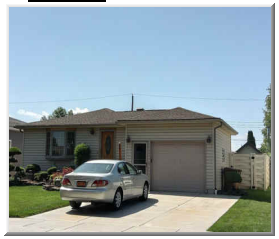
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-14	125.06-3-39	125.06-3-33	125.06-7-23	125.10-5-1	125.06-2-21
Owner	Hardick, Diane G	Klepfer, Michael Eugene	Kassirer, Leonard W	Dombrowski, Joshua A	Suy, Kim C	Strawder, Danielle
Address	55 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	91 Cherbourg Dr	4 Cannas Ct	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1188	1218	1092	1160	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 0	0 300	0 500
SFLA	1196	1188	1218	1092	1160	1254
Att/Det Gar Sqft	308		200	308	325	308
Prior Land	$12,700					
Prior Total	$113,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$23,600	$18,200
Sale Date		10/9/2018	1/28/2020	9/21/2020	12/13/2018	9/18/2018
Sale Price		$155,000	$160,000	$165,000	$155,000	$160,000
Time Adj Sale Price		$165,700	$161,600	$165,000	$163,800	$172,000
TADJSP/SQFT		$139.48	$132.68	$151.10	$141.21	$137.16
Model Estimate	$80,100	$77,700	$84,200	$77,900	$85,900	$87,500
Total Adj Factors	$80,100	$77,700	$84,200	$77,900	$85,900	$87,500
Adjusted Sale Price		$168,100	$157,500	$167,200	$158,000	$164,600

Comparable Estimate $163,100 ($136.37/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-4	125.06-14-31	125.06-14-36	125.06-14-28	125.06-18-38	125.06-4-23
Owner	Bojarski, Robert J	Stack, Madison	Sumner, Max C	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W
Address	55 Cherbourg Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1008	1020	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	1008	1020	971
Att/Det Gar Sqft	308	308	352	308	210	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$14,900	$16,700	$16,700	$16,700
Sale Date		9/20/2018	6/11/2019	1/8/2018	9/23/2020	6/28/2019
Sale Price		$142,500	$160,000	$130,000	$160,000	$150,000
Time Adj Sale Price		$153,200	$165,400	$146,100	$160,000	$155,000
TADJSP/SQFT		$159.58	$172.29	$144.94	$156.86	$159.63
Model Estimate	$69,500	$70,500	$72,100	$64,100	$72,500	$79,300
Total Adj Factors	$69,500	$70,500	$72,100	$64,100	$72,500	$79,300
Adjusted Sale Price		$152,200	$162,800	$151,500	$157,000	$145,200
Comparable Estimate	$153,700 ($160.1/SFLA)					

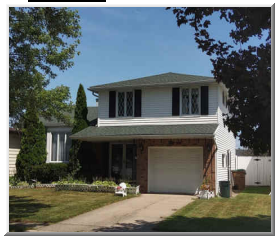
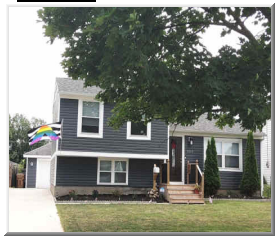
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-28	125.06-7-23	125.06-11-4	125.06-3-39	125.06-4-23	125.06-3-33
Owner	Zeisz, Mark J	Dombrowski, Joshua A	Anthony, Frances M	Klepfer, Michael Eugene	Roneker, Andrew W	Kassirer, Leonard W
Address	56 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	16 Rouen Dr	23 Rouen Dr	40 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1188	971	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 660	0 0	0 200	0 305
SFLA	1092	1092	1080	1188	971	1218
Att/Det Gar Sqft	308	308	440		440	200
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$16,700	$16,700	$16,700
Sale Date		9/21/2020	7/25/2018	10/9/2018	6/28/2019	1/28/2020
Sale Price		$165,000	$176,000	$155,000	$150,000	$160,000
Time Adj Sale Price		$165,000	$191,300	$165,700	$155,000	$161,600
TADJSP/SQFT		$151.10	$177.13	$139.48	$159.63	$132.68
Model Estimate	$85,100	$77,900	$84,500	$77,700	$79,300	$84,200
Total Adj Factors	$85,100	$77,900	$84,500	$77,700	$79,300	$84,200
Adjusted Sale Price		$172,200	$191,900	$173,100	$160,800	$162,500
Comparable Estimate	$172,100 ($157.6/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-41	125.06-16-10	125.06-3-10	125.06-10-16	125.10-3-6	125.06-20-35
Owner	Donovan William P & W	Stiglmeier, Robert L	Giambrone, Stephanie E	Read, Amanda M	Rondinelli, Jacqueline	Algubani, Ali
Address	56 Cherbourg Dr	71 Toulon Dr	185 Le Havre Dr	64 Janine Ct	52 Lucerne Ct	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	57 x 119	75 x 100	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1969 / 0	1972 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 454	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	4 Full 2	3 Partial 1	3 Partial 0
1st Sty Area	1142	1040	1116	1104	1140	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	454 0	441 0	432 0	465 0	364 0	455 0
SFLA	1596	1481	1548	1569	1504	1559
Att/Det Gar Sqft			280			286
Prior Land	$12,700					
Prior Total	$120,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$19,400	$20,700	$20,600
Sale Date		5/17/2019	12/11/2019	4/12/2019	10/16/2019	7/30/2020
Sale Price		$155,000	$181,500	$182,000	$155,000	$186,000
Time Adj Sale Price		$160,700	$183,900	$189,300	$158,100	$186,000
TADJSP/SQFT		$108.51	$118.80	$120.65	$105.12	$119.31
Model Estimate	$87,600	$82,000	$91,300	$90,500	$88,300	$94,400
Total Adj Factors	$87,600	$82,000	$91,300	$90,500	$88,300	$94,400
Adjusted Sale Price		$166,300	$180,200	$186,400	$157,400	$179,200
Comparable Estimate	$173,900 ($108.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-15	125.06-7-23	125.06-3-39	125.10-5-1	125.06-3-33	125.10-4-27.1
Owner	Peters, Walter A	Dombrowski, Joshua A	Klepfer, Michael Eugene	Suy, Kim C	Kassirer, Leonard W	Humbert, Gabriel A
Address	59 Cherbourg Dr	91 Cherbourg Dr	16 Rouen Dr	4 Cannas Ct	40 Rouen Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	81 x 118	50 x 110	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1150	1092	1188	1160	1218	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 305	0 408
SFLA	1150	1092	1188	1160	1218	1160
Att/Det Gar Sqft	308	308		325	200	462
Prior Land	$12,700					
Prior Total	$108,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$23,600	$16,700	$27,100
Sale Date		9/21/2020	10/9/2018	12/13/2018	1/28/2020	7/16/2019
Sale Price		$165,000	$155,000	$155,000	$160,000	$180,500
Time Adj Sale Price		$165,000	$165,700	$163,800	$161,600	$186,000
TADJSP/SQFT		$151.10	$139.48	$141.21	$132.68	$160.34
Model Estimate	$77,700	$77,900	$77,700	$85,900	$84,200	$92,300
Total Adj Factors	$77,700	$77,900	$77,700	$85,900	$84,200	$92,300
Adjusted Sale Price		$164,800	$165,700	$155,600	$155,100	$171,400

Comparable Estimate $162,500 ($141.3/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-3	125.06-14-36	125.06-14-31	125.06-14-28	125.06-18-38	125.06-4-23
Owner	Walters, Charles A	Sumner, Max C	Stack, Madison	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W
Address	59 Cherbourg Dr	74 Seine Dr	98 Seine Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	960	960	1008	1020	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	920	960	960	1008	1020	971
Att/Det Gar Sqft	330	352	308	308	210	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$14,900	$16,700	$16,700	$16,700	$16,700
Sale Date		6/11/2019	9/20/2018	1/8/2018	9/23/2020	6/28/2019
Sale Price		$160,000	$142,500	$130,000	$160,000	$150,000
Time Adj Sale Price		$165,400	$153,200	$146,100	$160,000	$155,000
TADJSP/SQFT		$172.29	$159.58	$144.94	$156.86	$159.63
Model Estimate	$67,600	$72,100	$70,500	$64,100	$72,500	$79,300
Total Adj Factors	$67,600	$72,100	$70,500	$64,100	$72,500	$79,300
Adjusted Sale Price		$160,900	$150,300	$149,600	$155,100	$143,300

Comparable Estimate $151,800 ($165/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-27	125.06-8-19	125.06-2-21	125.06-3-33	125.06-2-18	125.06-12-5
Owner	Priore, Rosario	Tetkowski, Aaron	Strawder, Danielle	Kassirer, Leonard W	Miskell, Christy R	Delpe, Stenly J
Address	60 Cherbourg Dr	88 Denise Dr	226 Le Havre Dr	40 Rouen Dr	214 Le Havre Dr	91 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 119	55 x 111	50 x 110	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1468	1254	1218	1436	1350
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 624	0 500	0 305	0 0	0 0
SFLA	1336	1468	1254	1218	1436	1350
Att/Det Gar Sqft	308	440	308	200	330	315
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$18,800	$18,200	$16,700	$16,700	$16,300
Sale Date		5/10/2019	9/18/2018	1/28/2020	4/18/2019	2/1/2019
Sale Price		$163,000	$160,000	$160,000	$165,000	$168,000
Time Adj Sale Price		$169,000	$172,000	$161,600	$171,600	$175,900
TADJSP/SQFT		$115.12	$137.16	$132.68	$119.50	$130.30
Model Estimate	$90,200	$103,200	$87,500	$84,200	$99,300	$97,200
Total Adj Factors	$90,200	$103,200	$87,500	$84,200	$99,300	$97,200
Adjusted Sale Price		$156,000	$174,700	$167,600	$162,500	$168,900

Comparable Estimate $165,900 ($124.18/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-42	125.06-18-38	125.06-14-28	125.06-11-4	125.06-14-36	125.06-14-31
Owner	Delano, Dennis	Lojacono, Daniel M	Phelps, Erika D	Anthony, Frances M	Sumner, Max C	Stack, Madison
Address	60 Cherbourg Dr	44 Rouen Dr	110 Seine Dr	181 Seine Dr	74 Seine Dr	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 105	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1968 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1020	1008	1080	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 0	0 0
SFLA	1092	1020	1008	1080	960	960
Att/Det Gar Sqft	308	210	308	440	352	308
Prior Land	$12,700					
Prior Total	$104,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,700	$14,900	$16,700
Sale Date		9/23/2020	1/8/2018	7/25/2018	6/11/2019	9/20/2018
Sale Price		$160,000	$130,000	$176,000	$160,000	$142,500
Time Adj Sale Price		$160,000	$146,100	$191,300	$165,400	$153,200
TADJSP/SQFT		$156.86	$144.94	$177.13	$172.29	$159.58
Model Estimate	$76,800	$72,500	$64,100	$84,500	$72,100	$70,500
Total Adj Factors	$76,800	$72,500	$64,100	$84,500	$72,100	$70,500
Adjusted Sale Price		$164,300	$158,800	$183,600	$170,100	$159,500
Comparable Estimate	$167,300 ($153.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-16	125.06-3-33	125.06-3-39	125.06-7-23	125.06-2-21	125.10-5-1
Owner	Scheuneman Stojan Ge	Kassirer, Leonard W	Klepfer, Michael Eugene	Dombrowski, Joshua A	Strawder, Danielle	Suy, Kim C
Address	63 Cherbourg Dr	40 Rouen Dr	16 Rouen Dr	91 Cherbourg Dr	226 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1218	1188	1092	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 305	0 0	0 0	0 500	0 300
SFLA	1196	1218	1188	1092	1254	1160
Att/Det Gar Sqft	308	200		308	308	325
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$23,600
Sale Date		1/28/2020	10/9/2018	9/21/2020	9/18/2018	12/13/2018
Sale Price		$160,000	$155,000	$165,000	$160,000	$155,000
Time Adj Sale Price		$161,600	$165,700	$165,000	$172,000	$163,800
TADJSP/SQFT		$132.68	$139.48	$151.10	$137.16	$141.21
Model Estimate	$88,300	$84,200	$77,700	$77,900	$87,500	$85,900
Total Adj Factors	$88,300	$84,200	$77,700	$77,900	$87,500	$85,900
Adjusted Sale Price		$165,700	$176,300	$175,400	$172,800	$166,200
Comparable Estimate	$171,300 ($143.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-2	125.06-14-36	125.06-14-31	125.06-14-28	125.06-18-38	125.06-4-23
Owner	Tschopp, Thomas L	Sumner, Max C	Stack, Madison	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W
Address	63 Cherbourg Dr	74 Seine Dr	98 Seine Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1008	1020	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	1008	1020	971
Att/Det Gar Sqft	300	352	308	308	210	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$14,900	$16,700	$16,700	$16,700	$16,700
Sale Date		6/11/2019	9/20/2018	1/8/2018	9/23/2020	6/28/2019
Sale Price		$160,000	$142,500	$130,000	$160,000	$150,000
Time Adj Sale Price		$165,400	$153,200	$146,100	$160,000	$155,000
TADJSP/SQFT		$172.29	$159.58	$144.94	$156.86	$159.63
Model Estimate	$67,500	$72,100	$70,500	$64,100	$72,500	$79,300
Total Adj Factors	$67,500	$72,100	$70,500	$64,100	$72,500	$79,300
Adjusted Sale Price		$160,800	$150,200	$149,500	$155,000	$143,200
Comparable Estimate	$151,700 ($158.02/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-43	125.06-5-4	125.06-12-5	125.06-8-19	125.06-2-18	125.06-11-9
Owner	Gill, Thomas P	Newton, Anthony John	Delpe, Stenly J	Tetkowski, Aaron	Miskell, Christy R	Landahl, Gerald R
Address	64 Cherbourg Dr	16 Toulon Dr	91 Seine Dr	88 Denise Dr	214 Le Havre Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 105	55 x 119	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1477	1546	1350	1468	1436	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 488	0 160	0 0	0 624	0 0	0 400
SFLA	1477	1546	1350	1468	1436	1424
Att/Det Gar Sqft	273		315	440	330	264
Prior Land	$12,700					
Prior Total	$140,000					
Comp Land Estimate	$16,700	$16,700	$16,300	$18,800	$16,700	$16,300
Sale Date		4/28/2020	2/1/2019	5/10/2019	4/18/2019	7/2/2020
Sale Price		$180,100	$168,000	$163,000	$165,000	$170,000
Time Adj Sale Price		$181,000	$175,900	$169,000	$171,600	$170,000
TADJSP/SQFT		$117.08	$130.30	$115.12	$119.50	$119.38
Model Estimate	$105,600	$100,800	$97,200	$103,200	$99,300	$96,800
Total Adj Factors	$105,600	$100,800	$97,200	$103,200	$99,300	$96,800
Adjusted Sale Price		$185,800	$184,300	$171,400	$177,900	$178,800
Comparable Estimate	$179,600 ($121.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-26	125.06-7-23	125.06-11-4	125.06-3-39	125.06-4-23	125.06-3-33
Owner	Sciolino Thomas	Dombrowski, Joshua A	Anthony, Frances M	Klepfer, Michael Eugene	Roneker, Andrew W	Kassirer, Leonard W
Address	64 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	16 Rouen Dr	23 Rouen Dr	40 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1188	971	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 660	0 0	0 200	0 305
SFLA	1092	1092	1080	1188	971	1218
Att/Det Gar Sqft	308	308	440		440	200
Prior Land	$12,700					
Prior Total	$108,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$16,700	$16,700	$16,700
Sale Date		9/21/2020	7/25/2018	10/9/2018	6/28/2019	1/28/2020
Sale Price		$165,000	$176,000	$155,000	$150,000	$160,000
Time Adj Sale Price		$165,000	$191,300	$165,700	$155,000	$161,600
TADJSP/SQFT		$151.10	$177.13	$139.48	$159.63	$132.68
Model Estimate	$77,700	$77,900	$84,500	$77,700	$79,300	$84,200
Total Adj Factors	$77,700	$77,900	$84,500	$77,700	$79,300	$84,200
Adjusted Sale Price		$164,800	$184,500	$165,700	$153,400	$155,100
Comparable Estimate	$164,700 ($150.82/SFLA)					

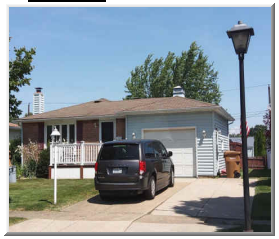
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-17	125.06-5-24	125.06-10-35	125.06-14-19	125.06-15-11	125.06-16-4
Owner	Heath Timothy A	Pijanowski, Adam	Holzer, Drew M	Partridge, Timothy	Asif, Fnu	Hughes, Daina D
Address	67 Cherbourg Dr	96 Toulon Dr	230 Seine Dr	46 Lille Ln	27 Cherbourg Dr	95 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	62 x 133	55 x 110	50 x 174	50 x 110	50 x 110
Building Style	14 other	05 Colonial	05 Colonial	02 Raised ranch	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1971 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	1.0	1.0	1.0
Bedrooms	5	5	4	3	3	4
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1574	812	969	1257	1735	1464
2nd Sty Area	405	1134	978	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	900 0	170 400	526 0
SFLA	2046	1946	1947	2157	1905	1990
Att/Det Gar Sqft	308	400	405		320	
Prior Land	$12,700					
Prior Total	$153,550					
Comp Land Estimate	$16,700	$21,800	$18,100	$20,300	$16,700	$16,700
Sale Date		10/15/2018	4/16/2018	3/22/2018	7/31/2018	8/3/2020
Sale Price		$193,000	$195,000	$150,000	$155,000	$187,020
Time Adj Sale Price		$206,300	$215,600	$166,800	$168,500	$187,000
TADJSP/SQFT		$106.01	$110.73	$77.33	$88.45	$93.97
Model Estimate	$113,100	$103,900	$123,800	$97,200	$93,800	$103,000
Total Adj Factors	$113,100	$103,900	$123,800	$97,200	$93,800	$103,000
Adjusted Sale Price		$215,500	$204,900	$182,700	$187,800	$197,100
Comparable Estimate	$197,600 ($96.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-44	125.06-14-36	125.06-14-31	125.06-14-28	125.06-18-38	125.06-4-23
Owner	Hochulski, David L	Sumner, Max C	Stack, Madison	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W
Address	68 Cherbourg Dr	74 Seine Dr	98 Seine Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1008	1020	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	1008	1020	971
Att/Det Gar Sqft	308	352	308	308	210	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$14,900	$16,700	$16,700	$16,700	$16,700
Sale Date		6/11/2019	9/20/2018	1/8/2018	9/23/2020	6/28/2019
Sale Price		$160,000	$142,500	$130,000	$160,000	$150,000
Time Adj Sale Price		$165,400	$153,200	$146,100	$160,000	$155,000
TADJSP/SQFT		$172.29	$159.58	$144.94	$156.86	$159.63
Model Estimate	$72,000	$72,100	$70,500	$64,100	$72,500	$79,300
Total Adj Factors	$72,000	$72,100	$70,500	$64,100	$72,500	$79,300
Adjusted Sale Price		$165,300	$154,700	$154,000	$159,500	$147,700
Comparable Estimate	$156,200 ($162.71/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-25	125.06-4-23	125.06-4-10	125.06-7-23	125.06-14-31	125.06-14-36
Owner	Grieco Leonard S Jr.	Roneker, Andrew W	Justinger, Bonnie L	Dombrowski, Joshua A	Stack, Madison	Sumner, Max C
Address	68 Cherbourg Dr	23 Rouen Dr	75 Rouen Dr	91 Cherbourg Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	971	912	1092	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 200	0 0	0 0	0 0	0 0
SFLA	960	971	912	1092	960	960
Att/Det Gar Sqft	350	440	374	308	308	352
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	12/3/2018	9/21/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$144,500	$165,000	$142,500	$160,000
Time Adj Sale Price		$155,000	$152,700	$165,000	$153,200	$165,400
TADJSP/SQFT		$159.63	$167.43	$151.10	$159.58	$172.29
Model Estimate	$72,100	$79,300	$68,700	$77,900	$70,500	$72,100
Total Adj Factors	$72,100	$79,300	$68,700	$77,900	$70,500	$72,100
Adjusted Sale Price		$147,800	$156,100	$159,200	$154,800	$165,400
Comparable Estimate	$156,700 ($163.23/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-18	125.06-7-23	125.06-11-4	125.06-20-55	125.06-3-39	125.06-4-23
Owner	Kosmoski, David	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Klepfer, Michael Eugen	Roneker, Andrew W
Address	71 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	16 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	85 x 113	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1188	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 0	0 200
SFLA	1092	1092	1080	1088	1188	971
Att/Det Gar Sqft	308	308	440	440		440
Prior Land	$12,700					
Prior Total	$104,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$23,700	$16,700	$16,700
Sale Date		9/21/2020	7/25/2018	4/2/2018	10/9/2018	6/28/2019
Sale Price		$165,000	$176,000	$155,000	$155,000	$150,000
Time Adj Sale Price		$165,000	$191,300	$171,400	$165,700	$155,000
TADJSP/SQFT		$151.10	$177.13	$157.54	$139.48	$159.63
Model Estimate	$76,800	$77,900	$84,500	$82,900	$77,700	$79,300
Total Adj Factors	$76,800	$77,900	$84,500	$82,900	$77,700	$79,300
Adjusted Sale Price		$163,900	$183,600	$165,300	$164,800	$152,500
Comparable Estimate	$166,000 ($152.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
	Broken Image					
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-24	125.06-3-39	125.06-3-33	125.06-7-23	125.06-2-21	125.10-5-1
Owner	Bolognese, Nicholas J	Klepfer, Michael Eugene	Kassirer, Leonard W	Dombrowski, Joshua A	Strawder, Danielle	Suy, Kim C
Address	72 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	91 Cherbourg Dr	226 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1188	1218	1092	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 0	0 500	0 300
SFLA	1176	1188	1218	1092	1254	1160
Att/Det Gar Sqft	440		200	308	308	325
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$23,600
Sale Date		10/9/2018	1/28/2020	9/21/2020	9/18/2018	12/13/2018
Sale Price		$155,000	$160,000	$165,000	$160,000	$155,000
Time Adj Sale Price		$165,700	$161,600	$165,000	$172,000	$163,800
TADJSP/SQFT		$139.48	$132.68	$151.10	$137.16	$141.21
Model Estimate	$80,000	$77,700	$84,200	$77,900	$87,500	$85,900
Total Adj Factors	$80,000	$77,700	$84,200	$77,900	$87,500	$85,900
Adjusted Sale Price		$168,000	$157,400	$167,100	$164,500	$157,900
Comparable Estimate	$163,000 ($138.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-45	125.06-14-36	125.06-14-31	125.06-14-28	125.06-18-38	125.06-4-23
Owner	Bednarski, Donald L	Sumner, Max C	Stack, Madison	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W
Address	72 Cherbourg Dr	74 Seine Dr	98 Seine Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1008	1020	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	1008	1020	971
Att/Det Gar Sqft	308	352	308	308	210	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$14,900	$16,700	$16,700	$16,700	$16,700
Sale Date		6/11/2019	9/20/2018	1/8/2018	9/23/2020	6/28/2019
Sale Price		$160,000	$142,500	$130,000	$160,000	$150,000
Time Adj Sale Price		$165,400	$153,200	$146,100	$160,000	$155,000
TADJSP/SQFT		$172.29	$159.58	$144.94	$156.86	$159.63
Model Estimate	$67,600	$72,100	$70,500	$64,100	$72,500	$79,300
Total Adj Factors	$67,600	$72,100	$70,500	$64,100	$72,500	$79,300
Adjusted Sale Price		$160,900	$150,300	$149,600	$155,100	$143,300

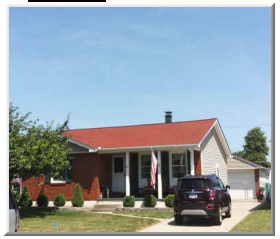
Comparable Estimate $151,800 ($158.13/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-19	125.06-8-19	125.06-11-9	125.06-2-18	125.06-20-29	125.06-2-21
Owner	Gleber Arthur G	Tetkowski, Aaron	Landahl, Gerald R	Miskell, Christy R	American International	Strawder, Danielle
Address	75 Cherbourg Dr	88 Denise Dr	201 Seine Dr	214 Le Havre Dr	40 Barbados Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 119	50 x 105	50 x 110	68 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1972 / 0	1970 / 0	1977 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1378	1468	1424	1436	1470	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 624	0 400	0 0	0 616	0 500
SFLA	1378	1468	1424	1436	1470	1254
Att/Det Gar Sqft	308	440	264	330	285	308
Prior Land	$12,700					
Prior Total	$125,000					
Comp Land Estimate	$16,700	$18,800	$16,300	$16,700	$21,200	$18,200
Sale Date		5/10/2019	7/2/2020	4/18/2019	3/12/2020	9/18/2018
Sale Price		$163,000	$170,000	$165,000	$190,000	$160,000
Time Adj Sale Price		$169,000	$170,000	$171,600	$191,300	$172,000
TADJSP/SQFT		$115.12	$119.38	$119.50	$130.14	$137.16
Model Estimate	$92,500	$103,200	$96,800	$99,300	$107,700	$87,500
Total Adj Factors	$92,500	$103,200	$96,800	$99,300	$107,700	$87,500
Adjusted Sale Price		$158,300	$165,700	$164,800	$176,100	$177,000
Comparable Estimate	$168,400 ($122.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-23	125.06-7-23	125.06-11-4	125.06-3-39	125.06-4-23	125.06-20-55
Owner	Czwojdak, Jeffrey L	Dombrowski, Joshua A	Anthony, Frances M	Klepfer, Michael Eugene	Roneker, Andrew W	Zarcone, Ignatius
Address	76 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	16 Rouen Dr	23 Rouen Dr	3 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110	85 x 113
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1979 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1188	971	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 132	0 0	0 660	0 0	0 200	0 0
SFLA	1092	1092	1080	1188	971	1088
Att/Det Gar Sqft	308	308	440		440	440
Prior Land	$12,700					
Prior Total	$125,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$16,700	$16,700	$23,700
Sale Date		9/21/2020	7/25/2018	10/9/2018	6/28/2019	4/2/2018
Sale Price		$165,000	$176,000	$155,000	$150,000	$155,000
Time Adj Sale Price		$165,000	$191,300	$165,700	$155,000	$171,400
TADJSP/SQFT		$151.10	$177.13	$139.48	$159.63	$157.54
Model Estimate	$89,100	$77,900	$84,500	$77,700	$79,300	$82,900
Total Adj Factors	$89,100	$77,900	$84,500	$77,700	$79,300	$82,900
Adjusted Sale Price		$176,200	$195,900	$177,100	$164,800	$177,600
Comparable Estimate	$178,300 ($163.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-46	125.06-14-36	125.06-14-31	125.06-14-28	125.06-18-38	125.06-4-23
Owner	Unger Paul R & W	Sumner, Max C	Stack, Madison	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W
Address	76 Cherbourg Dr	74 Seine Dr	98 Seine Dr	110 Seine Dr	44 Rouen Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1008	1020	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	1008	1020	971
Att/Det Gar Sqft	308	352	308	308	210	440
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$14,900	$16,700	$16,700	$16,700	$16,700
Sale Date		6/11/2019	9/20/2018	1/8/2018	9/23/2020	6/28/2019
Sale Price		$160,000	$142,500	$130,000	$160,000	$150,000
Time Adj Sale Price		$165,400	$153,200	$146,100	$160,000	$155,000
TADJSP/SQFT		$172.29	$159.58	$144.94	$156.86	$159.63
Model Estimate	$67,000	$72,100	$70,500	$64,100	$72,500	$79,300
Total Adj Factors	$67,000	$72,100	$70,500	$64,100	$72,500	$79,300
Adjusted Sale Price		$160,300	$149,700	$149,000	$154,500	$142,700
Comparable Estimate	$151,200 ($157.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-20	125.06-7-23	125.06-11-4	125.06-20-55	125.06-3-39	125.10-4-27.1
Owner	Delbert, Roger F	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Klepfer, Michael Eugen	Humbert, Gabriel A
Address	79 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	16 Rouen Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 110	55 x 105	85 x 113	50 x 110	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 0	0 408
SFLA	1092	1092	1080	1088	1188	1160
Att/Det Gar Sqft	308	308	440	440		462
Prior Land	$12,100					
Prior Total	$103,100					
Comp Land Estimate	$15,800	$16,700	$17,700	$23,700	$16,700	$27,100
Sale Date		9/21/2020	7/25/2018	4/2/2018	10/9/2018	7/16/2019
Sale Price		$165,000	$176,000	$155,000	$155,000	$180,500
Time Adj Sale Price		$165,000	$191,300	$171,400	$165,700	$186,000
TADJSP/SQFT		$151.10	$177.13	$157.54	$139.48	$160.34
Model Estimate	$74,200	$77,900	$84,500	$82,900	$77,700	$92,300
Total Adj Factors	$74,200	$77,900	$84,500	$82,900	$77,700	$92,300
Adjusted Sale Price		$161,300	$181,000	$162,700	$162,200	$167,900
Comparable Estimate	$167,000 ($152.93/SFLA)					

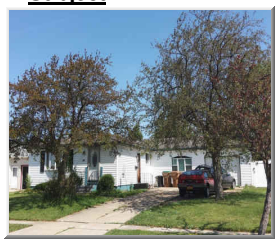
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-47	125.06-18-38	125.06-14-28	125.06-14-36	125.06-14-31	125.06-11-4
Owner	Vonsik, Donna M	Lojacono, Daniel M	Phelps, Erika D	Sumner, Max C	Stack, Madison	Anthony, Frances M
Address	80 Cherbourg Dr	44 Rouen Dr	110 Seine Dr	74 Seine Dr	98 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1968 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1020	1008	960	960	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 660
SFLA	1044	1020	1008	960	960	1080
Att/Det Gar Sqft	352	210	308	352	308	440
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$14,900	$16,700	$17,700
Sale Date		9/23/2020	1/8/2018	6/11/2019	9/20/2018	7/25/2018
Sale Price		$160,000	$130,000	$160,000	$142,500	$176,000
Time Adj Sale Price		$160,000	$146,100	$165,400	$153,200	$191,300
TADJSP/SQFT		$156.86	$144.94	$172.29	$159.58	$177.13
Model Estimate	$82,400	$72,500	$64,100	$72,100	$70,500	$84,500
Total Adj Factors	$82,400	$72,500	$64,100	$72,100	$70,500	$84,500
Adjusted Sale Price		$169,900	$164,400	$175,700	$165,100	$189,200
Comparable Estimate	$172,900 ($165.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-22	125.06-7-23	125.06-3-39	125.06-3-33	125.06-2-21	125.10-5-1
Owner	McCarthy, Renay E	Dombrowski, Joshua A	Klepfer, Michael Eugene	Kassirer, Leonard W	Strawder, Danielle	Suy, Kim C
Address	80 Cherbourg Dr	91 Cherbourg Dr	16 Rouen Dr	40 Rouen Dr	226 Le Havre Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1092	1188	1218	1254	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 305	0 500	0 300
SFLA	1176	1092	1188	1218	1254	1160
Att/Det Gar Sqft	533	308		200	308	325
Prior Land	$12,700					
Prior Total	$116,900					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$23,600
Sale Date		9/21/2020	10/9/2018	1/28/2020	9/18/2018	12/13/2018
Sale Price		$165,000	$155,000	$160,000	$160,000	$155,000
Time Adj Sale Price		$165,000	$165,700	$161,600	$172,000	$163,800
TADJSP/SQFT		$151.10	$139.48	$132.68	$137.16	$141.21
Model Estimate	$88,400	$77,900	$77,700	$84,200	$87,500	$85,900
Total Adj Factors	$88,400	$77,900	$77,700	$84,200	$87,500	$85,900
Adjusted Sale Price		$175,500	$176,400	$165,800	$172,900	$166,300

Comparable Estimate $171,400 ($145.75/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-21	125.06-7-23	125.06-11-4	125.06-20-55	125.10-4-27.1	125.06-3-39
Owner	Lattner, Dale A	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Klepfer, Michael Eugen
Address	83 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	15 Seine Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	85 x 113	70 x 222	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1160	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 408	0 0
SFLA	1092	1092	1080	1088	1160	1188
Att/Det Gar Sqft	308	308	440	440	462	
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$23,700	$27,100	$16,700
Sale Date		9/21/2020	7/25/2018	4/2/2018	7/16/2019	10/9/2018
Sale Price		$165,000	$176,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$165,000	$191,300	$171,400	$186,000	$165,700
TADJSP/SQFT		$151.10	$177.13	$157.54	$160.34	$139.48
Model Estimate	$87,100	$77,900	$84,500	$82,900	$92,300	$77,700
Total Adj Factors	$87,100	$77,900	$84,500	$82,900	$92,300	$77,700
Adjusted Sale Price		$174,200	$193,900	$175,600	$180,800	$175,100
Comparable Estimate	$179,900 ($164.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-48	125.06-18-11	125.06-3-39	125.06-18-38	125.06-14-28	125.10-5-1
Owner	Sagun, Gerald W	Dirienzo, Carlo	Klepfer, Michael Eugene	Lojacono, Daniel M	Phelps, Erika D	Suy, Kim C
Address	84 Cherbourg Dr	75 Le Havre Dr	16 Rouen Dr	44 Rouen Dr	110 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1970 / 0	1969 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1224	1188	1020	1008	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 780	0 432	0 0	0 0	0 0	0 300
SFLA	1144	1224	1188	1020	1008	1160
Att/Det Gar Sqft	308	400		210	308	325
Prior Land	$12,700					
Prior Total	$111,900					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$23,600
Sale Date		3/14/2019	10/9/2018	9/23/2020	1/8/2018	12/13/2018
Sale Price		$130,000	$155,000	$160,000	$130,000	$155,000
Time Adj Sale Price		$135,700	$165,700	$160,000	$146,100	$163,800
TADJSP/SQFT		$110.87	$139.48	$156.86	$144.94	$141.21
Model Estimate	$81,800	$86,800	$77,700	$72,500	$64,100	$85,900
Total Adj Factors	$81,800	$86,800	$77,700	$72,500	$64,100	$85,900
Adjusted Sale Price		$130,700	$169,800	$169,300	$163,800	$159,700
Comparable Estimate	$158,700 ($138.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-21	125.06-8-19	125.06-2-18	125.06-11-9	125.06-20-29	125.06-2-21
Owner	Szymanski, Michael	Tetkowski, Aaron	Miskell, Christy R	Landahl, Gerald R	American International	Strawder, Danielle
Address	84 Cherbourg Dr	88 Denise Dr	214 Le Havre Dr	201 Seine Dr	40 Barbados Dr	226 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	55 x 119	50 x 110	50 x 105	68 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1972 / 0	1977 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1400	1468	1436	1424	1470	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 624	0 0	0 400	0 616	0 500
SFLA	1400	1468	1436	1424	1470	1254
Att/Det Gar Sqft	232	440	330	264	285	308
Prior Land	$16,000					
Prior Total	$120,000					
Comp Land Estimate	$21,900	$18,800	$16,700	$16,300	$21,200	$18,200
Sale Date		5/10/2019	4/18/2019	7/2/2020	3/12/2020	9/18/2018
Sale Price		$163,000	$165,000	$170,000	$190,000	$160,000
Time Adj Sale Price		$169,000	$171,600	$170,000	$191,300	$172,000
TADJSP/SQFT		$115.12	$119.50	$119.38	$130.14	$137.16
Model Estimate	$86,100	$103,200	$99,300	$96,800	$107,700	$87,500
Total Adj Factors	$86,100	$103,200	$99,300	$96,800	$107,700	$87,500
Adjusted Sale Price		$151,900	$158,400	$159,300	$169,700	$170,600

Comparable Estimate $162,000 ($115.71/SFLA)

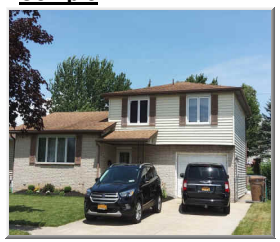
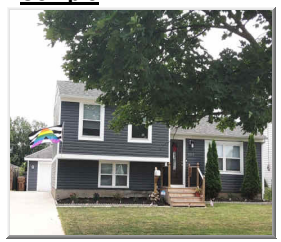
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-22	125.06-7-23	125.06-11-4	125.06-20-55	125.10-4-27.1	125.10-5-1
Owner	Przybylak, Carol A	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C
Address	87 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	85 x 113	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 408	0 300
SFLA	1092	1092	1080	1088	1160	1160
Att/Det Gar Sqft	308	308	440	440	462	325
Prior Land	$12,700					
Prior Total	$110,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$23,700	$27,100	$23,600
Sale Date		9/21/2020	7/25/2018	4/2/2018	7/16/2019	12/13/2018
Sale Price		$165,000	$176,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$165,000	$191,300	$171,400	$186,000	$163,800
TADJSP/SQFT		$151.10	$177.13	$157.54	$160.34	$141.21
Model Estimate	$77,900	$77,900	$84,500	$82,900	$92,300	$85,900
Total Adj Factors	$77,900	$77,900	$84,500	$82,900	$92,300	$85,900
Adjusted Sale Price		$165,000	$184,700	$166,400	$171,600	$155,800
Comparable Estimate	$168,700 ($154.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-49	125.06-14-28	125.06-18-38	125.06-14-36	125.06-14-31	125.06-4-23
Owner	Kuzara, Kenneth V	Phelps, Erika D	Lojacono, Daniel M	Sumner, Max C	Stack, Madison	Roneker, Andrew W
Address	88 Cherbourg Dr	110 Seine Dr	44 Rouen Dr	74 Seine Dr	98 Seine Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1012	1008	1020	960	960	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 770	0 0	0 0	0 0	0 0	0 200
SFLA	1012	1008	1020	960	960	971
Att/Det Gar Sqft		308	210	352	308	440
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$14,900	$16,700	$16,700
Sale Date		1/8/2018	9/23/2020	6/11/2019	9/20/2018	6/28/2019
Sale Price		$130,000	$160,000	$160,000	$142,500	$150,000
Time Adj Sale Price		$146,100	$160,000	$165,400	$153,200	$155,000
TADJSP/SQFT		$144.94	$156.86	$172.29	$159.58	$159.63
Model Estimate	$74,500	$64,100	$72,500	$72,100	$70,500	$79,300
Total Adj Factors	$74,500	$64,100	$72,500	$72,100	$70,500	$79,300
Adjusted Sale Price		$156,500	$162,000	$167,800	$157,200	$150,200
Comparable Estimate	$158,700 ($156.82/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-14-3	125.06-17-47	125.06-16-10	125.06-14-32	125.10-3-6	125.06-3-10
Owner	Reynolds Michael & Ma	Kishbaugh, Jack P	Stiglmeier, Robert L	Lane, Bryan J	Rondinelli, Jacqueline	Giambrone, Stephanie I
Address	89 Cherbourg Dr	76 Toulon Dr	71 Toulon Dr	94 Seine Dr	52 Lucerne Ct	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 153	50 x 110	50 x 110	50 x 110	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1968 / 0	1972 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 264	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 1	4 Full 1	3 Partial 1	3 Partial 0
1st Sty Area	1115	1040	1040	1115	1140	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	264 0	260 0	441 0	264 0	364 0	432 0
SFLA	1379	1300	1481	1379	1504	1548
Att/Det Gar Sqft						280
Prior Land	$15,000					
Prior Total	$115,000					
Comp Land Estimate	$19,500	$16,700	$16,700	$16,700	$20,700	$16,700
Sale Date		7/1/2019	5/17/2019	1/6/2020	10/16/2019	12/11/2019
Sale Price		$155,267	$155,000	$159,000	$155,000	$181,500
Time Adj Sale Price		$160,000	$160,700	$160,600	$158,100	$183,900
TADJSP/SQFT		$123.08	$108.51	$116.46	$105.12	$118.80
Model Estimate	$82,200	$73,900	$82,000	$91,900	$88,300	$91,300
Total Adj Factors	$82,200	$73,900	$82,000	$91,900	$88,300	$91,300
Adjusted Sale Price		$168,300	$160,900	$150,900	$152,000	$174,800
Comparable Estimate	$161,400 ($117.04/SFLA)					

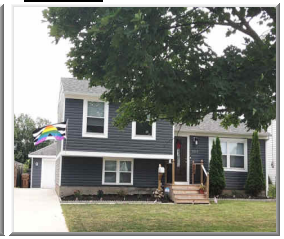
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-23	125.06-7-23	125.06-11-4	125.06-20-55	125.10-4-27.1	125.10-5-1
Owner	Dombrowski, Joshua A	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C
Address	91 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	85 x 113	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 408	0 300
SFLA	1092	1092	1080	1088	1160	1160
Att/Det Gar Sqft	308	308	440	440	462	325
Prior Land	$12,700					
Prior Total	$108,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$23,700	$27,100	$23,600
Sale Date		9/21/2020	7/25/2018	4/2/2018	7/16/2019	12/13/2018
Sale Price		$165,000	$176,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$165,000	$191,300	$171,400	$186,000	$163,800
TADJSP/SQFT		$151.10	$177.13	$157.54	$160.34	$141.21
Model Estimate	$77,900	$77,900	$84,500	$82,900	$92,300	$85,900
Total Adj Factors	$77,900	$77,900	$84,500	$82,900	$92,300	$85,900
Adjusted Sale Price		$165,000	$184,700	$166,400	$171,600	$155,800
Comparable Estimate	$168,700 ($154.49/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-50	125.06-16-8	125.06-16-14	125.06-1-2	125.06-16-53	125.06-17-10
Owner	Kumro, Darryl E	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Schuse, Lynnette	Lojacono, Mark C
Address	92 Cherbourg Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre Dr	104 Cherbourg Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	52 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 286	0 0	0 0	529 0	500 0
SFLA	900	936	936	1137	1429	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$90,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$17,300	$16,700
Sale Date		12/30/2019	6/10/2019	5/31/2019	3/27/2018	10/23/2020
Sale Price		$140,000	$140,000	$147,500	$120,000	$170,000
Time Adj Sale Price		$141,900	$144,700	$152,900	$133,400	$170,000
TADJSP/SQFT		$151.60	$154.59	$134.48	$93.35	$121.43
Model Estimate	$55,000	$58,200	$57,500	$68,900	$67,100	$80,900
Total Adj Factors	$55,000	$58,200	$57,500	$68,900	$67,100	$80,900
Adjusted Sale Price		$138,700	$142,200	$139,000	$121,300	$144,100
Comparable Estimate	$137,100 ($152.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-14-2	125.06-14-36	125.06-14-31	125.05-2-9	125.06-14-28	125.05-6-6
Owner	Banks, Lois	Sumner, Max C	Stack, Madison	Willman, Matthew Jame	Phelps, Erika D	McDonell, William J
Address	95 Cherbourg Dr	74 Seine Dr	98 Seine Dr	98 Mayberry Dr	110 Seine Dr	87 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 105	45 x 106	50 x 110	62 x 161	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1965 / 0	1968 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	960	960	925	1008	875
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 875
SFLA	912	960	960	925	1008	875
Att/Det Gar Sqft		352	308	252	308	308
Prior Land	$13,900					
Prior Total	$95,000					
Comp Land Estimate	$19,200	$14,900	$16,700	$23,700	$16,700	$17,000
Sale Date		6/11/2019	9/20/2018	1/20/2020	1/8/2018	2/11/2019
Sale Price		$160,000	$142,500	$153,000	$130,000	$130,000
Time Adj Sale Price		$165,400	$153,200	$154,500	$146,100	$136,100
TADJSP/SQFT		$172.29	$159.58	$167.03	$144.94	$155.54
Model Estimate	$63,400	$72,100	$70,500	$71,900	$64,100	$71,100
Total Adj Factors	$63,400	$72,100	$70,500	$71,900	$64,100	$71,100
Adjusted Sale Price		$156,700	$146,100	$146,000	$145,400	$128,400
Comparable Estimate	$144,500 ($158.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-24	125.06-7-23	125.06-11-4	125.06-20-55	125.10-4-27.1	125.10-5-1
Owner	Nelson, Francis B	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C
Address	95 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	85 x 113	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 408	0 300
SFLA	1092	1092	1080	1088	1160	1160
Att/Det Gar Sqft	308	308	440	440	462	325
Prior Land	$12,700					
Prior Total	$108,000					
Comp Land Estimate	$16,700	$16,700	$17,700	$23,700	$27,100	$23,600
Sale Date		9/21/2020	7/25/2018	4/2/2018	7/16/2019	12/13/2018
Sale Price		$165,000	$176,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$165,000	$191,300	$171,400	$186,000	$163,800
TADJSP/SQFT		$151.10	$177.13	$157.54	$160.34	$141.21
Model Estimate	$77,900	$77,900	$84,500	$82,900	$92,300	$85,900
Total Adj Factors	$77,900	$77,900	$84,500	$82,900	$92,300	$85,900
Adjusted Sale Price		$165,000	$184,700	$166,400	$171,600	$155,800
Comparable Estimate	$168,700 ($154.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-28	125.07-15-20	125.06-17-47	125.06-16-13	125.06-3-10	125.06-20-35
Owner	Kyler, Frank	Payne, Zachary W	Kishbaugh, Jack P	Zbytek, Marissa A	Giambrone, Stephanie I	Algubani, Ali
Address	96 Cherbourg Dr	16 Thornwood Dr	76 Toulon Dr	59 Toulon Dr	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	70 x 109	71 x 105	50 x 110	50 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1983 / 0	1970 / 0	1969 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 270	C Average 110	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	938	936	1040	1040	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	270 0	432 0	260 0	0 0	432 0	455 0
SFLA	1208	1368	1300	1040	1548	1559
Att/Det Gar Sqft	440	320			280	286
Prior Land	$15,500					
Prior Total	$99,000					
Comp Land Estimate	$21,000	$0	$16,700	$16,700	$16,700	$20,600
Sale Date		11/5/2020	7/1/2019	8/14/2019	12/11/2019	7/30/2020
Sale Price		$191,000	$155,267	$140,000	$181,500	$186,000
Time Adj Sale Price		$191,000	$160,000	$143,800	$183,900	$186,000
TADJSP/SQFT		$139.62	$123.08	$138.27	$118.80	$119.31
Model Estimate	$73,700	$0	$73,900	$62,200	$91,300	$94,400
Total Adj Factors	$73,700	$0	$73,900	$62,200	$91,300	$94,400
Adjusted Sale Price		$0	$159,800	$155,300	$166,300	$165,300
Comparable Estimate	$161,700 ($133.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-51	125.06-16-8	125.06-16-14	125.06-1-2	125.06-16-53	125.06-17-10
Owner	Gurney, Noreen M	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Schuse, Lynnette	Lojacono, Mark C
Address	96 Cherbourg Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre Dr	104 Cherbourg Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	52 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 286	0 0	0 0	529 0	500 0
SFLA	900	936	936	1137	1429	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$102,920					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$17,300	$16,700
Sale Date		12/30/2019	6/10/2019	5/31/2019	3/27/2018	10/23/2020
Sale Price		$140,000	$140,000	$147,500	$120,000	$170,000
Time Adj Sale Price		$141,900	$144,700	$152,900	$133,400	$170,000
TADJSP/SQFT		$151.60	$154.59	$134.48	$93.35	$121.43
Model Estimate	$55,000	$58,200	$57,500	$68,900	$67,100	$80,900
Total Adj Factors	$55,000	$58,200	$57,500	$68,900	$67,100	$80,900
Adjusted Sale Price		$138,700	$142,200	$139,000	$121,300	$144,100
Comparable Estimate	$137,100 ($152.33/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-7-25	125.06-7-23	125.06-11-4	125.06-20-55	125.10-4-27.1	125.10-5-1
Owner	Skaros, George Nikolao	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C
Address	99 Cherbourg Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 110	55 x 105	85 x 113	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1080	1088	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 408	0 300
SFLA	1092	1092	1080	1088	1160	1160
Att/Det Gar Sqft	308	308	440	440	462	325
Prior Land	$12,100					
Prior Total	$110,000					
Comp Land Estimate	$15,800	$16,700	$17,700	$23,700	$27,100	$23,600
Sale Date		9/21/2020	7/25/2018	4/2/2018	7/16/2019	12/13/2018
Sale Price		$165,000	$176,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$165,000	$191,300	$171,400	$186,000	$163,800
TADJSP/SQFT		$151.10	$177.13	$157.54	$160.34	$141.21
Model Estimate	$78,500	$77,900	$84,500	$82,900	$92,300	$85,900
Total Adj Factors	$78,500	$77,900	$84,500	$82,900	$92,300	$85,900
Adjusted Sale Price		$165,600	$185,300	$167,000	$172,200	$156,400
Comparable Estimate	$169,300 ($155.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-52	125.06-16-53	125.06-17-10	125.06-16-38	125.06-16-12	125.06-17-20
Owner	Cybulski, Tyler J	Schuse, Lynnette	Lojacono, Mark C	McCoy, William	Pascucci, John	Gilley, John M
Address	100 Cherbourg Dr	104 Cherbourg Dr	75 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	52 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 506	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	900	900	900	936	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 400	529 0	500 0	506 0	500 0	506 0
SFLA	1406	1429	1400	1406	1436	1406
Att/Det Gar Sqft	280					
Prior Land	$12,700					
Prior Total	$121,000					
Comp Land Estimate	$16,700	$17,300	$16,700	$16,700	$16,700	$16,700
Sale Date		3/27/2018	10/23/2020	1/25/2018	4/24/2020	12/6/2019
Sale Price		$120,000	$170,000	$136,000	$162,000	$149,900
Time Adj Sale Price		$133,400	$170,000	$152,900	$162,800	$151,900
TADJSP/SQFT		$93.35	$121.43	$108.75	$113.37	$108.04
Model Estimate	$86,100	$67,100	$80,900	$77,300	$80,000	$78,700
Total Adj Factors	$86,100	$67,100	$80,900	$77,300	$80,000	$78,700
Adjusted Sale Price		$152,400	$175,200	$161,700	$168,900	$159,300
Comparable Estimate	$163,500 ($116.29/SFLA)					

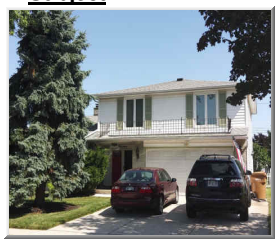
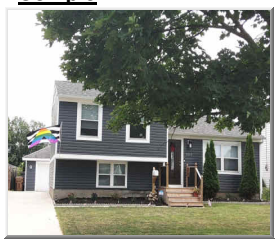
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-53	125.06-16-53	125.06-16-12	125.06-17-10	125.06-16-38	125.06-17-20
Owner	Schuse Lynnette	Schuse, Lynnette	Pascucci, John	Lojacono, Mark C	McCoy, William	Gilley, John M
Address	104 Cherbourg Dr	104 Cherbourg Dr	63 Toulon Dr	75 Rouen Dr	44 Cherbourg Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 110	52 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 529	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	900	936	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	529 0	529 0	500 0	500 0	506 0	506 0
SFLA	1429	1429	1436	1400	1406	1406
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$105,410					
Comp Land Estimate	$17,300	$17,300	$16,700	$16,700	$16,700	$16,700
Sale Date		3/27/2018	4/24/2020	10/23/2020	1/25/2018	12/6/2019
Sale Price		$120,000	$162,000	$170,000	$136,000	$149,900
Time Adj Sale Price		$133,400	$162,800	$170,000	$152,900	$151,900
TADJSP/SQFT		$93.35	$113.37	$121.43	$108.75	$108.04
Model Estimate	$67,100	$67,100	$80,000	$80,900	$77,300	$78,700
Total Adj Factors	$67,100	$67,100	$80,000	$80,900	$77,300	$78,700
Adjusted Sale Price		$133,400	$149,900	$156,200	$142,700	$140,300
Comparable Estimate	$144,500 ($101.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-54	125.06-16-54	125.06-15-46	125.06-12-10	125.06-16-28	125.06-18-51
Owner	Tarasevich Michael J	Tarasevich, Michael J	Frank, Kevin P	Vickerd, Michele	Robinson, John Jr	Coric, Jonathan A
Address	108 Cherbourg Dr	108 Cherbourg Dr	75 Lille Ln	111 Seine Dr	4 Cherbourg Dr	96 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 110	80 x 85	50 x 105	75 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 506	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 0	4 Full 2	4 Full 1
1st Sty Area	1093	1093	1138	888	1100	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 0	506 0	384 0	732 0	506 0	598 0
SFLA	1599	1599	1522	1620	1606	1498
Att/Det Gar Sqft				320		
Prior Land	$10,300					
Prior Total	$126,900					
Comp Land Estimate	$21,900	$21,900	$19,900	$16,300	$21,900	$16,700
Sale Date		4/20/2018	12/6/2018	5/1/2020	8/9/2018	12/4/2019
Sale Price		$185,000	$175,000	$167,500	$160,000	$161,000
Time Adj Sale Price		$204,500	$184,900	$168,100	$173,000	$163,200
TADJSP/SQFT		$127.89	$121.48	$103.77	$107.72	$108.95
Model Estimate	$108,200	$108,200	$108,100	$91,100	$91,800	$79,800
Total Adj Factors	$108,200	$108,200	$108,100	$91,100	$91,800	$79,800
Adjusted Sale Price		$204,500	$185,000	$185,200	$189,400	$191,600
Comparable Estimate	$191,100 ($119.51/SFLA)					

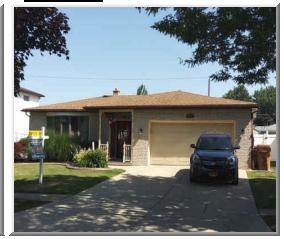
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-2	125.06-8-2	125.06-11-10	125.06-5-4	125.06-8-19	125.06-11-9
Owner	Fish, Jacob T	Fish, Jacob T	Abdulla, Gabriel F	Newton, Anthony John	Tetkowski, Aaron	Landahl, Gerald R
Address	8 Denise Dr	8 Denise Dr	205 Seine Dr	16 Toulon Dr	88 Denise Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 110	65 x 105	50 x 110	55 x 119	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1628	1628	1628	1546	1468	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 160	0 624	0 400
SFLA	1628	1628	1628	1546	1468	1424
Att/Det Gar Sqft	484	484	484		440	264
Prior Land	$14,800					
Prior Total	$141,000					
Comp Land Estimate	$20,400	$20,400	$19,800	$16,700	$18,800	$16,300
Sale Date		5/28/2020	10/25/2018	4/28/2020	5/10/2019	7/2/2020
Sale Price		$200,000	$175,000	$180,100	$163,000	$170,000
Time Adj Sale Price		$200,700	$187,000	$181,000	$169,000	$170,000
TADJSP/SQFT		$123.28	$114.86	$117.08	$115.12	$119.38
Model Estimate	$115,300	$112,200	$113,600	$100,800	$103,200	$96,800
Total Adj Factors	$115,300	$112,200	$113,600	$100,800	$103,200	$96,800
Adjusted Sale Price		$203,800	$188,700	$195,500	$181,100	$188,500
Comparable Estimate	$191,500 ($117.63/SFLA)					

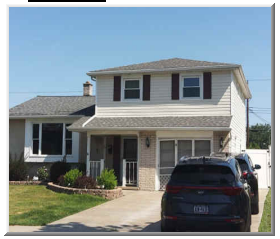
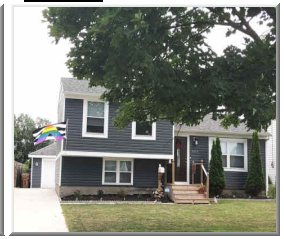
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-2	125.06-8-2	125.06-11-10	125.06-5-4	125.06-8-19	125.06-11-9
Owner	Bracikowski, Jan M	Fish, Jacob T	Abdulla, Gabriel F	Newton, Anthony John	Tetkowski, Aaron	Landahl, Gerald R
Address	11 Denise Dr	8 Denise Dr	205 Seine Dr	16 Toulon Dr	88 Denise Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	65 x 110	65 x 105	50 x 110	55 x 119	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1640	1628	1628	1546	1468	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 624	0 400
SFLA	1640	1628	1628	1546	1468	1424
Att/Det Gar Sqft	418	484	484		440	264
Prior Land	$16,000					
Prior Total	$140,000					
Comp Land Estimate	$21,900	$20,400	$19,800	$16,700	$18,800	$16,300
Sale Date		5/28/2020	10/25/2018	4/28/2020	5/10/2019	7/2/2020
Sale Price		$200,000	$175,000	$180,100	$163,000	$170,000
Time Adj Sale Price		$200,700	$187,000	$181,000	$169,000	$170,000
TADJSP/SQFT		$123.28	$114.86	$117.08	$115.12	$119.38
Model Estimate	$112,800	$112,200	$113,600	$100,800	$103,200	$96,800
Total Adj Factors	$112,800	$112,200	$113,600	$100,800	$103,200	$96,800
Adjusted Sale Price		$201,300	$186,200	$193,000	$178,600	$186,000

Comparable Estimate $189,000 ($115.24/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-3	125.06-15-11	125.06-16-4	125.10-6-19	125.06-10-16	125.06-3-10
Owner	Sedlarczuk, Jaroslaw N	Asif, Fnu	Hughes, Daina D	Meisenbrug, Sharon A	Read, Amanda M	Giambrone, Stephanie I
Address	14 Denise Dr	27 Cherbourg Dr	95 Toulon Dr	71 Cannas Ct	64 Janine Ct	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 110	55 x 105	57 x 119	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1971 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 550	C Average 90	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 1	3 Partial 0	4 Full 2	3 Partial 0
1st Sty Area	1400	1735	1464	1468	1104	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	550 0	170 400	526 0	288 0	465 0	432 0
SFLA	1950	1905	1990	1756	1569	1548
Att/Det Gar Sqft		320				280
Prior Land	$13,500					
Prior Total	$148,100					
Comp Land Estimate	$18,100	$16,700	$16,700	$17,700	$19,400	$16,700
Sale Date		7/31/2018	8/3/2020	10/2/2018	4/12/2019	12/11/2019
Sale Price		$155,000	$187,020	$184,900	$182,000	$181,500
Time Adj Sale Price		$168,500	$187,000	$197,600	$189,300	$183,900
TADJSP/SQFT		$88.45	$93.97	$112.53	$120.65	$118.80
Model Estimate	$106,800	$93,800	$103,000	$95,300	$90,500	$91,300
Total Adj Factors	$106,800	$93,800	$103,000	$95,300	$90,500	$91,300
Adjusted Sale Price		$181,500	$190,800	$209,100	$205,600	$199,400
Comparable Estimate	$197,300 ($101.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-4	125.06-12-5	125.06-11-9	125.06-8-19	125.06-2-18	125.06-5-4
Owner	White, Aaron Michael	Delpe, Stenly J	Landahl, Gerald R	Tetkowski, Aaron	Miskell, Christy R	Newton, Anthony John
Address	18 Denise Dr	91 Seine Dr	201 Seine Dr	88 Denise Dr	214 Le Havre Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	50 x 105	50 x 105	55 x 119	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1972 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1364	1350	1424	1468	1436	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 672	0 0	0 400	0 624	0 0	0 160
SFLA	1364	1350	1424	1468	1436	1546
Att/Det Gar Sqft	440	315	264	440	330	
Prior Land	$14,800					
Prior Total	$126,000					
Comp Land Estimate	$20,400	$16,300	$16,300	$18,800	$16,700	$16,700
Sale Date		2/1/2019	7/2/2020	5/10/2019	4/18/2019	4/28/2020
Sale Price		$168,000	$170,000	$163,000	$165,000	$180,100
Time Adj Sale Price		$175,900	$170,000	$169,000	$171,600	$181,000
TADJSP/SQFT		$130.30	$119.38	$115.12	$119.50	$117.08
Model Estimate	$100,100	$97,200	$96,800	$103,200	$99,300	$100,800
Total Adj Factors	$100,100	$97,200	$96,800	$103,200	$99,300	$100,800
Adjusted Sale Price		$178,800	$173,300	$165,900	$172,400	$180,300
Comparable Estimate	$174,100 ($127.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-5	125.06-8-2	125.06-11-10	125.06-5-4	125.06-8-13	125.06-10-31
Owner	Hammer, Bette K	Fish, Jacob T	Abdulla, Gabriel F	Newton, Anthony John	Formwalt, Philip Micha	Pabst, Michael
Address	24 Denise Dr	8 Denise Dr	205 Seine Dr	16 Toulon Dr	60 Denise Dr	135 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 110	65 x 105	50 x 110	65 x 110	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1718	1628	1628	1546	1737	1688
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 648	0 450
SFLA	1718	1628	1628	1546	1737	1688
Att/Det Gar Sqft	494	484	484		462	484
Prior Land	$14,800					
Prior Total	$146,900					
Comp Land Estimate	$20,400	$20,400	$19,800	$16,700	$20,400	$20,400
Sale Date		5/28/2020	10/25/2018	4/28/2020	8/23/2019	5/8/2018
Sale Price		$200,000	$175,000	$180,100	$225,000	$225,013
Time Adj Sale Price		$200,700	$187,000	$181,000	$231,000	$247,400
TADJSP/SQFT		$123.28	$114.86	$117.08	$132.99	$146.56
Model Estimate	$117,300	$112,200	$113,600	$100,800	$141,100	$141,200
Total Adj Factors	$117,300	$112,200	$113,600	$100,800	$141,100	$141,200
Adjusted Sale Price		$205,800	$190,700	$197,500	$207,200	$223,500
Comparable Estimate	$204,900 ($119.27/SFLA)					

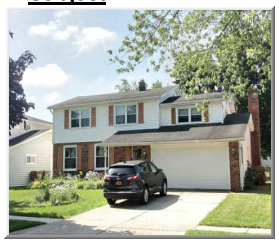
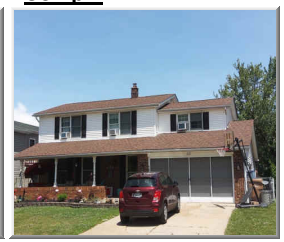
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-6	125.06-16-10	125.06-10-16	125.10-3-6	125.06-3-10	125.06-20-35
Owner	Krause, Timothy R	Stiglmeier, Robert L	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie I	Algubani, Ali
Address	28 Denise Dr	71 Toulon Dr	64 Janine Ct	52 Lucerne Ct	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	57 x 119	75 x 100	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1972 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 400	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	3 Partial 1	3 Partial 0	3 Partial 0
1st Sty Area	1069	1040	1104	1140	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	441 0	465 0	364 0	432 0	455 0
SFLA	1469	1481	1569	1504	1548	1559
Att/Det Gar Sqft					280	286
Prior Land	$12,700					
Prior Total	$114,000					
Comp Land Estimate	$16,700	$16,700	$19,400	$20,700	$16,700	$20,600
Sale Date		5/17/2019	4/12/2019	10/16/2019	12/11/2019	7/30/2020
Sale Price		$155,000	$182,000	$155,000	$181,500	$186,000
Time Adj Sale Price		$160,700	$189,300	$158,100	$183,900	$186,000
TADJSP/SQFT		$108.51	$120.65	$105.12	$118.80	$119.31
Model Estimate	$84,500	$82,000	$90,500	$88,300	$91,300	$94,400
Total Adj Factors	$84,500	$82,000	$90,500	$88,300	$91,300	$94,400
Adjusted Sale Price		$163,200	$183,300	$154,300	$177,100	$176,100
Comparable Estimate	$170,800 ($116.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-2	125.06-11-9	125.06-8-19	125.06-2-18	125.06-20-29	125.06-5-4
Owner	Arbore, Patricia M	Landahl, Gerald R	Tetkowski, Aaron	Miskell, Christy R	American International	Newton, Anthony John
Address	31 Denise Dr	201 Seine Dr	88 Denise Dr	214 Le Havre Dr	40 Barbados Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 105	55 x 119	50 x 110	68 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1972 / 0	1969 / 0	1970 / 0	1977 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1442	1424	1468	1436	1470	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 624	0 0	0 616	0 160
SFLA	1442	1424	1468	1436	1470	1546
Att/Det Gar Sqft	418	264	440	330	285	
Prior Land	$16,000					
Prior Total	$135,000					
Comp Land Estimate	$21,900	$16,300	$18,800	$16,700	$21,200	$16,700
Sale Date		7/2/2020	5/10/2019	4/18/2019	3/12/2020	4/28/2020
Sale Price		$170,000	$163,000	$165,000	$190,000	$180,100
Time Adj Sale Price		$170,000	$169,000	$171,600	$191,300	$181,000
TADJSP/SQFT		$119.38	$115.12	$119.50	$130.14	$117.08
Model Estimate	$107,600	$96,800	$103,200	$99,300	$107,700	$100,800
Total Adj Factors	$107,600	$96,800	$103,200	$99,300	$107,700	$100,800
Adjusted Sale Price		$180,800	$173,400	$179,900	$191,200	$187,800
Comparable Estimate	$182,600 ($126.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-7	125.06-8-19	125.06-5-4	125.06-11-9	125.06-20-29	125.06-2-18
Owner	Mellerski, Nicole M	Tetkowski, Aaron	Newton, Anthony John	Landahl, Gerald R	American International	Miskell, Christy R
Address	32 Denise Dr	88 Denise Dr	16 Toulon Dr	201 Seine Dr	40 Barbados Dr	214 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 110	55 x 119	50 x 110	50 x 105	68 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1972 / 0	1977 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1480	1468	1546	1424	1470	1436
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 624	0 160	0 400	0 616	0 0
SFLA	1480	1468	1546	1424	1470	1436
Att/Det Gar Sqft	380	440		264	285	330
Prior Land	$17,300					
Prior Total	$127,320					
Comp Land Estimate	$23,400	$18,800	$16,700	$16,300	$21,200	$16,700
Sale Date		5/10/2019	4/28/2020	7/2/2020	3/12/2020	4/18/2019
Sale Price		$163,000	$180,100	$170,000	$190,000	$165,000
Time Adj Sale Price		$169,000	$181,000	$170,000	$191,300	$171,600
TADJSP/SQFT		$115.12	$117.08	$119.38	$130.14	$119.50
Model Estimate	$111,600	$103,200	$100,800	$96,800	$107,700	$99,300
Total Adj Factors	$111,600	$103,200	$100,800	$96,800	$107,700	$99,300
Adjusted Sale Price		$177,400	$191,800	$184,800	$195,200	$183,900
Comparable Estimate	$186,600 ($126.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-3	125.06-15-11	125.06-16-4	125.06-10-40	125.10-6-19	125.06-10-16
Owner	Petruzzi, Karen L	Asif, Fnu	Hughes, Daina D	Principe, Marc A	Meisenbrug, Sharon A	Read, Amanda M
Address	37 Denise Dr	27 Cherbourg Dr	95 Toulon Dr	208 Seine Dr	71 Cannas Ct	64 Janine Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 110	55 x 105	57 x 119
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 910	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	4 Full 1	4 Full 2	3 Partial 0	4 Full 2
1st Sty Area	1187	1735	1464	1834	1468	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	910 250	170 400	526 0	600 0	288 0	465 0
SFLA	2097	1905	1990	2434	1756	1569
Att/Det Gar Sqft		320				
Prior Land	$12,700					
Prior Total	$150,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$18,100	$17,700	$19,400
Sale Date		7/31/2018	8/3/2020	6/27/2018	10/2/2018	4/12/2019
Sale Price		$155,000	$187,020	$192,000	$184,900	$182,000
Time Adj Sale Price		$168,500	$187,000	$209,900	$197,600	$189,300
TADJSP/SQFT		$88.45	$93.97	$86.24	$112.53	$120.65
Model Estimate	$112,800	$93,800	$103,000	$136,300	$95,300	$90,500
Total Adj Factors	$112,800	$93,800	$103,000	$136,300	$95,300	$90,500
Adjusted Sale Price		$187,500	$196,800	$186,400	$215,100	$211,600
Comparable Estimate	$199,500 ($95.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-8	125.06-10-35	125.06-5-24	125.06-8-11	125.06-6-19	125.06-15-29
Owner	Streczywilk Amy M	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Seufert, Heather C	Rea, Michael A
Address	38 Denise Dr	230 Seine Dr	96 Toulon Dr	52 Denise Dr	79 Toulon Dr	7 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 110	62 x 133	50 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	988	969	812	962	766	916
2nd Sty Area	964	978	1134	806	985	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 191	0 0
SFLA	1952	1947	1946	1768	1751	1942
Att/Det Gar Sqft	405	405	400	308	308	312
Prior Land	$13,500					
Prior Total	$145,000					
Comp Land Estimate	$18,100	$18,100	$21,800	$16,700	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	12/4/2018	10/10/2018	6/26/2019
Sale Price		$195,000	$193,000	$172,000	$170,000	$210,000
Time Adj Sale Price		$215,600	$206,300	$181,700	$181,700	$217,000
TADJSP/SQFT		$110.73	$106.01	$102.77	$103.77	$111.74
Model Estimate	$109,000	$123,800	$103,900	$100,400	$97,000	$123,600
Total Adj Factors	$109,000	$123,800	$103,900	$100,400	$97,000	$123,600
Adjusted Sale Price		$200,800	$211,400	$190,300	$193,700	$202,400
Comparable Estimate	$199,700 ($102.31/SFLA)					

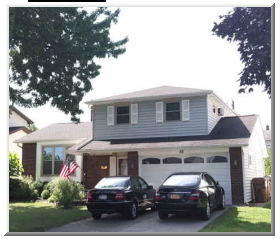
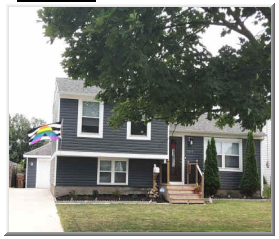
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-4	125.06-10-35	125.06-5-24	125.06-8-11	125.06-10-39	125.06-15-29
Owner	Mansour Emil	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Brown, Gina M	Rea, Michael A
Address	41 Denise Dr	230 Seine Dr	96 Toulon Dr	52 Denise Dr	212 Seine Dr	7 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 110	62 x 133	50 x 110	55 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1003	969	812	962	968	916
2nd Sty Area	1044	978	1134	806	1008	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 0	0 0
SFLA	2047	1947	1946	1768	1976	1942
Att/Det Gar Sqft	418	405	400	308	440	312
Prior Land	$13,500					
Prior Total	$150,000					
Comp Land Estimate	$18,100	$18,100	$21,800	$16,700	$18,100	$16,700
Sale Date		4/16/2018	10/15/2018	12/4/2018	8/31/2020	6/26/2019
Sale Price		$195,000	$193,000	$172,000	$235,000	$210,000
Time Adj Sale Price		$215,600	$206,300	$181,700	$235,000	$217,000
TADJSP/SQFT		$110.73	$106.01	$102.77	$118.93	$111.74
Model Estimate	$113,400	$123,800	$103,900	$100,400	$127,800	$123,600
Total Adj Factors	$113,400	$123,800	$103,900	$100,400	$127,800	$123,600
Adjusted Sale Price		$205,200	$215,800	$194,700	$220,600	$206,800
Comparable Estimate	$208,600 ($101.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-9	125.06-10-35	125.06-5-24	125.06-8-11	125.06-10-39	125.06-6-19
Owner	Morton Paul F Jr	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Brown, Gina M	Seufert, Heather C
Address	44 Denise Dr	230 Seine Dr	96 Toulon Dr	52 Denise Dr	212 Seine Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 110	55 x 110	62 x 133	50 x 110	55 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	4	5
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	988	969	812	962	968	766
2nd Sty Area	1018	978	1134	806	1008	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 0	0 191
SFLA	2006	1947	1946	1768	1976	1751
Att/Det Gar Sqft	405	405	400	308	440	308
Prior Land	$14,200					
Prior Total	$150,000					
Comp Land Estimate	$19,600	$18,100	$21,800	$16,700	$18,100	$16,700
Sale Date		4/16/2018	10/15/2018	12/4/2018	8/31/2020	10/10/2018
Sale Price		$195,000	$193,000	$172,000	$235,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$181,700	$235,000	$181,700
TADJSP/SQFT		$110.73	$106.01	$102.77	$118.93	$103.77
Model Estimate	$115,400	$123,800	$103,900	$100,400	$127,800	$97,000
Total Adj Factors	$115,400	$123,800	$103,900	$100,400	$127,800	$97,000
Adjusted Sale Price		$207,200	$217,800	$196,700	$222,600	$200,100
Comparable Estimate	$208,900 ($104.14/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

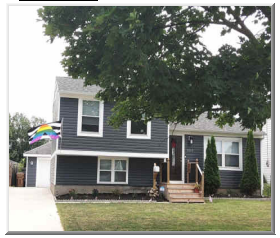
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-5	125.06-10-16	125.06-3-10	125.06-20-35	125.10-3-6	125.06-16-10
Owner	Planter, Daniel M	Read, Amanda M	Giambrone, Stephanie E	Algubani, Ali	Rondinelli, Jacqueline	Stiglmeier, Robert L
Address	45 Denise Dr	64 Janine Ct	185 Le Havre Dr	60 Martinique Dr	52 Lucerne Ct	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	57 x 119	50 x 110	64 x 115	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1978 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 475	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 1	4 Full 1
1st Sty Area	1082	1104	1116	1104	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	475 0	465 0	432 0	455 0	364 0	441 0
SFLA	1557	1569	1548	1559	1504	1481
Att/Det Gar Sqft			280	286		
Prior Land	$13,500					
Prior Total	$125,000					
Comp Land Estimate	$18,100	$19,400	$16,700	$20,600	$20,700	$16,700
Sale Date		4/12/2019	12/11/2019	7/30/2020	10/16/2019	5/17/2019
Sale Price		$182,000	$181,500	$186,000	$155,000	$155,000
Time Adj Sale Price		$189,300	$183,900	$186,000	$158,100	$160,700
TADJSP/SQFT		$120.65	$118.80	$119.31	$105.12	$108.51
Model Estimate	$89,500	$90,500	$91,300	$94,400	$88,300	$82,000
Total Adj Factors	$89,500	$90,500	$91,300	$94,400	$88,300	$82,000
Adjusted Sale Price		$188,300	$182,100	$181,100	$159,300	$168,200
Comparable Estimate	$175,800 ($112.91/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

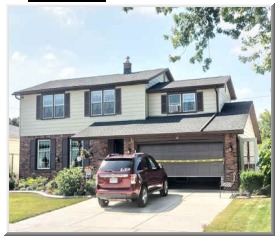
Option : 125_ENPM_OPTIONS

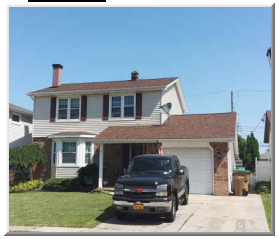
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-10	125.06-10-16	125.06-16-10	125.06-3-10	125.10-3-6	125.06-20-35
Owner	Alba , Joseph F	Read, Amanda M	Stiglmeier, Robert L	Giambrone, Stephanie E	Rondinelli, Jacqueline	Algubani, Ali
Address	48 Denise Dr	64 Janine Ct	71 Toulon Dr	185 Le Havre Dr	52 Lucerne Ct	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	57 x 119	50 x 110	50 x 110	75 x 100	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1970 / 0	1972 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 380	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	1089	1104	1040	1116	1140	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	380 0	465 0	441 0	432 0	364 0	455 0
SFLA	1469	1569	1481	1548	1504	1559
Att/Det Gar Sqft				280		286
Prior Land	$12,700					
Prior Total	$111,900					
Comp Land Estimate	$16,700	$19,400	$16,700	$16,700	$20,700	$20,600
Sale Date		4/12/2019	5/17/2019	12/11/2019	10/16/2019	7/30/2020
Sale Price		$182,000	$155,000	$181,500	$155,000	$186,000
Time Adj Sale Price		$189,300	$160,700	$183,900	$158,100	$186,000
TADJSP/SQFT		$120.65	$108.51	$118.80	$105.12	$119.31
Model Estimate	$82,000	$90,500	$82,000	$91,300	$88,300	$94,400
Total Adj Factors	$82,000	$90,500	$82,000	$91,300	$88,300	$94,400
Adjusted Sale Price		$180,800	$160,700	$174,600	$151,800	$173,600
Comparable Estimate	$168,300 ($114.57/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

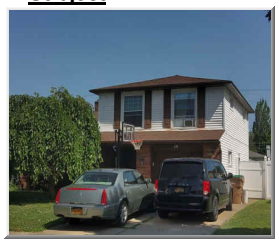
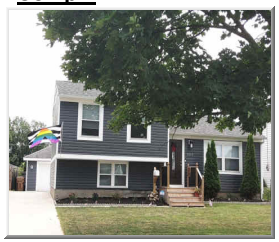
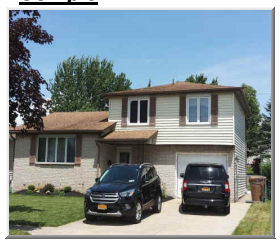
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-6	125.06-10-35	125.06-5-24	125.06-8-11	125.06-6-19	125.06-10-39
Owner	Ferriter, Lynda D	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Seufert, Heather C	Brown, Gina M
Address	49 Denise Dr	230 Seine Dr	96 Toulon Dr	52 Denise Dr	79 Toulon Dr	212 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 110	62 x 133	50 x 110	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	956	969	812	962	766	968
2nd Sty Area	984	978	1134	806	985	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 191	0 0
SFLA	1940	1947	1946	1768	1751	1976
Att/Det Gar Sqft	418	405	400	308	308	440
Prior Land	$13,500					
Prior Total	$143,100					
Comp Land Estimate	$18,100	$18,100	$21,800	$16,700	$16,700	$18,100
Sale Date		4/16/2018	10/15/2018	12/4/2018	10/10/2018	8/31/2020
Sale Price		$195,000	$193,000	$172,000	$170,000	$235,000
Time Adj Sale Price		$215,600	$206,300	$181,700	$181,700	$235,000
TADJSP/SQFT		$110.73	$106.01	$102.77	$103.77	$118.93
Model Estimate	$106,200	$123,800	$103,900	$100,400	$97,000	$127,800
Total Adj Factors	$106,200	$123,800	$103,900	$100,400	$97,000	$127,800
Adjusted Sale Price		$198,000	$208,600	$187,500	$190,900	$213,400
Comparable Estimate	$199,700 ($102.94/SFLA)					

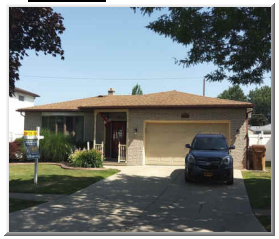
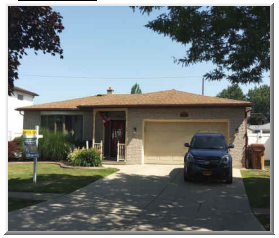
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-11	125.06-8-11	125.06-6-19	125.05-4-4	125.06-5-7	125.06-17-7
Owner	Sabia, Michelle	Sabia, Michelle	Seufert, Heather C	Hunter, David C Jr	Kulesz, Tiffany L	Wielinski, Heather L
Address	52 Denise Dr	52 Denise Dr	79 Toulon Dr	78 Strasbourg Dr	28 Toulon Dr	87 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 101	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	962	962	766	1008	598	984
2nd Sty Area	806	806	985	784	999	728
Fin Bsmt/Fin Rec Rm	0 576	0 576	0 191	0 0	0 0	0 300
SFLA	1768	1768	1751	1792	1597	1712
Att/Det Gar Sqft	308	308	308	280	364	286
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$16,700	$18,100
Sale Date		12/4/2018	10/10/2018	1/24/2020	8/30/2019	7/20/2018
Sale Price		$172,000	$170,000	$160,000	$152,000	$164,900
Time Adj Sale Price		$181,700	$181,700	$161,600	$156,100	$179,300
TADJSP/SQFT		$102.77	$103.77	$90.18	$97.75	$104.73
Model Estimate	$100,400	$100,400	$97,000	$96,200	$87,800	$95,200
Total Adj Factors	$100,400	$100,400	$97,000	$96,200	$87,800	$95,200
Adjusted Sale Price		$181,700	$185,100	$165,800	$168,700	$184,500

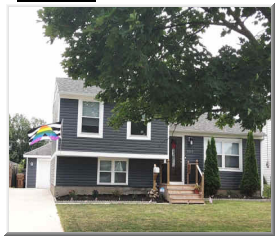
Comparable Estimate $177,200 ($100.23/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-7	125.06-11-10	125.06-8-2	125.06-5-4	125.06-8-19	125.06-20-29
Owner	Hallmark, Valentina	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Tetkowski, Aaron	American International
Address	53 Denise Dr	205 Seine Dr	8 Denise Dr	16 Toulon Dr	88 Denise Dr	40 Barbados Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 110	65 x 105	65 x 110	50 x 110	55 x 119	68 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1606	1628	1628	1546	1468	1470
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 624	0 616
SFLA	1606	1628	1628	1546	1468	1470
Att/Det Gar Sqft	484	484	484		440	285
Prior Land	$14,200					
Prior Total	$141,000					
Comp Land Estimate	$19,600	$19,800	$20,400	$16,700	$18,800	$21,200
Sale Date		10/25/2018	5/28/2020	4/28/2020	5/10/2019	3/12/2020
Sale Price		$175,000	$200,000	$180,100	$163,000	$190,000
Time Adj Sale Price		$187,000	$200,700	$181,000	$169,000	$191,300
TADJSP/SQFT		$114.86	$123.28	$117.08	$115.12	$130.14
Model Estimate	$112,200	$113,600	$112,200	$100,800	$103,200	$107,700
Total Adj Factors	$112,200	$113,600	$112,200	$100,800	$103,200	$107,700
Adjusted Sale Price		$185,600	$200,700	$192,400	$178,000	$195,800

Comparable Estimate $190,500 ($118.62/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-12	125.06-10-16	125.06-3-10	125.06-14-32	125.06-20-35	125.10-3-6
Owner	McWhorter, Craig Allen	Read, Amanda M	Giambrone, Stephanie E	Lane, Bryan J	Algubani, Ali	Rondinelli, Jacqueline
Address	56 Denise Dr	64 Janine Ct	185 Le Havre Dr	94 Seine Dr	60 Martinique Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	57 x 119	50 x 110	50 x 110	64 x 115	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1968 / 0	1978 / 0	1972 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 403	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 1
1st Sty Area	1146	1104	1116	1115	1104	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	403 250	465 0	432 0	264 0	455 0	364 0
SFLA	1549	1569	1548	1379	1559	1504
Att/Det Gar Sqft			280		286	
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$19,400	$16,700	$16,700	$20,600	$20,700
Sale Date		4/12/2019	12/11/2019	1/6/2020	7/30/2020	10/16/2019
Sale Price		$182,000	$181,500	$159,000	$186,000	$155,000
Time Adj Sale Price		$189,300	$183,900	$160,600	$186,000	$158,100
TADJSP/SQFT		$120.65	$118.80	$116.46	$119.31	$105.12
Model Estimate	$101,700	$90,500	$91,300	$91,900	$94,400	$88,300
Total Adj Factors	$101,700	$90,500	$91,300	$91,900	$94,400	$88,300
Adjusted Sale Price		$200,500	$194,300	$170,400	$193,300	$171,500
Comparable Estimate	$186,000 ($120.08/SFLA)					

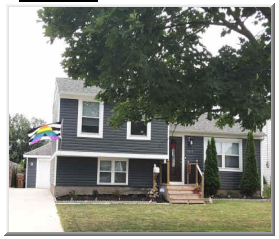
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-13	125.06-8-13	125.06-10-31	125.06-8-2	125.06-11-10	125.06-5-4
Owner	Formwalt, Philip Michae	Formwalt, Philip Michae	Pabst, Michael	Fish, Jacob T	Abdulla, Gabriel F	Newton, Anthony John
Address	60 Denise Dr	60 Denise Dr	135 Denise Dr	8 Denise Dr	205 Seine Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 110	65 x 110	65 x 110	65 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1737	1737	1688	1628	1628	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 648	0 648	0 450	0 0	0 0	0 160
SFLA	1737	1737	1688	1628	1628	1546
Att/Det Gar Sqft	462	462	484	484	484	
Prior Land	$14,800					
Prior Total	$150,000					
Comp Land Estimate	$20,400	$20,400	$20,400	$20,400	$19,800	$16,700
Sale Date		8/23/2019	5/8/2018	5/28/2020	10/25/2018	4/28/2020
Sale Price		$225,000	$225,013	$200,000	$175,000	$180,100
Time Adj Sale Price		$231,000	$247,400	$200,700	$187,000	$181,000
TADJSP/SQFT		$132.99	$146.56	$123.28	$114.86	$117.08
Model Estimate	$141,100	$141,100	$141,200	$112,200	$113,600	$100,800
Total Adj Factors	$141,100	$141,100	$141,200	$112,200	$113,600	$100,800
Adjusted Sale Price		$231,000	$247,300	$229,600	$214,500	$221,300
Comparable Estimate	$228,700 ($131.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-14	125.06-10-16	125.06-3-10	125.10-6-19	125.06-20-35	125.10-3-6
Owner	Mieth, Kyle M	Read, Amanda M	Giambrone, Stephanie E	Meisenbrug, Sharon A	Algubani, Ali	Rondinelli, Jacqueline
Address	66 Denise Dr	64 Janine Ct	185 Le Havre Dr	71 Cannas Ct	60 Martinique Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	57 x 119	50 x 110	55 x 105	64 x 115	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1971 / 0	1978 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 415	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1
1st Sty Area	1259	1104	1116	1468	1104	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	415 0	465 0	432 0	288 0	455 0	364 0
SFLA	1674	1569	1548	1756	1559	1504
Att/Det Gar Sqft			280		286	
Prior Land	$13,500					
Prior Total	$129,000					
Comp Land Estimate	$18,100	$19,400	$16,700	$17,700	$20,600	$20,700
Sale Date		4/12/2019	12/11/2019	10/2/2018	7/30/2020	10/16/2019
Sale Price		$182,000	$181,500	$184,900	$186,000	$155,000
Time Adj Sale Price		$189,300	$183,900	$197,600	$186,000	$158,100
TADJSP/SQFT		$120.65	$118.80	$112.53	$119.31	$105.12
Model Estimate	$97,100	$90,500	$91,300	$95,300	$94,400	$88,300
Total Adj Factors	$97,100	$90,500	$91,300	$95,300	$94,400	$88,300
Adjusted Sale Price		$195,900	$189,700	$199,400	$188,700	$166,900
Comparable Estimate	$188,100 ($112.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-15	125.06-8-19	125.06-11-9	125.06-2-21	125.06-3-33	125.06-12-5
Owner	Lyons, Jacqlyn	Tetkowski, Aaron	Landahl, Gerald R	Strawder, Danielle	Kassirer, Leonard W	Delpe, Stenly J
Address	72 Denise Dr	88 Denise Dr	201 Seine Dr	226 Le Havre Dr	40 Rouen Dr	91 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	55 x 119	50 x 105	55 x 111	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1325	1468	1424	1254	1218	1350
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 624	0 400	0 500	0 305	0 0
SFLA	1325	1468	1424	1254	1218	1350
Att/Det Gar Sqft	529	440	264	308	200	315
Prior Land	$16,000					
Prior Total	$126,000					
Comp Land Estimate	$21,900	$18,800	$16,300	$18,200	$16,700	$16,300
Sale Date		5/10/2019	7/2/2020	9/18/2018	1/28/2020	2/1/2019
Sale Price		$163,000	$170,000	$160,000	$160,000	$168,000
Time Adj Sale Price		$169,000	$170,000	$172,000	$161,600	$175,900
TADJSP/SQFT		$115.12	$119.38	$137.16	$132.68	$130.30
Model Estimate	$108,300	$103,200	$96,800	$87,500	$84,200	$97,200
Total Adj Factors	$108,300	$103,200	$96,800	$87,500	$84,200	$97,200
Adjusted Sale Price		$174,100	$181,500	$192,800	$185,700	$187,000

Comparable Estimate $184,200 ($139.02/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-23	125.06-11-10	125.06-8-2	125.06-10-31	125.06-8-19	125.06-5-4
Owner	Olszowy, Katherine	Abdulla, Gabriel F	Fish, Jacob T	Pabst, Michael	Tetkowski, Aaron	Newton, Anthony John
Address	73 Denise Dr	205 Seine Dr	8 Denise Dr	135 Denise Dr	88 Denise Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 110	65 x 105	65 x 110	65 x 110	55 x 119	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1684	1628	1628	1688	1468	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 624	0 160
SFLA	1684	1628	1628	1688	1468	1546
Att/Det Gar Sqft	546	484	484	484	440	
Prior Land	$17,300					
Prior Total	$145,000					
Comp Land Estimate	$23,400	$19,800	$20,400	$20,400	$18,800	$16,700
Sale Date		10/25/2018	5/28/2020	5/8/2018	5/10/2019	4/28/2020
Sale Price		$175,000	$200,000	$225,013	$163,000	$180,100
Time Adj Sale Price		$187,000	$200,700	$247,400	$169,000	$181,000
TADJSP/SQFT		$114.86	$123.28	$146.56	$115.12	$117.08
Model Estimate	$119,600	$113,600	$112,200	$141,200	$103,200	$100,800
Total Adj Factors	$119,600	$113,600	$112,200	$141,200	$103,200	$100,800
Adjusted Sale Price		$193,000	$208,100	$225,800	$185,400	$199,800
Comparable Estimate	$202,400 ($120.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-16	125.10-6-19	125.06-10-16	125.06-15-11	125.06-3-10	125.06-20-35
Owner	Dziekan James B	Meisenbrug, Sharon A	Read, Amanda M	Asif, Fnu	Giambrone, Stephanie I	Algubani, Ali
Address	76 Denise Dr	71 Cannas Ct	64 Janine Ct	27 Cherbourg Dr	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 105	57 x 119	50 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1969 / 0	1969 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 494	C Average 100	C Average 100	C Average 90	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 2	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1278	1468	1104	1735	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	494 0	288 0	465 0	170 400	432 0	455 0
SFLA	1772	1756	1569	1905	1548	1559
Att/Det Gar Sqft				320	280	286
Prior Land	$13,500					
Prior Total	$135,000					
Comp Land Estimate	$18,100	$17,700	$19,400	$16,700	$16,700	$20,600
Sale Date		10/2/2018	4/12/2019	7/31/2018	12/11/2019	7/30/2020
Sale Price		$184,900	$182,000	$155,000	$181,500	$186,000
Time Adj Sale Price		$197,600	$189,300	$168,500	$183,900	$186,000
TADJSP/SQFT		$112.53	$120.65	$88.45	$118.80	$119.31
Model Estimate	$98,900	$95,300	$90,500	$93,800	$91,300	$94,400
Total Adj Factors	$98,900	$95,300	$90,500	$93,800	$91,300	$94,400
Adjusted Sale Price		$201,200	$197,700	$173,600	$191,500	$190,500
Comparable Estimate	$190,900 ($107.73/SFLA)					

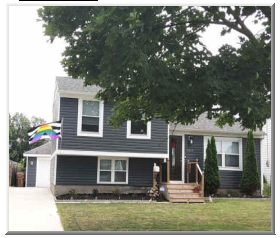
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-17	125.06-2-21	125.06-3-33	125.06-8-19	125.06-7-23	125.06-3-39
Owner	Hinca, Lori Ann	Strawder, Danielle	Kassirer, Leonard W	Tetkowski, Aaron	Dombrowski, Joshua A	Klepfer, Michael Eugen
Address	80 Denise Dr	226 Le Havre Dr	40 Rouen Dr	88 Denise Dr	91 Cherbourg Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 111	50 x 110	55 x 119	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1282	1254	1218	1468	1092	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 305	0 624	0 0	0 0
SFLA	1282	1254	1218	1468	1092	1188
Att/Det Gar Sqft	330	308	200	440	308	
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$18,200	$16,700	$18,800	$16,700	$16,700
Sale Date		9/18/2018	1/28/2020	5/10/2019	9/21/2020	10/9/2018
Sale Price		$160,000	$160,000	$163,000	$165,000	$155,000
Time Adj Sale Price		$172,000	$161,600	$169,000	$165,000	$165,700
TADJSP/SQFT		$137.16	$132.68	$115.12	$151.10	$139.48
Model Estimate	$92,000	$87,500	$84,200	$103,200	$77,900	$77,700
Total Adj Factors	$92,000	$87,500	$84,200	$103,200	$77,900	$77,700
Adjusted Sale Price		$176,500	$169,400	$157,800	$179,100	$180,000
Comparable Estimate	$172,600 ($134.63/SFLA)					

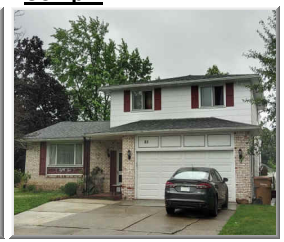
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-18	125.06-7-23	125.06-3-33	125.06-3-39	125.10-4-27.1	125.10-5-1
Owner	Morrison, Shirley A	Dombrowski, Joshua A	Kassirer, Leonard W	Klepfer, Michael Eugene	Humbert, Gabriel A	Suy, Kim C
Address	84 Denise Dr	91 Cherbourg Dr	40 Rouen Dr	16 Rouen Dr	15 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	70 x 222	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1092	1218	1188	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 0	0 408	0 300
SFLA	1196	1092	1218	1188	1160	1160
Att/Det Gar Sqft	308	308	200		462	325
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$27,100	$23,600
Sale Date		9/21/2020	1/28/2020	10/9/2018	7/16/2019	12/13/2018
Sale Price		$165,000	$160,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$165,000	$161,600	$165,700	$186,000	$163,800
TADJSP/SQFT		$151.10	$132.68	$139.48	$160.34	$141.21
Model Estimate	$87,100	$77,900	$84,200	$77,700	$92,300	$85,900
Total Adj Factors	$87,100	$77,900	$84,200	$77,700	$92,300	$85,900
Adjusted Sale Price		$174,200	$164,500	$175,100	$180,800	$165,000
Comparable Estimate	$171,900 ($143.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-19	125.06-8-19	125.06-20-29	125.06-2-18	125.06-11-9	125.06-5-4
Owner	Tetkowski Aaron	Tetkowski, Aaron	American International	Miskell, Christy R	Landahl, Gerald R	Newton, Anthony John
Address	88 Denise Dr	88 Denise Dr	40 Barbados Dr	214 Le Havre Dr	201 Seine Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 119	55 x 119	68 x 114	50 x 110	50 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1977 / 0	1970 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1468	1468	1470	1436	1424	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 624	0 624	0 616	0 0	0 400	0 160
SFLA	1468	1468	1470	1436	1424	1546
Att/Det Gar Sqft	440	440	285	330	264	
Prior Land	$14,000					
Prior Total	$136,900					
Comp Land Estimate	$18,800	$18,800	$21,200	$16,700	$16,300	$16,700
Sale Date		5/10/2019	3/12/2020	4/18/2019	7/2/2020	4/28/2020
Sale Price		$163,000	$190,000	$165,000	$170,000	$180,100
Time Adj Sale Price		$169,000	$191,300	$171,600	$170,000	$181,000
TADJSP/SQFT		$115.12	$130.14	$119.50	$119.38	$117.08
Model Estimate	$103,200	$103,200	$107,700	$99,300	$96,800	$100,800
Total Adj Factors	$103,200	$103,200	$107,700	$99,300	$96,800	$100,800
Adjusted Sale Price		$169,000	$186,800	$175,500	$176,400	$183,400
Comparable Estimate	$178,200 ($121.39/SFLA)					

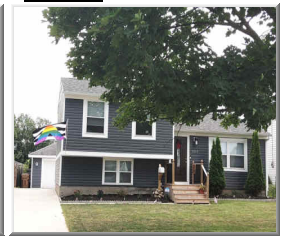
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-20	125.06-5-24	125.06-10-35	125.06-6-19	125.06-8-11	125.06-10-39
Owner	Fritz, Marilyn A	Pijanowski, Adam	Holzer, Drew M	Seufert, Heather C	Sabia, Michelle	Brown, Gina M
Address	92 Denise Dr	96 Toulon Dr	230 Seine Dr	79 Toulon Dr	52 Denise Dr	212 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 145	62 x 133	55 x 110	50 x 110	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	5	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	998	812	969	766	962	968
2nd Sty Area	964	1134	978	985	806	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 191	0 576	0 0
SFLA	1962	1946	1947	1751	1768	1976
Att/Det Gar Sqft	405	400	405	308	308	440
Prior Land	$16,300					
Prior Total	$145,000					
Comp Land Estimate	$22,500	$21,800	$18,100	$16,700	$16,700	$18,100
Sale Date		10/15/2018	4/16/2018	10/10/2018	12/4/2018	8/31/2020
Sale Price		$193,000	$195,000	$170,000	$172,000	$235,000
Time Adj Sale Price		$206,300	$215,600	$181,700	$181,700	$235,000
TADJSP/SQFT		$106.01	$110.73	$103.77	$102.77	$118.93
Model Estimate	$108,900	$103,900	$123,800	$97,000	$100,400	$127,800
Total Adj Factors	$108,900	$103,900	$123,800	$97,000	$100,400	$127,800
Adjusted Sale Price		$211,300	$200,700	$193,600	$190,200	$216,100
Comparable Estimate	$202,400 ($103.16/SFLA)					

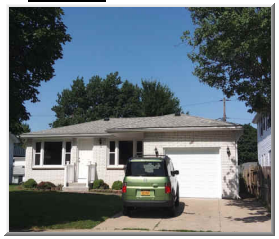
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-21	125.06-15-11	125.10-6-19	125.06-16-4	125.06-10-16	125.06-20-35
Owner	Dunworth, Joseph R	Asif, Fnu	Meisenbrug, Sharon A	Hughes, Daina D	Read, Amanda M	Algubani, Ali
Address	96 Denise Dr	27 Cherbourg Dr	71 Cannas Ct	95 Toulon Dr	64 Janine Ct	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 140	50 x 110	55 x 105	50 x 110	57 x 119	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1968 / 0	1969 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 499	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 0	4 Full 1	4 Full 2	3 Partial 0
1st Sty Area	1400	1735	1468	1464	1104	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	499 0	170 400	288 0	526 0	465 0	455 0
SFLA	1899	1905	1756	1990	1569	1559
Att/Det Gar Sqft		320				286
Prior Land	$16,300					
Prior Total	$144,000					
Comp Land Estimate	$22,600	$16,700	$17,700	$16,700	$19,400	$20,600
Sale Date		7/31/2018	10/2/2018	8/3/2020	4/12/2019	7/30/2020
Sale Price		$155,000	$184,900	$187,020	$182,000	$186,000
Time Adj Sale Price		$168,500	$197,600	$187,000	$189,300	$186,000
TADJSP/SQFT		$88.45	$112.53	$93.97	$120.65	$119.31
Model Estimate	$106,500	$93,800	$95,300	$103,000	$90,500	$94,400
Total Adj Factors	$106,500	$93,800	$95,300	$103,000	$90,500	$94,400
Adjusted Sale Price		$181,200	$208,800	$190,500	$205,300	$198,100
Comparable Estimate	$196,800 ($103.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-22	125.06-10-16	125.06-20-35	125.06-3-10	125.10-3-6	125.07-15-38
Owner	Fortuna, Marsha L	Read, Amanda M	Algubani, Ali	Giambrone, Stephanie E	Rondinelli, Jacqueline	Bunn, Sean
Address	100 Denise Dr	64 Janine Ct	60 Martinique Dr	185 Le Havre Dr	52 Lucerne Ct	92 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	53 x 116	57 x 119	64 x 115	50 x 110	75 x 100	65 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1978 / 0	1970 / 0	1972 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 402	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	1164	1104	1104	1116	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	402 0	465 0	455 0	432 0	364 0	432 0
SFLA	1566	1569	1559	1548	1504	1472
Att/Det Gar Sqft			286	280		440
Prior Land	$13,500					
Prior Total	$128,100					
Comp Land Estimate	$18,000	$19,400	$20,600	$16,700	$20,700	$20,400
Sale Date		4/12/2019	7/30/2020	12/11/2019	10/16/2019	2/1/2018
Sale Price		$182,000	$186,000	$181,500	$155,000	$170,000
Time Adj Sale Price		$189,300	$186,000	$183,900	$158,100	$190,000
TADJSP/SQFT		$120.65	$119.31	$118.80	$105.12	$129.08
Model Estimate	$98,200	$90,500	$94,400	$91,300	$88,300	$90,800
Total Adj Factors	$98,200	$90,500	$94,400	$91,300	$88,300	$90,800
Adjusted Sale Price		$197,000	$189,800	$190,800	$168,000	$197,400
Comparable Estimate	$188,600 ($120.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-24	125.06-12-32	125.06-12-6	125.10-1-61	125.06-6-20	125.10-1-52
Owner	The Schilage Revocable	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Shareef, Ali A	Decmar Properties, LLC
Address	103 Denise Dr	140 Seine Dr	95 Seine Dr	73 Strasbourg Dr	85 Toulon Dr	37 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 100	50 x 105	55 x 110	75 x 110	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	7	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1428	1232	1296	1190	1376	1040
2nd Sty Area	1092	1232	1044	1040	777	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0	0 0
SFLA	2520	2464	2340	2230	2153	2080
Att/Det Gar Sqft	462	440			420	
Prior Land	$16,000					
Prior Total	$140,000					
Comp Land Estimate	$21,900	$15,800	$16,300	$18,100	$21,900	$16,700
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/19/2018	3/17/2020
Sale Price		$187,000	$145,000	$160,000	$175,000	$160,000
Time Adj Sale Price		$193,300	$160,300	$174,900	$194,500	$161,100
TADJSP/SQFT		$78.45	$68.50	$78.43	$90.34	$77.45
Model Estimate	$111,600	$106,800	$68,800	$94,000	$118,100	$81,400
Total Adj Factors	$111,600	$106,800	$68,800	$94,000	$118,100	$81,400
Adjusted Sale Price		$198,100	$203,100	$192,500	$188,000	$191,300

Comparable Estimate $194,600 ($77.22/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-23	125.06-14-32	125.06-10-16	125.06-20-35	125.06-3-10	125.10-3-6
Owner	Scheuneman, Brenda S	Lane, Bryan J	Read, Amanda M	Algubani, Ali	Giambrone, Stephanie I	Rondinelli, Jacqueline
Address	104 Denise Dr	94 Seine Dr	64 Janine Ct	60 Martinique Dr	185 Le Havre Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 110	57 x 119	64 x 115	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1978 / 0	1970 / 0	1972 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 381	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 1
1st Sty Area	1101	1115	1104	1104	1116	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	381 300	264 0	465 0	455 0	432 0	364 0
SFLA	1482	1379	1569	1559	1548	1504
Att/Det Gar Sqft				286	280	
Prior Land	$13,100					
Prior Total	$130,000					
Comp Land Estimate	$17,100	$16,700	$19,400	$20,600	$16,700	$20,700
Sale Date		1/6/2020	4/12/2019	7/30/2020	12/11/2019	10/16/2019
Sale Price		$159,000	$182,000	$186,000	$181,500	$155,000
Time Adj Sale Price		$160,600	$189,300	$186,000	$183,900	$158,100
TADJSP/SQFT		$116.46	$120.65	$119.31	$118.80	$105.12
Model Estimate	$101,800	$91,900	$90,500	$94,400	$91,300	$88,300
Total Adj Factors	$101,800	$91,900	$90,500	$94,400	$91,300	$88,300
Adjusted Sale Price		$170,500	$200,600	$193,400	$194,400	$171,600
Comparable Estimate	$186,100 ($125.57/SFLA)					

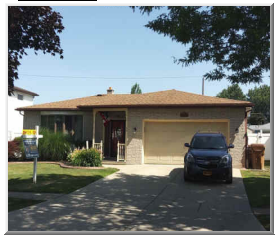
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-25	125.06-2-21	125.06-3-33	125.10-5-1	125.06-7-23	125.10-4-27.1
Owner	Carol Barber Revocable	Strawder, Danielle	Kassirer, Leonard W	Suy, Kim C	Dombrowski, Joshua A	Humbert, Gabriel A
Address	107 Denise Dr	226 Le Havre Dr	40 Rouen Dr	4 Cannas Ct	91 Cherbourg Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 111	50 x 110	81 x 118	50 x 110	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	1254	1218	1160	1092	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 500	0 305	0 300	0 0	0 408
SFLA	1260	1254	1218	1160	1092	1160
Att/Det Gar Sqft	294	308	200	325	308	462
Prior Land	$12,700					
Prior Total	$127,000					
Comp Land Estimate	$16,700	$18,200	$16,700	$23,600	$16,700	$27,100
Sale Date		9/18/2018	1/28/2020	12/13/2018	9/21/2020	7/16/2019
Sale Price		$160,000	$160,000	$155,000	$165,000	$180,500
Time Adj Sale Price		$172,000	$161,600	$163,800	$165,000	$186,000
TADJSP/SQFT		$137.16	$132.68	$141.21	$151.10	$160.34
Model Estimate	$87,800	$87,500	$84,200	$85,900	$77,900	$92,300
Total Adj Factors	$87,800	$87,500	$84,200	$85,900	$77,900	$92,300
Adjusted Sale Price		$172,300	$165,200	$165,700	$174,900	$181,500

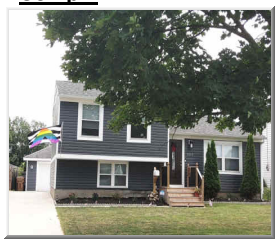
Comparable Estimate $171,900 ($136.43/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-24	125.12-7-15	114.08-1-20	125.06-12-32	125.06-12-6	125.10-1-61
Owner	Geddes, Glenn A	Cumbo, Sarah M	Hernandez, Richard G	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC
Address	110 Denise Dr	79 Lou Dr	19 Felber Ln	140 Seine Dr	95 Seine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	127	123	125	125	125
School Code	146801	143007	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 115	73 x 105	80 x 191	50 x 100	50 x 105	55 x 110
Building Style	03 Split level	03 Split level	03 Split level	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1963 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 428	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	2.0	2.0
Bedrooms	5	5	5	6	5	7
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	2305	1688	2588	1232	1296	1190
2nd Sty Area	0	0	0	1232	1044	1040
Fin Bsmt/Fin Rec Rm	428 0	792 690	250 0	0 400	0 0	0 240
SFLA	2733	2480	2838	2464	2340	2230
Att/Det Gar Sqft				440		
Prior Land	$16,300					
Prior Total	$156,900					
Comp Land Estimate	$22,300	$21,000	$34,600	$15,800	$16,300	$18,100
Sale Date		11/26/2018	6/26/2020	6/24/2019	4/23/2018	6/28/2018
Sale Price		$169,500	$236,000	$187,000	$145,000	$160,000
Time Adj Sale Price		$180,100	$236,400	$193,300	$160,300	$174,900
TADJSP/SQFT		$72.62	$83.30	$78.45	$68.50	$78.43
Model Estimate	$167,300	$129,500	$153,600	$106,800	$68,800	$94,000
Total Adj Factors	$167,300	$129,500	$153,600	$106,800	$68,800	$94,000
Adjusted Sale Price		$217,900	$250,100	$253,800	$258,800	$248,200
Comparable Estimate	$245,800 ($89.94/SFLA)					

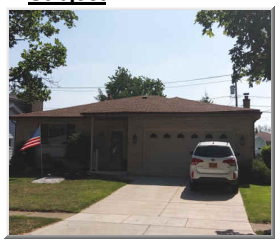
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-26	125.10-1-61	125.06-6-20	125.10-1-52	125.06-12-6	125.05-4-7
Owner	Collier Paul	Decmar Properties, LLC	Shareef, Ali A	Decmar Properties, LLC	Tamulski, Travis T	Grady, Bart M
Address	111 Denise Dr	73 Strasbourg Dr	85 Toulon Dr	37 Strasbourg Dr	95 Seine Dr	66 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 110	75 x 110	50 x 110	50 x 105	50 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	5	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1092	1190	1376	1040	1296	1040
2nd Sty Area	1092	1040	777	1040	1044	1040
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	2184	2230	2153	2080	2340	2080
Att/Det Gar Sqft	462		420			
Prior Land	$13,500					
Prior Total	$130,000					
Comp Land Estimate	$18,100	$18,100	$21,900	$16,700	$16,300	$15,900
Sale Date		6/28/2018	3/19/2018	3/17/2020	4/23/2018	3/9/2020
Sale Price		$160,000	$175,000	$160,000	$145,000	$139,400
Time Adj Sale Price		$174,900	$194,500	$161,100	$160,300	$140,300
TADJSP/SQFT		$78.43	$90.34	$77.45	$68.50	$67.45
Model Estimate	$96,100	$94,000	$118,100	$81,400	$68,800	$66,600
Total Adj Factors	$96,100	$94,000	$118,100	$81,400	$68,800	$66,600
Adjusted Sale Price		$177,000	$172,500	$175,800	$187,600	$169,800
Comparable Estimate	$176,500 ($80.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-27	125.06-11-10	125.06-8-19	125.06-5-4	125.06-8-2	125.06-20-29
Owner	Alioto, Peter C	Abdulla, Gabriel F	Tetkowski, Aaron	Newton, Anthony John	Fish, Jacob T	American International
Address	115 Denise Dr	205 Seine Dr	88 Denise Dr	16 Toulon Dr	8 Denise Dr	40 Barbados Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	65 x 105	55 x 119	50 x 110	65 x 110	68 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1571	1628	1468	1546	1628	1470
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 624	0 160	0 0	0 616
SFLA	1571	1628	1468	1546	1628	1470
Att/Det Gar Sqft	336	484	440		484	285
Prior Land	$13,500					
Prior Total	$138,100					
Comp Land Estimate	$18,100	$19,800	$18,800	$16,700	$20,400	$21,200
Sale Date		10/25/2018	5/10/2019	4/28/2020	5/28/2020	3/12/2020
Sale Price		$175,000	$163,000	$180,100	$200,000	$190,000
Time Adj Sale Price		$187,000	$169,000	$181,000	$200,700	$191,300
TADJSP/SQFT		$114.86	$115.12	$117.08	$123.28	$130.14
Model Estimate	$104,100	$113,600	$103,200	$100,800	$112,200	$107,700
Total Adj Factors	$104,100	$113,600	$103,200	$100,800	$112,200	$107,700
Adjusted Sale Price		$177,500	$169,900	$184,300	$192,600	$187,700
Comparable Estimate	$182,400 ($116.1/SFLA)					

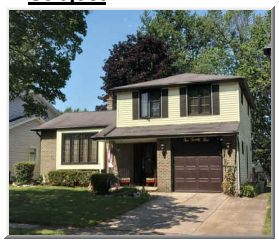
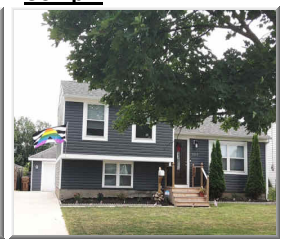
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-25	125.06-11-10	125.06-8-2	125.06-10-31	125.06-8-19	125.06-8-13
Owner	Tabaczynski, Thomas M	Abdulla, Gabriel F	Fish, Jacob T	Pabst, Michael	Tetkowski, Aaron	Formwalt, Philip Micha
Address	116 Denise Dr	205 Seine Dr	8 Denise Dr	135 Denise Dr	88 Denise Dr	60 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 117	65 x 105	65 x 110	65 x 110	55 x 119	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1698	1628	1628	1688	1468	1737
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 624	0 648
SFLA	1698	1628	1628	1688	1468	1737
Att/Det Gar Sqft	420	484	484	484	440	462
Prior Land	$16,600					
Prior Total	$146,000					
Comp Land Estimate	$22,500	$19,800	$20,400	$20,400	$18,800	$20,400
Sale Date		10/25/2018	5/28/2020	5/8/2018	5/10/2019	8/23/2019
Sale Price		$175,000	$200,000	$225,013	$163,000	$225,000
Time Adj Sale Price		$187,000	$200,700	$247,400	$169,000	$231,000
TADJSP/SQFT		$114.86	$123.28	$146.56	$115.12	$132.99
Model Estimate	$102,500	$113,600	$112,200	$141,200	$103,200	$141,100
Total Adj Factors	$102,500	$113,600	$112,200	$141,200	$103,200	$141,100
Adjusted Sale Price		$175,900	$191,000	$208,700	$168,300	$192,400
Comparable Estimate	$187,300 ($110.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-26	125.06-10-16	125.10-6-19	125.06-20-35	125.06-3-10	125.10-3-6
Owner	Edenholm, Lawrence J	Read, Amanda M	Meisenbrug, Sharon A	Algubani, Ali	Giambrone, Stephanie I	Rondinelli, Jacqueline
Address	120 Denise Dr	64 Janine Ct	71 Cannas Ct	60 Martinique Dr	185 Le Havre Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 117	57 x 119	55 x 105	64 x 115	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1978 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 410	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1
1st Sty Area	1273	1104	1468	1104	1116	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	410 250	465 0	288 0	455 0	432 0	364 0
SFLA	1683	1569	1756	1559	1548	1504
Att/Det Gar Sqft				286	280	
Prior Land	$13,900					
Prior Total	$144,000					
Comp Land Estimate	$18,700	$19,400	$17,700	$20,600	$16,700	$20,700
Sale Date		4/12/2019	10/2/2018	7/30/2020	12/11/2019	10/16/2019
Sale Price		$182,000	$184,900	$186,000	$181,500	$155,000
Time Adj Sale Price		$189,300	$197,600	$186,000	$183,900	$158,100
TADJSP/SQFT		$120.65	$112.53	$119.31	$118.80	$105.12
Model Estimate	$111,900	$90,500	$95,300	$94,400	$91,300	$88,300
Total Adj Factors	$111,900	$90,500	$95,300	$94,400	$91,300	$88,300
Adjusted Sale Price		$210,700	$214,200	$203,500	$204,500	$181,700
Comparable Estimate	$202,900 ($120.56/SFLA)					

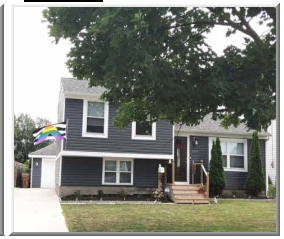
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-28	125.06-11-10	125.06-8-2	125.06-10-31	125.06-8-19	125.06-5-4
Owner	Hopp, Mark	Abdulla, Gabriel F	Fish, Jacob T	Pabst, Michael	Tetkowski, Aaron	Newton, Anthony John
Address	121 Denise Dr	205 Seine Dr	8 Denise Dr	135 Denise Dr	88 Denise Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 105	65 x 110	65 x 110	55 x 119	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1688	1628	1628	1688	1468	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 624	0 160
SFLA	1688	1628	1628	1688	1468	1546
Att/Det Gar Sqft	484	484	484	484	440	
Prior Land	$14,800					
Prior Total	$143,100					
Comp Land Estimate	$20,400	$19,800	$20,400	$20,400	$18,800	$16,700
Sale Date		10/25/2018	5/28/2020	5/8/2018	5/10/2019	4/28/2020
Sale Price		$175,000	$200,000	$225,013	$163,000	$180,100
Time Adj Sale Price		$187,000	$200,700	$247,400	$169,000	$181,000
TADJSP/SQFT		$114.86	$123.28	$146.56	$115.12	$117.08
Model Estimate	$115,500	$113,600	$112,200	$141,200	$103,200	$100,800
Total Adj Factors	$115,500	$113,600	$112,200	$141,200	$103,200	$100,800
Adjusted Sale Price		$188,900	$204,000	$221,700	$181,300	$195,700
Comparable Estimate	$198,300 ($117.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-27	125.06-8-19	125.06-5-4	125.06-11-10	125.06-20-29	125.06-8-2
Owner	Miller, Michael A	Tetkowski, Aaron	Newton, Anthony John	Abdulla, Gabriel F	American International	Fish, Jacob T
Address	124 Denise Dr	88 Denise Dr	16 Toulon Dr	205 Seine Dr	40 Barbados Dr	8 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 117	55 x 119	50 x 110	65 x 105	68 x 114	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1977 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1548	1468	1546	1628	1470	1628
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 624	0 160	0 0	0 616	0 0
SFLA	1548	1468	1546	1628	1470	1628
Att/Det Gar Sqft	462	440		484	285	484
Prior Land	$13,900					
Prior Total	$140,000					
Comp Land Estimate	$18,700	$18,800	$16,700	$19,800	$21,200	$20,400
Sale Date		5/10/2019	4/28/2020	10/25/2018	3/12/2020	5/28/2020
Sale Price		$163,000	$180,100	$175,000	$190,000	$200,000
Time Adj Sale Price		$169,000	$181,000	$187,000	$191,300	$200,700
TADJSP/SQFT		$115.12	$117.08	$114.86	$130.14	$123.28
Model Estimate	$108,800	$103,200	$100,800	$113,600	$107,700	$112,200
Total Adj Factors	$108,800	$103,200	$100,800	$113,600	$107,700	$112,200
Adjusted Sale Price		$174,600	$189,000	$182,200	$192,400	$197,300

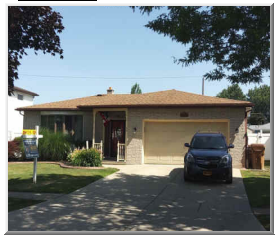
Comparable Estimate $187,100 ($120.87/SFLA)

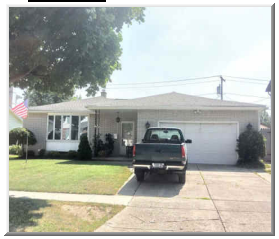
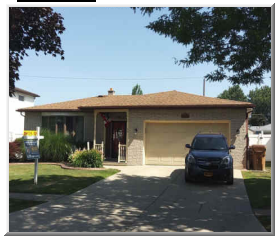
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-29	125.06-10-16	125.10-3-6	125.06-20-35	125.06-3-10	125.06-16-10
Owner	Milsom, Gary P	Read, Amanda M	Rondinelli, Jacqueline	Algubani, Ali	Giambrone, Stephanie I	Stiglmeier, Robert L
Address	125 Denise Dr	64 Janine Ct	52 Lucerne Ct	60 Martinique Dr	185 Le Havre Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	57 x 119	75 x 100	64 x 115	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1972 / 0	1978 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 328	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1160	1104	1140	1104	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	328 0	465 0	364 0	455 0	432 0	441 0
SFLA	1488	1569	1504	1559	1548	1481
Att/Det Gar Sqft				286	280	
Prior Land	$12,700					
Prior Total	$120,000					
Comp Land Estimate	$16,700	$19,400	$20,700	$20,600	$16,700	$16,700
Sale Date		4/12/2019	10/16/2019	7/30/2020	12/11/2019	5/17/2019
Sale Price		$182,000	$155,000	$186,000	$181,500	$155,000
Time Adj Sale Price		$189,300	$158,100	$186,000	$183,900	$160,700
TADJSP/SQFT		$120.65	$105.12	$119.31	$118.80	$108.51
Model Estimate	$85,900	$90,500	$88,300	$94,400	$91,300	$82,000
Total Adj Factors	$85,900	$90,500	$88,300	$94,400	$91,300	$82,000
Adjusted Sale Price		$184,700	$155,700	$177,500	$178,500	$164,600
Comparable Estimate	$172,200 ($115.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-30	125.06-10-35	125.06-5-24	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Wawrzeniec, Kristin M	Holzer, Drew M	Pijanowski, Adam	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	129 Denise Dr	230 Seine Dr	96 Toulon Dr	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 110	62 x 133	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	3	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	992	969	812	968	962	766
2nd Sty Area	1104	978	1134	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	2096	1947	1946	1976	1768	1751
Att/Det Gar Sqft	440	405	400	440	308	308
Prior Land	$13,500					
Prior Total	$153,100					
Comp Land Estimate	$18,100	$18,100	$21,800	$18,100	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018	10/10/2018
Sale Price		$195,000	$193,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$235,000	$181,700	$181,700
TADJSP/SQFT		$110.73	$106.01	$118.93	$102.77	$103.77
Model Estimate	$113,300	$123,800	$103,900	$127,800	$100,400	$97,000
Total Adj Factors	$113,300	$123,800	$103,900	$127,800	$100,400	$97,000
Adjusted Sale Price		$205,100	$215,700	$220,500	$194,600	$198,000
Comparable Estimate	$206,800 ($98.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-28	125.10-6-19	125.06-10-16	125.06-20-35	125.06-3-10	125.06-15-11
Owner	Pilarski, Raymond M	Meisenbrug, Sharon A	Read, Amanda M	Algubani, Ali	Giambrone, Stephanie I	Asif, Fnu
Address	130 Denise Dr	71 Cannas Ct	64 Janine Ct	60 Martinique Dr	185 Le Havre Dr	27 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 118	55 x 105	57 x 119	64 x 115	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1969 / 0	1978 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 459	C Average 100	C Average 100	C Average 100	C Average 105	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1257	1468	1104	1104	1116	1735
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	459 0	288 0	465 0	455 0	432 0	170 400
SFLA	1716	1756	1569	1559	1548	1905
Att/Det Gar Sqft				286	280	320
Prior Land	$13,200					
Prior Total	$134,000					
Comp Land Estimate	$17,300	$17,700	$19,400	$20,600	$16,700	$16,700
Sale Date		10/2/2018	4/12/2019	7/30/2020	12/11/2019	7/31/2018
Sale Price		$184,900	$182,000	$186,000	$181,500	$155,000
Time Adj Sale Price		$197,600	$189,300	$186,000	$183,900	$168,500
TADJSP/SQFT		$112.53	$120.65	$119.31	$118.80	$88.45
Model Estimate	$98,700	$95,300	$90,500	$94,400	$91,300	$93,800
Total Adj Factors	$98,700	$95,300	$90,500	$94,400	$91,300	$93,800
Adjusted Sale Price		$201,000	$197,500	$190,300	$191,300	$173,400

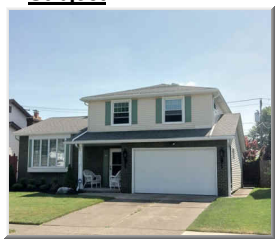
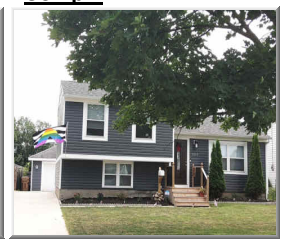
Comparable Estimate $190,700 ($111.13/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-29	125.06-11-10	125.06-8-2	125.06-10-31	125.06-8-19	125.06-8-13
Owner	Rombola, Sabatino	Abdulla, Gabriel F	Fish, Jacob T	Pabst, Michael	Tetkowski, Aaron	Formwalt, Philip Micha
Address	134 Denise Dr	205 Seine Dr	8 Denise Dr	135 Denise Dr	88 Denise Dr	60 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 119	65 x 105	65 x 110	65 x 110	55 x 119	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1699	1628	1628	1688	1468	1737
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 624	0 648
SFLA	1699	1628	1628	1688	1468	1737
Att/Det Gar Sqft	483	484	484	484	440	462
Prior Land	$15,500					
Prior Total	$146,000					
Comp Land Estimate	$21,100	$19,800	$20,400	$20,400	$18,800	$20,400
Sale Date		10/25/2018	5/28/2020	5/8/2018	5/10/2019	8/23/2019
Sale Price		$175,000	$200,000	$225,013	$163,000	$225,000
Time Adj Sale Price		$187,000	$200,700	$247,400	$169,000	$231,000
TADJSP/SQFT		$114.86	$123.28	$146.56	$115.12	$132.99
Model Estimate	$116,600	$113,600	$112,200	$141,200	$103,200	$141,100
Total Adj Factors	$116,600	$113,600	$112,200	$141,200	$103,200	$141,100
Adjusted Sale Price		$190,000	$205,100	$222,800	$182,400	$206,500
Comparable Estimate	$201,400 ($118.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-31	125.06-10-31	125.06-8-13	125.06-11-10	125.06-8-2	125.06-8-19
Owner	Pabst Michael	Pabst, Michael	Formwalt, Philip Michae	Abdulla, Gabriel F	Fish, Jacob T	Tetkowski, Aaron
Address	135 Denise Dr	135 Denise Dr	60 Denise Dr	205 Seine Dr	8 Denise Dr	88 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 110	65 x 110	65 x 105	65 x 110	55 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1688	1688	1737	1628	1628	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 450	0 648	0 0	0 0	0 624
SFLA	1688	1688	1737	1628	1628	1468
Att/Det Gar Sqft	484	484	462	484	484	440
Prior Land	$14,800					
Prior Total	$146,900					
Comp Land Estimate	$20,400	$20,400	$20,400	$19,800	$20,400	$18,800
Sale Date		5/8/2018	8/23/2019	10/25/2018	5/28/2020	5/10/2019
Sale Price		$225,013	$225,000	$175,000	$200,000	$163,000
Time Adj Sale Price		$247,400	$231,000	$187,000	$200,700	$169,000
TADJSP/SQFT		$146.56	$132.99	$114.86	$123.28	$115.12
Model Estimate	$141,200	$141,200	$141,100	$113,600	$112,200	$103,200
Total Adj Factors	$141,200	$141,200	$141,100	$113,600	$112,200	$103,200
Adjusted Sale Price		$247,400	$231,100	$214,600	$229,700	$207,000
Comparable Estimate	$226,000 ($133.89/SFLA)					

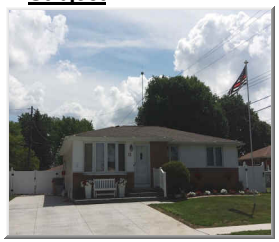
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-32	125.06-10-35	125.06-5-24	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Hale, Phyllis A	Holzer, Drew M	Pijanowski, Adam	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	139 Denise Dr	230 Seine Dr	96 Toulon Dr	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 93	55 x 110	62 x 133	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	3	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	956	969	812	968	962	766
2nd Sty Area	1008	978	1134	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	1964	1947	1946	1976	1768	1751
Att/Det Gar Sqft	418	405	400	440	308	308
Prior Land	$12,300					
Prior Total	$146,000					
Comp Land Estimate	$16,400	$18,100	$21,800	$18,100	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018	10/10/2018
Sale Price		$195,000	$193,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$235,000	$181,700	$181,700
TADJSP/SQFT		$110.73	$106.01	$118.93	$102.77	$103.77
Model Estimate	$108,900	$123,800	$103,900	$127,800	$100,400	$97,000
Total Adj Factors	$108,900	$123,800	$103,900	$127,800	$100,400	$97,000
Adjusted Sale Price		$200,700	$211,300	$216,100	$190,200	$193,600
Comparable Estimate	$202,400 ($103.05/SFLA)					

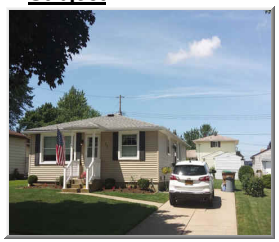
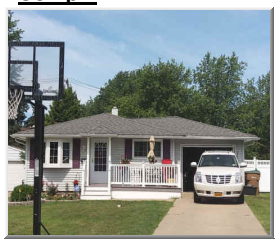
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-30	125.06-10-35	125.06-5-24	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Ames, Debra A	Holzer, Drew M	Pijanowski, Adam	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	140 Denise Dr	230 Seine Dr	96 Toulon Dr	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 120	55 x 110	62 x 133	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	3	5
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	994	969	812	968	962	766
2nd Sty Area	1088	978	1134	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	2082	1947	1946	1976	1768	1751
Att/Det Gar Sqft	399	405	400	440	308	308
Prior Land	$14,700					
Prior Total	$153,200					
Comp Land Estimate	$20,400	$18,100	$21,800	$18,100	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018	10/10/2018
Sale Price		$195,000	$193,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$235,000	$181,700	$181,700
TADJSP/SQFT		$110.73	$106.01	$118.93	$102.77	$103.77
Model Estimate	$139,400	$123,800	$103,900	$127,800	$100,400	$97,000
Total Adj Factors	$139,400	$123,800	$103,900	$127,800	$100,400	$97,000
Adjusted Sale Price		$231,200	$241,800	$246,600	$220,700	$224,100
Comparable Estimate	$232,900 ($111.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-31	125.10-6-19	125.06-10-16	125.06-20-35	125.06-3-10	125.06-15-11
Owner	Hassain, Mohsen A	Meisenbrug, Sharon A	Read, Amanda M	Algubani, Ali	Giambrone, Stephanie I	Asif, Fnu
Address	144 Denise Dr	71 Cannas Ct	64 Janine Ct	60 Martinique Dr	185 Le Havre Dr	27 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 121	55 x 105	57 x 119	64 x 115	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1969 / 0	1978 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 459	C Average 100	C Average 100	C Average 100	C Average 105	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1257	1468	1104	1104	1116	1735
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	459 0	288 0	465 0	455 0	432 0	170 400
SFLA	1716	1756	1569	1559	1548	1905
Att/Det Gar Sqft				286	280	320
Prior Land	$14,000					
Prior Total	$131,900					
Comp Land Estimate	$19,000	$17,700	$19,400	$20,600	$16,700	$16,700
Sale Date		10/2/2018	4/12/2019	7/30/2020	12/11/2019	7/31/2018
Sale Price		$184,900	$182,000	$186,000	$181,500	$155,000
Time Adj Sale Price		$197,600	$189,300	$186,000	$183,900	$168,500
TADJSP/SQFT		$112.53	$120.65	$119.31	$118.80	$88.45
Model Estimate	$96,800	$95,300	$90,500	$94,400	$91,300	$93,800
Total Adj Factors	$96,800	$95,300	$90,500	$94,400	$91,300	$93,800
Adjusted Sale Price		$199,100	$195,600	$188,400	$189,400	$171,500
Comparable Estimate	$188,800 ($110.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-8-32	125.06-10-35	125.06-5-24	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Cywinski John C & Kari	Holzer, Drew M	Pijanowski, Adam	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	148 Denise Dr	230 Seine Dr	96 Toulon Dr	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	82 x 121	55 x 110	62 x 133	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	3	5
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	999	969	812	968	962	766
2nd Sty Area	1118	978	1134	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	2117	1947	1946	1976	1768	1751
Att/Det Gar Sqft	399	405	400	440	308	308
Prior Land	$17,600					
Prior Total	$158,100					
Comp Land Estimate	$24,000	$18,100	$21,800	$18,100	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018	10/10/2018
Sale Price		$195,000	$193,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$235,000	$181,700	$181,700
TADJSP/SQFT		$110.73	$106.01	$118.93	$102.77	$103.77
Model Estimate	$121,000	$123,800	$103,900	$127,800	$100,400	$97,000
Total Adj Factors	$121,000	$123,800	$103,900	$127,800	$100,400	$97,000
Adjusted Sale Price		$212,800	$223,400	$228,200	$202,300	$205,700
Comparable Estimate	$214,500 ($101.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-15	125.09-2-15	125.06-12-5	125.06-18-11	125.09-1-8	125.10-5-1
Owner	Stango, Robert J	Stango, Robert J	Delpe, Stenly J	Dirienzo, Carlo	Duchscherer, Eric T	Suy, Kim C
Address	8 Fradine Dr	8 Fradine Dr	91 Seine Dr	75 Le Havre Dr	34 Mayberry Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	50 x 105	50 x 110	49 x 125	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1969 / 0	1971 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1248	1248	1350	1224	1362	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 300
SFLA	1248	1248	1350	1224	1362	1160
Att/Det Gar Sqft	350	350	315	400	308	325
Prior Land	$13,700					
Prior Total	$119,000					
Comp Land Estimate	$18,400	$18,400	$16,300	$16,700	$17,400	$23,600
Sale Date		6/5/2019	2/1/2019	3/14/2019	10/24/2019	12/13/2018
Sale Price		$145,000	$168,000	$130,000	$120,000	$155,000
Time Adj Sale Price		$149,900	$175,900	$135,700	$122,400	$163,800
TADJSP/SQFT		$120.11	$130.30	$110.87	$89.87	$141.21
Model Estimate	$87,900	$87,900	$97,200	$86,800	$69,700	$85,900
Total Adj Factors	$87,900	$87,900	$97,200	$86,800	$69,700	$85,900
Adjusted Sale Price		$149,900	$166,600	$136,800	$140,600	$165,800
Comparable Estimate	$151,900 ($121.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-19	125.09-2-15	125.06-11-4	125.06-14-28	125.05-2-9	125.10-1-19
Owner	Rackl, Robert W	Stango, Robert J	Anthony, Frances M	Phelps, Erika D	Willman, Matthew Jame	Turvey, Neal T III
Address	11 Fradine Dr	8 Fradine Dr	181 Seine Dr	110 Seine Dr	98 Mayberry Dr	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	55 x 105	50 x 110	62 x 161	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1970 / 0	1968 / 0	1965 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1112	1248	1080	1008	925	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 432	0 0
SFLA	1112	1248	1080	1008	925	960
Att/Det Gar Sqft		350	440	308	252	280
Prior Land	$13,700					
Prior Total	$99,500					
Comp Land Estimate	$18,400	$18,400	$17,700	$16,700	$23,700	$17,100
Sale Date		6/5/2019	7/25/2018	1/8/2018	1/20/2020	4/14/2020
Sale Price		$145,000	$176,000	$130,000	$153,000	$145,000
Time Adj Sale Price		$149,900	$191,300	$146,100	$154,500	$145,700
TADJSP/SQFT		$120.11	$177.13	$144.94	$167.03	$151.77
Model Estimate	$75,400	$87,900	$84,500	$64,100	$71,900	$69,800
Total Adj Factors	$75,400	$87,900	$84,500	$64,100	$71,900	$69,800
Adjusted Sale Price		$137,400	$182,200	$157,400	$158,000	$151,300
Comparable Estimate	$157,300 ($141.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-14	125.05-2-9	125.06-14-28	125.10-1-19	125.05-6-6	125.09-1-10
Owner	Cramer, Clifford P	Willman, Matthew Jame	Phelps, Erika D	Turvey, Neal T III	McDonell, William J	Janiga, Jeffrey Michael
Address	12 Fradine Dr	98 Mayberry Dr	110 Seine Dr	51 Audet Dr	87 Mayberry Dr	26 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	62 x 161	50 x 110	50 x 115	50 x 114	50 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1968 / 0	1970 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1000	925	1008	960	875	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 0	0 875	0 350
SFLA	1000	925	1008	960	875	800
Att/Det Gar Sqft		252	308	280	308	440
Prior Land	$13,700					
Prior Total	$94,000					
Comp Land Estimate	$18,400	$23,700	$16,700	$17,100	$17,000	$17,700
Sale Date		1/20/2020	1/8/2018	4/14/2020	2/11/2019	8/31/2018
Sale Price		$153,000	$130,000	$145,000	$130,000	$125,000
Time Adj Sale Price		$154,500	$146,100	$145,700	$136,100	$135,100
TADJSP/SQFT		$167.03	$144.94	$151.77	$155.54	$168.88
Model Estimate	$69,100	$71,900	$64,100	$69,800	$71,100	$63,200
Total Adj Factors	$69,100	$71,900	$64,100	$69,800	$71,100	$63,200
Adjusted Sale Price		$151,700	$151,100	$145,000	$134,100	$141,000
Comparable Estimate	$144,600 ($144.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-20	125.09-2-32	125.09-2-22	125.06-16-53	125.06-16-38	125.06-17-10
Owner	Rosiek, Ashley	Sum, Paul Walter	Jakubowski, Nicholas E	Schuse, Lynnette	McCoy, William	Lojacono, Mark C
Address	13 Fradine Dr	59 Mayberry Dr	19 Mayberry Dr	104 Cherbourg Dr	44 Cherbourg Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	55 x 114	52 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1966 / 0	1968 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 444	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	925	775	999	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	444 0	558 0	481 0	529 0	506 0	500 0
SFLA	1369	1333	1480	1429	1406	1400
Att/Det Gar Sqft		280	280			
Prior Land	$13,700					
Prior Total	$110,000					
Comp Land Estimate	$18,400	$18,400	$18,400	$17,300	$16,700	$16,700
Sale Date		9/5/2018	2/27/2020	3/27/2018	1/25/2018	10/23/2020
Sale Price		$139,900	$140,000	$120,000	$136,000	$170,000
Time Adj Sale Price		$150,400	$141,200	$133,400	$152,900	$170,000
TADJSP/SQFT		$112.83	$95.41	$93.35	$108.75	$121.43
Model Estimate	$73,300	$78,400	$83,600	$67,100	$77,300	$80,900
Total Adj Factors	$73,300	$78,400	$83,600	$67,100	$77,300	$80,900
Adjusted Sale Price		$145,300	$130,900	$139,600	$148,900	$162,400
Comparable Estimate	$145,400 ($106.21/SFLA)					

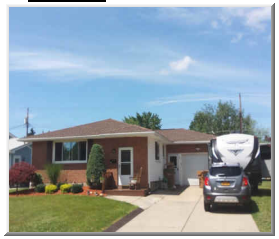
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-21	125.09-2-15	125.10-5-1	125.06-11-4	125.06-14-28	125.10-4-27.1
Owner	Ceremuga, Michael Ricl	Stango, Robert J	Suy, Kim C	Anthony, Frances M	Phelps, Erika D	Humbert, Gabriel A
Address	15 Fradine Dr	8 Fradine Dr	4 Cannas Ct	181 Seine Dr	110 Seine Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	81 x 118	55 x 105	50 x 110	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1971 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1150	1248	1160	1080	1008	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 660	0 0	0 408
SFLA	1150	1248	1160	1080	1008	1160
Att/Det Gar Sqft	260	350	325	440	308	462
Prior Land	$13,100					
Prior Total	$106,900					
Comp Land Estimate	$17,000	$18,400	$23,600	$17,700	$16,700	$27,100
Sale Date		6/5/2019	12/13/2018	7/25/2018	1/8/2018	7/16/2019
Sale Price		$145,000	$155,000	$176,000	$130,000	$180,500
Time Adj Sale Price		$149,900	$163,800	$191,300	$146,100	$186,000
TADJSP/SQFT		$120.11	$141.21	$177.13	$144.94	$160.34
Model Estimate	$79,600	$87,900	$85,900	$84,500	$64,100	$92,300
Total Adj Factors	$79,600	$87,900	$85,900	$84,500	$64,100	$92,300
Adjusted Sale Price		$141,600	$157,500	$186,400	$161,600	$173,300
Comparable Estimate	$164,100 ($142.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-13	125.09-2-15	125.10-5-1	125.05-2-9	125.06-14-28	125.06-11-4
Owner	Silvestri Robert Jr &	Stango, Robert J	Suy, Kim C	Willman, Matthew Jame	Phelps, Erika D	Anthony, Frances M
Address	16 Fradine Dr	8 Fradine Dr	4 Cannas Ct	98 Mayberry Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	81 x 118	62 x 161	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1971 / 0	1965 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1248	1160	925	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 432	0 0	0 660
SFLA	1144	1248	1160	925	1008	1080
Att/Det Gar Sqft	308	350	325	252	308	440
Prior Land	$13,100					
Prior Total	$108,100					
Comp Land Estimate	$17,000	$18,400	$23,600	$23,700	$16,700	$17,700
Sale Date		6/5/2019	12/13/2018	1/20/2020	1/8/2018	7/25/2018
Sale Price		$145,000	$155,000	$153,000	$130,000	$176,000
Time Adj Sale Price		$149,900	$163,800	$154,500	$146,100	$191,300
TADJSP/SQFT		$120.11	$141.21	$167.03	$144.94	$177.13
Model Estimate	$81,000	$87,900	$85,900	$71,900	$64,100	$84,500
Total Adj Factors	$81,000	$87,900	$85,900	$71,900	$64,100	$84,500
Adjusted Sale Price		$143,000	$158,900	$163,600	$163,000	$187,800
Comparable Estimate	$163,300 ($142.74/SFLA)					

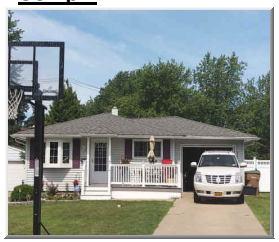
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-22	125.09-2-32	125.06-1-2	125.09-2-22	125.05-6-4	125.10-2-11
Owner	Morlock Kelly L	Sum, Paul Walter	Hilbrecht, Richard M	Jakubowski, Nicholas E	Sharman, Nicholas A	Reno, Jonathan
Address	19 Fradine Dr	59 Mayberry Dr	4 Le Havre Dr	19 Mayberry Dr	79 Mayberry Dr	39 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	49 x 123	55 x 114	55 x 114	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1969 / 0	1966 / 0	1966 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average 444	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	750	775	1137	999	775	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	444 0	558 0	0 0	481 0	372 0	288 0
SFLA	1194	1333	1137	1480	1147	1212
Att/Det Gar Sqft	352	280		280	528	
Prior Land	$13,700					
Prior Total	$105,000					
Comp Land Estimate	$18,400	$18,400	$17,300	$18,400	$18,400	$16,700
Sale Date		9/5/2018	5/31/2019	2/27/2020	5/11/2018	5/23/2019
Sale Price		$139,900	$147,500	$140,000	$105,000	$158,000
Time Adj Sale Price		$150,400	$152,900	$141,200	$115,400	$163,800
TADJSP/SQFT		$112.83	$134.48	$95.41	$100.61	$135.15
Model Estimate	$61,500	$78,400	$68,900	$83,600	$52,400	$80,400
Total Adj Factors	$61,500	$78,400	$68,900	$83,600	$52,400	$80,400
Adjusted Sale Price		$133,500	$145,500	$119,100	$124,500	$144,900
Comparable Estimate	$133,500 ($111.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-12	125.05-2-9	125.05-6-6	125.10-1-19	125.09-1-10	125.06-14-36
Owner	Hale, Kathleen	Willman, Matthew Jame	McDonell, William J	Turvey, Neal T III	Janiga, Jeffrey Michael	Sumner, Max C
Address	20 Fradine Dr	98 Mayberry Dr	87 Mayberry Dr	51 Audet Dr	26 Mayberry Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	62 x 161	50 x 114	50 x 115	50 x 125	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1966 / 0	1970 / 0	1966 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	925	875	960	800	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 735	0 432	0 875	0 0	0 350	0 0
SFLA	980	925	875	960	800	960
Att/Det Gar Sqft	288	252	308	280	440	352
Prior Land	$13,700					
Prior Total	$100,000					
Comp Land Estimate	$18,400	$23,700	$17,000	$17,100	$17,700	$14,900
Sale Date		1/20/2020	2/11/2019	4/14/2020	8/31/2018	6/11/2019
Sale Price		$153,000	$130,000	$145,000	$125,000	$160,000
Time Adj Sale Price		$154,500	$136,100	$145,700	$135,100	$165,400
TADJSP/SQFT		$167.03	$155.54	$151.77	$168.88	$172.29
Model Estimate	$72,900	$71,900	$71,100	$69,800	$63,200	$72,100
Total Adj Factors	$72,900	$71,900	$71,100	$69,800	$63,200	$72,100
Adjusted Sale Price		$155,500	$137,900	$148,800	$144,800	$166,200
Comparable Estimate	$150,600 ($153.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-23	125.09-2-5	125.10-1-52	125.05-4-7	125.09-3-27	125.10-1-61
Owner	Rehm Harold O & W	Tulowitzki, Jason A	Decmar Properties, LLC	Grady, Bart M	Larson, Douglas J	Decmar Properties, LLC
Address	23 Fradine Dr	48 Fradine Dr	37 Strasbourg Dr	66 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 114	50 x 110	50 x 101	55 x 114	55 x 110
Building Style	05 Colonial	05 Colonial	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1968 / 0	1965 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	7
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1168	1040	1040	1036	1190
2nd Sty Area	1036	840	1040	1040	1036	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 428	0 240
SFLA	2072	2008	2080	2080	2072	2230
Att/Det Gar Sqft		480				
Prior Land	$13,700					
Prior Total	$130,000					
Comp Land Estimate	$18,400	$17,000	$16,700	$15,900	$18,400	$18,100
Sale Date		12/20/2018	3/17/2020	3/9/2020	7/11/2018	6/28/2018
Sale Price		$172,000	$160,000	$139,400	$188,000	$160,000
Time Adj Sale Price		$181,700	$161,100	$140,300	$204,400	$174,900
TADJSP/SQFT		$90.49	$77.45	$67.45	$98.65	$78.43
Model Estimate	$100,500	$103,300	$81,400	$66,600	$107,800	$94,000
Total Adj Factors	$100,500	$103,300	$81,400	$66,600	$107,800	$94,000
Adjusted Sale Price		$178,900	$180,200	$174,200	$197,100	$181,400
Comparable Estimate	$182,400 ($88.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-11	125.09-2-15	125.05-2-9	125.06-14-28	125.05-6-6	125.10-1-19
Owner	Riopel-Wodowski Paul	Stango, Robert J	Willman, Matthew Jame	Phelps, Erika D	McDonell, William J	Turvey, Neal T III
Address	24 Fradine Dr	8 Fradine Dr	98 Mayberry Dr	110 Seine Dr	87 Mayberry Dr	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	62 x 161	50 x 110	50 x 114	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1965 / 0	1968 / 0	1966 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1066	1248	925	1008	875	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 875	0 0
SFLA	1066	1248	925	1008	875	960
Att/Det Gar Sqft	294	350	252	308	308	280
Prior Land	$13,700					
Prior Total	$101,900					
Comp Land Estimate	$18,400	$18,400	$23,700	$16,700	$17,000	$17,100
Sale Date		6/5/2019	1/20/2020	1/8/2018	2/11/2019	4/14/2020
Sale Price		$145,000	$153,000	$130,000	$130,000	$145,000
Time Adj Sale Price		$149,900	$154,500	$146,100	$136,100	$145,700
TADJSP/SQFT		$120.11	$167.03	$144.94	$155.54	$151.77
Model Estimate	$75,800	$87,900	$71,900	$64,100	$71,100	$69,800
Total Adj Factors	$75,800	$87,900	$71,900	$64,100	$71,100	$69,800
Adjusted Sale Price		$137,800	$158,400	$157,800	$140,800	$151,700
Comparable Estimate	$149,300 ($140.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-24	125.09-2-15	125.06-18-11	125.06-12-5	125.10-5-1	125.06-3-39
Owner	Stachowiak, Norbert B	Stango, Robert J	Dirienzo, Carlo	Delpe, Stenly J	Suy, Kim C	Klepfer, Michael Eugen
Address	27 Fradine Dr	8 Fradine Dr	75 Le Havre Dr	91 Seine Dr	4 Cannas Ct	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	50 x 110	50 x 105	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1971 / 0	1969 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1213	1248	1224	1350	1160	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 0	0 432	0 0	0 300	0 0
SFLA	1213	1248	1224	1350	1160	1188
Att/Det Gar Sqft	308	350	400	315	325	
Prior Land	$13,100					
Prior Total	$118,100					
Comp Land Estimate	$17,000	$18,400	$16,700	$16,300	$23,600	$16,700
Sale Date		6/5/2019	3/14/2019	2/1/2019	12/13/2018	10/9/2018
Sale Price		$145,000	$130,000	$168,000	$155,000	$155,000
Time Adj Sale Price		$149,900	$135,700	$175,900	$163,800	$165,700
TADJSP/SQFT		$120.11	$110.87	$130.30	$141.21	$139.48
Model Estimate	$85,200	$87,900	$86,800	$97,200	$85,900	$77,700
Total Adj Factors	$85,200	$87,900	$86,800	$97,200	$85,900	$77,700
Adjusted Sale Price		$147,200	$134,100	$163,900	$163,100	$173,200
Comparable Estimate	$156,300 ($128.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-10	125.05-2-9	125.06-14-28	125.05-6-6	125.10-1-19	125.06-14-36
Owner	Gnocchini, Stephen	Willman, Matthew Jame	Phelps, Erika D	McDonell, William J	Turvey, Neal T III	Sumner, Max C
Address	28 Fradine Dr	98 Mayberry Dr	110 Seine Dr	87 Mayberry Dr	51 Audet Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	62 x 161	50 x 110	50 x 114	50 x 115	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1968 / 0	1966 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	925	1008	875	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 875	0 0	0 0
SFLA	1016	925	1008	875	960	960
Att/Det Gar Sqft	360	252	308	308	280	352
Prior Land	$13,100					
Prior Total	$98,100					
Comp Land Estimate	$17,000	$23,700	$16,700	$17,000	$17,100	$14,900
Sale Date		1/20/2020	1/8/2018	2/11/2019	4/14/2020	6/11/2019
Sale Price		$153,000	$130,000	$130,000	$145,000	$160,000
Time Adj Sale Price		$154,500	$146,100	$136,100	$145,700	$165,400
TADJSP/SQFT		$167.03	$144.94	$155.54	$151.77	$172.29
Model Estimate	$72,900	$71,900	$64,100	$71,100	$69,800	$72,100
Total Adj Factors	$72,900	$71,900	$64,100	$71,100	$69,800	$72,100
Adjusted Sale Price		$155,500	$154,900	$137,900	$148,800	$166,200
Comparable Estimate	$152,700 ($150.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-25	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Brizius, Jennifer L	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	31 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 660	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft	484					
Prior Land	$13,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$95,100	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$95,100	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$168,800	$174,800	$191,700	$176,000	$180,800
Comparable Estimate	$178,400 ($86.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-9	125.09-2-15	125.06-12-5	125.06-18-11	125.09-1-8	125.10-5-1
Owner	Lewis, Gail M	Stango, Robert J	Delpe, Stenly J	Dirienzo, Carlo	Duchscherer, Eric T	Suy, Kim C
Address	32 Fradine Dr	8 Fradine Dr	91 Seine Dr	75 Le Havre Dr	34 Mayberry Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	50 x 105	50 x 110	49 x 125	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1969 / 0	1971 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1232	1248	1350	1224	1362	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 432	0 0	0 300
SFLA	1232	1248	1350	1224	1362	1160
Att/Det Gar Sqft	352	350	315	400	308	325
Prior Land	$13,100					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$18,400	$16,300	$16,700	$17,400	$23,600
Sale Date		6/5/2019	2/1/2019	3/14/2019	10/24/2019	12/13/2018
Sale Price		$145,000	$168,000	$130,000	$120,000	$155,000
Time Adj Sale Price		$149,900	$175,900	$135,700	$122,400	$163,800
TADJSP/SQFT		$120.11	$130.30	$110.87	$89.87	$141.21
Model Estimate	$90,300	$87,900	$97,200	$86,800	$69,700	$85,900
Total Adj Factors	$90,300	$87,900	$97,200	$86,800	$69,700	$85,900
Adjusted Sale Price		$152,300	$169,000	$139,200	$143,000	$168,200
Comparable Estimate	$154,300 ($125.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-26	125.09-2-15	125.06-12-5	125.09-1-8	125.05-3-4	125.06-11-9
Owner	Vitale Charles & W	Stango, Robert J	Delpe, Stenly J	Duchscherer, Eric T	Tworek, Rachel	Landahl, Gerald R
Address	35 Fradine Dr	8 Fradine Dr	91 Seine Dr	34 Mayberry Dr	105 Mayberry Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	50 x 105	49 x 125	57 x 122	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1969 / 0	1968 / 0	1965 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1378	1248	1350	1362	1378	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280	0 400
SFLA	1378	1248	1350	1362	1378	1424
Att/Det Gar Sqft	294	350	315	308	294	264
Prior Land	$13,100					
Prior Total	$125,330					
Comp Land Estimate	$17,000	$18,400	$16,300	$17,400	$19,700	$16,300
Sale Date		6/5/2019	2/1/2019	10/24/2019	6/13/2019	7/2/2020
Sale Price		$145,000	$168,000	$120,000	$176,500	$170,000
Time Adj Sale Price		$149,900	$175,900	$122,400	$182,400	$170,000
TADJSP/SQFT		$120.11	$130.30	$89.87	$132.37	$119.38
Model Estimate	$92,000	$87,900	$97,200	$69,700	$109,400	$96,800
Total Adj Factors	$92,000	$87,900	$97,200	$69,700	$109,400	$96,800
Adjusted Sale Price		$154,000	$170,700	$144,700	$165,000	$165,200
Comparable Estimate	$159,900 ($116.04/SFLA)					

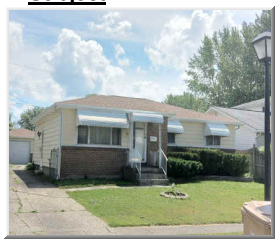
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-8	125.05-4-7	125.10-1-52	125.09-3-27	125.09-3-32	125.10-1-61
Owner	Gritsavage, William H	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Barker, Brandon M	Decmar Properties, LLC
Address	36 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	59 Fradine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 114	50 x 114	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1968 / 0	1967 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	4	7
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1073	1190
2nd Sty Area	1036	1040	1040	1036	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 0	0 240
SFLA	2072	2080	2080	2072	2146	2230
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$140,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,400	$17,000	$18,100
Sale Date		3/9/2020	3/17/2020	7/11/2018	4/28/2020	6/28/2018
Sale Price		$139,400	$160,000	$188,000	$194,250	$160,000
Time Adj Sale Price		$140,300	$161,100	$204,400	$195,200	$174,900
TADJSP/SQFT		$67.45	$77.45	$98.65	$90.96	$78.43
Model Estimate	$104,200	$66,600	$81,400	$107,800	$109,500	$94,000
Total Adj Factors	$104,200	$66,600	$81,400	$107,800	$109,500	$94,000
Adjusted Sale Price		$177,900	$183,900	$200,800	$189,900	$185,100
Comparable Estimate	$187,500 ($90.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-27	125.09-3-27	125.09-3-32	125.06-12-25	125.05-4-7	125.10-1-52
Owner	Larson, Douglas J	Larson, Douglas J	Barker, Brandon M	Schlotterbeck, Jessica /	Grady, Bart M	Decmar Properties, LLC
Address	39 Fradine Dr	39 Fradine Dr	59 Fradine Dr	112 Seine Dr	66 Strasbourg Dr	37 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	50 x 114	55 x 100	50 x 101	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1968 / 0	1965 / 0	1968 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1036	1073	1050	1040	1040
2nd Sty Area	1036	1036	1073	1085	1040	1040
Fin Bsmt/Fin Rec Rm	0 428	0 428	0 0	0 0	0 0	0 0
SFLA	2072	2072	2146	2135	2080	2080
Att/Det Gar Sqft						
Prior Land	$13,700					
Prior Total	$125,000					
Comp Land Estimate	$18,400	$18,400	$17,000	$17,200	$15,900	$16,700
Sale Date		7/11/2018	4/28/2020	7/16/2018	3/9/2020	3/17/2020
Sale Price		$188,000	$194,250	$200,000	$139,400	$160,000
Time Adj Sale Price		$204,400	$195,200	$217,400	$140,300	$161,100
TADJSP/SQFT		$98.65	$90.96	$101.83	$67.45	$77.45
Model Estimate	$107,800	$107,800	$109,500	$114,900	$66,600	$81,400
Total Adj Factors	$107,800	$107,800	$109,500	$114,900	$66,600	$81,400
Adjusted Sale Price		$204,400	$193,500	$210,300	$181,500	$187,500
Comparable Estimate	$195,400 ($94.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-7	125.10-1-52	125.05-4-7	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Maszczak William	Decmar Properties, LLC	Grady, Bart M	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	40 Fradine Dr	37 Strasbourg Dr	66 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 110	50 x 101	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft						
Prior Land	$13,700					
Prior Total	$125,000					
Comp Land Estimate	$18,400	$16,700	$15,900	$18,400	$18,100	$17,000
Sale Date		3/17/2020	3/9/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$160,000	$139,400	$188,000	$160,000	$194,250
Time Adj Sale Price		$161,100	$140,300	$204,400	$174,900	$195,200
TADJSP/SQFT		$77.45	$67.45	$98.65	$78.43	$90.96
Model Estimate	$86,000	$81,400	$66,600	$107,800	$94,000	$109,500
Total Adj Factors	$86,000	$81,400	$66,600	$107,800	$94,000	$109,500
Adjusted Sale Price		$165,700	$159,700	$182,600	$166,900	$171,700
Comparable Estimate	$169,300 ($81.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-28	125.09-2-5	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61
Owner	Bird, Derek S	Tulowitzki, Jason A	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC
Address	43 Fradine Dr	48 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 114	50 x 101	50 x 110	55 x 114	55 x 110
Building Style	03 Split level	05 Colonial	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 444	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	6	6	6	7
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1532	1168	1040	1040	1036	1190
2nd Sty Area	0	840	1040	1040	1036	1040
Fin Bsmt/Fin Rec Rm	444 0	0 0	0 0	0 0	0 428	0 240
SFLA	1976	2008	2080	2080	2072	2230
Att/Det Gar Sqft		480				
Prior Land	$13,700					
Prior Total	$130,000					
Comp Land Estimate	$18,400	$17,000	$15,900	$16,700	$18,400	$18,100
Sale Date		12/20/2018	3/9/2020	3/17/2020	7/11/2018	6/28/2018
Sale Price		$172,000	$139,400	$160,000	$188,000	$160,000
Time Adj Sale Price		$181,700	$140,300	$161,100	$204,400	$174,900
TADJSP/SQFT		$90.49	$67.45	$77.45	$98.65	$78.43
Model Estimate	$99,600	$103,300	$66,600	$81,400	$107,800	$94,000
Total Adj Factors	$99,600	$103,300	$66,600	$81,400	$107,800	$94,000
Adjusted Sale Price		$178,000	$173,300	$179,300	$196,200	$180,500
Comparable Estimate	$181,500 ($91.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-6	125.10-6-19	125.06-15-11	125.06-16-4	125.10-3-6	125.06-16-10
Owner	Orwat Thomas S &	Meisenbrug, Sharon A	Asif, Fnu	Hughes, Daina D	Rondinelli, Jacqueline	Stiglmeier, Robert L
Address	44 Fradine Dr	71 Cannas Ct	27 Cherbourg Dr	95 Toulon Dr	52 Lucerne Ct	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 105	50 x 110	50 x 110	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1968 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 302	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 0	4 Full 1	3 Partial 1	4 Full 1
1st Sty Area	1462	1468	1735	1464	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	302 0	288 0	170 400	526 0	364 0	441 0
SFLA	1764	1756	1905	1990	1504	1481
Att/Det Gar Sqft			320			
Prior Land	$13,700					
Prior Total	$140,000					
Comp Land Estimate	$18,400	$17,700	$16,700	$16,700	$20,700	$16,700
Sale Date		10/2/2018	7/31/2018	8/3/2020	10/16/2019	5/17/2019
Sale Price		$184,900	$155,000	$187,020	$155,000	$155,000
Time Adj Sale Price		$197,600	$168,500	$187,000	$158,100	$160,700
TADJSP/SQFT		$112.53	$88.45	$93.97	$105.12	$108.51
Model Estimate	$99,700	$95,300	$93,800	$103,000	$88,300	$82,000
Total Adj Factors	$99,700	$95,300	$93,800	$103,000	$88,300	$82,000
Adjusted Sale Price		$202,000	$174,400	$183,700	$169,500	$178,400
Comparable Estimate	$181,600 ($102.95/SFLA)					

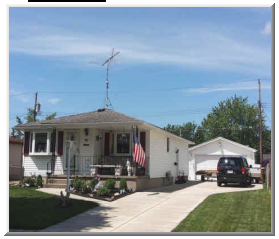
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-29	125.05-2-9	125.05-6-6	125.06-14-36	125.10-1-19	125.06-14-31
Owner	Rockwood Amy S	Willman, Matthew Jame	McDonell, William J	Sumner, Max C	Turvey, Neal T III	Stack, Madison
Address	47 Fradine Dr	98 Mayberry Dr	87 Mayberry Dr	74 Seine Dr	51 Audet Dr	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	62 x 161	50 x 114	45 x 106	50 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1966 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	925	875	960	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 875	0 0	0 0	0 0
SFLA	948	925	875	960	960	960
Att/Det Gar Sqft	396	252	308	352	280	308
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$17,000	$23,700	$17,000	$14,900	$17,100	$16,700
Sale Date		1/20/2020	2/11/2019	6/11/2019	4/14/2020	9/20/2018
Sale Price		$153,000	$130,000	$160,000	$145,000	$142,500
Time Adj Sale Price		$154,500	$136,100	$165,400	$145,700	$153,200
TADJSP/SQFT		$167.03	$155.54	$172.29	$151.77	$159.58
Model Estimate	$69,600	$71,900	$71,100	$72,100	$69,800	$70,500
Total Adj Factors	$69,600	$71,900	$71,100	$72,100	$69,800	$70,500
Adjusted Sale Price		$152,200	$134,600	$162,900	$145,500	$152,300
Comparable Estimate	$149,500 ($157.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-5	125.09-2-5	125.10-1-52	125.05-4-7	125.09-3-27	125.10-1-61
Owner	Tulowitzki, Jason A	Tulowitzki, Jason A	Decmar Properties, LLC	Grady, Bart M	Larson, Douglas J	Decmar Properties, LLC
Address	48 Fradine Dr	48 Fradine Dr	37 Strasbourg Dr	66 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 110	50 x 101	55 x 114	55 x 110
Building Style	05 Colonial	05 Colonial	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1968 / 0	1965 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	6	6	7
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1168	1168	1040	1040	1036	1190
2nd Sty Area	840	840	1040	1040	1036	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 428	0 240
SFLA	2008	2008	2080	2080	2072	2230
Att/Det Gar Sqft	480	480				
Prior Land	$13,100					
Prior Total	$135,000					
Comp Land Estimate	$17,000	$17,000	$16,700	$15,900	$18,400	$18,100
Sale Date		12/20/2018	3/17/2020	3/9/2020	7/11/2018	6/28/2018
Sale Price		$172,000	$160,000	$139,400	$188,000	$160,000
Time Adj Sale Price		$181,700	$161,100	$140,300	$204,400	$174,900
TADJSP/SQFT		$90.49	$77.45	$67.45	$98.65	$78.43
Model Estimate	$103,300	$103,300	$81,400	$66,600	$107,800	$94,000
Total Adj Factors	$103,300	$103,300	$81,400	$66,600	$107,800	$94,000
Adjusted Sale Price		$181,700	$183,000	$177,000	$199,900	$184,200
Comparable Estimate	$185,200 ($92.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-4	125.05-2-9	125.05-6-6	125.06-14-36	125.06-14-31	125.10-1-19
Owner	Lampke, Felix M	Willman, Matthew Jame	McDonell, William J	Sumner, Max C	Stack, Madison	Turvey, Neal T III
Address	50 Fradine Dr	98 Mayberry Dr	87 Mayberry Dr	74 Seine Dr	98 Seine Dr	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	62 x 161	50 x 114	45 x 106	50 x 110	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1966 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	925	875	960	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 875	0 0	0 0	0 0
SFLA	960	925	875	960	960	960
Att/Det Gar Sqft	484	252	308	352	308	280
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$17,000	$23,700	$17,000	$14,900	$16,700	$17,100
Sale Date		1/20/2020	2/11/2019	6/11/2019	9/20/2018	4/14/2020
Sale Price		$153,000	$130,000	$160,000	$142,500	$145,000
Time Adj Sale Price		$154,500	$136,100	$165,400	$153,200	$145,700
TADJSP/SQFT		$167.03	$155.54	$172.29	$159.58	$151.77
Model Estimate	$71,300	$71,900	$71,100	$72,100	$70,500	$69,800
Total Adj Factors	$71,300	$71,900	$71,100	$72,100	$70,500	$69,800
Adjusted Sale Price		$153,900	$136,300	$164,600	$154,000	$147,200
Comparable Estimate	$151,200 ($157.5/SFLA)					

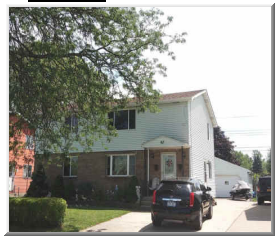
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-30	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Rolston, David	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	51 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft	484					
Prior Land	$13,100					
Prior Total	$141,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$89,300	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$89,300	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$163,000	$169,000	$185,900	$170,200	$175,000
Comparable Estimate	$172,600 ($83.3/SFLA)					

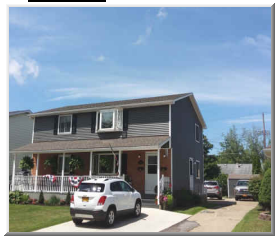
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-31	125.06-16-4	125.06-15-11	125.06-10-40	125.10-6-19	125.10-3-6
Owner	Zimpfer, Gerald G	Hughes, Daina D	Asif, Fnu	Principe, Marc A	Meisenbrug, Sharon A	Rondinelli, Jacqueline
Address	55 Fradine Dr	95 Toulon Dr	27 Cherbourg Dr	208 Seine Dr	71 Cannas Ct	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 110	50 x 110	55 x 110	55 x 105	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1969 / 0	1969 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 598	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 0	4 Full 2	3 Partial 0	3 Partial 1
1st Sty Area	1552	1464	1735	1834	1468	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	598 0	526 0	170 400	600 0	288 0	364 0
SFLA	2150	1990	1905	2434	1756	1504
Att/Det Gar Sqft			320			
Prior Land	$13,100					
Prior Total	$149,400					
Comp Land Estimate	$17,000	$16,700	$16,700	$18,100	$17,700	$20,700
Sale Date		8/3/2020	7/31/2018	6/27/2018	10/2/2018	10/16/2019
Sale Price		$187,020	$155,000	$192,000	$184,900	$155,000
Time Adj Sale Price		$187,000	$168,500	$209,900	$197,600	$158,100
TADJSP/SQFT		$93.97	$88.45	$86.24	$112.53	$105.12
Model Estimate	$111,000	$103,000	$93,800	$136,300	$95,300	$88,300
Total Adj Factors	$111,000	$103,000	$93,800	$136,300	$95,300	$88,300
Adjusted Sale Price		$195,000	$185,700	$184,600	$213,300	$180,800
Comparable Estimate	$191,900 ($89.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-3	125.09-2-15	125.05-2-9	125.05-6-6	125.06-14-28	125.06-11-4
Owner	Manhard Karen L	Stango, Robert J	Willman, Matthew Jame	McDonell, William J	Phelps, Erika D	Anthony, Frances M
Address	56 Fradine Dr	8 Fradine Dr	98 Mayberry Dr	87 Mayberry Dr	110 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	62 x 161	50 x 114	50 x 110	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1965 / 0	1966 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1248	925	875	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 875	0 0	0 660
SFLA	1104	1248	925	875	1008	1080
Att/Det Gar Sqft	400	350	252	308	308	440
Prior Land	$13,100					
Prior Total	$105,000					
Comp Land Estimate	$17,000	$18,400	$23,700	$17,000	$16,700	$17,700
Sale Date		6/5/2019	1/20/2020	2/11/2019	1/8/2018	7/25/2018
Sale Price		$145,000	$153,000	$130,000	$130,000	$176,000
Time Adj Sale Price		$149,900	$154,500	$136,100	$146,100	$191,300
TADJSP/SQFT		$120.11	$167.03	$155.54	$144.94	$177.13
Model Estimate	$78,200	$87,900	$71,900	$71,100	$64,100	$84,500
Total Adj Factors	$78,200	$87,900	$71,900	$71,100	$64,100	$84,500
Adjusted Sale Price		$140,200	$160,800	$143,200	$160,200	$185,000
Comparable Estimate	$157,900 ($143.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-32	125.09-3-32	125.09-3-27	125.06-12-25	125.05-4-7	125.06-6-20
Owner	Barker, Brandon M	Barker, Brandon M	Larson, Douglas J	Schlotterbeck, Jessica /	Grady, Bart M	Shareef, Ali A
Address	59 Fradine Dr	59 Fradine Dr	39 Fradine Dr	112 Seine Dr	66 Strasbourg Dr	85 Toulon Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 114	55 x 100	50 x 101	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1968 / 0	1965 / 0	1969 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1073	1073	1036	1050	1040	1376
2nd Sty Area	1073	1073	1036	1085	1040	777
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 428	0 0	0 0	0 0
SFLA	2146	2146	2072	2135	2080	2153
Att/Det Gar Sqft						420
Prior Land	$13,100					
Prior Total	$125,000					
Comp Land Estimate	$17,000	$17,000	$18,400	$17,200	$15,900	$21,900
Sale Date		4/28/2020	7/11/2018	7/16/2018	3/9/2020	3/19/2018
Sale Price		$194,250	$188,000	$200,000	$139,400	$175,000
Time Adj Sale Price		$195,200	$204,400	$217,400	$140,300	$194,500
TADJSP/SQFT		$90.96	$98.65	$101.83	$67.45	$90.34
Model Estimate	$109,500	$109,500	$107,800	$114,900	$66,600	$118,100
Total Adj Factors	$109,500	$109,500	$107,800	$114,900	$66,600	$118,100
Adjusted Sale Price		$195,200	$206,100	$212,000	$183,200	$185,900
Comparable Estimate	$196,500 ($91.57/SFLA)					

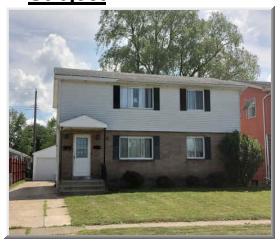
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-2	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Romanowski Eugene M	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	60 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft	440					
Prior Land	$13,700					
Prior Total	$130,000					
Comp Land Estimate	$18,400	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$93,400	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$93,400	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$167,100	$173,100	$190,000	$174,300	$179,100
Comparable Estimate	$176,700 ($85.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-33	125.05-4-7	125.10-1-52	125.09-3-27	125.09-3-32	125.10-1-61
Owner	Thomas, Irene H	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Barker, Brandon M	Decmar Properties, LLC
Address	63 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	59 Fradine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	59 x 114	50 x 101	50 x 110	55 x 114	50 x 114	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1968 / 0	1967 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	4	7
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1073	1190
2nd Sty Area	1036	1040	1040	1036	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 0	0 240
SFLA	2072	2080	2080	2072	2146	2230
Att/Det Gar Sqft	528					
Prior Land	$14,200					
Prior Total	$130,000					
Comp Land Estimate	$19,600	$15,900	$16,700	$18,400	$17,000	$18,100
Sale Date		3/9/2020	3/17/2020	7/11/2018	4/28/2020	6/28/2018
Sale Price		$139,400	$160,000	$188,000	$194,250	$160,000
Time Adj Sale Price		$140,300	$161,100	$204,400	$195,200	$174,900
TADJSP/SQFT		$67.45	$77.45	$98.65	$90.96	$78.43
Model Estimate	$92,700	$66,600	$81,400	$107,800	$109,500	$94,000
Total Adj Factors	$92,700	$66,600	$81,400	$107,800	$109,500	$94,000
Adjusted Sale Price		$166,400	$172,400	$189,300	$178,400	$173,600
Comparable Estimate	$176,000 ($84.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-1	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Nowak, Karen	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	64 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft	440					
Prior Land	$13,700					
Prior Total	$125,000					
Comp Land Estimate	$18,400	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$105,800	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$105,800	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$179,500	$185,500	$202,400	$186,700	$191,500
Comparable Estimate	$189,100 ($91.26/SFLA)					

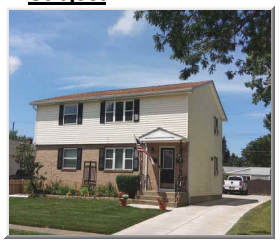
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-1	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Lechner Linda M	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	67 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$125,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$81,400	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$81,400	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$155,100	$161,100	$178,000	$162,300	$167,100
Comparable Estimate	$164,700 ($79.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-14	125.09-1-10	125.05-6-6	125.05-2-9	125.09-1-11	125.06-14-36
Owner	Stelmach, Christine L	Janiga, Jeffrey Michael	McDonell, William J	Willman, Matthew Jame	Graziano, Andrew	Sumner, Max C
Address	68 Fradine Dr	26 Mayberry Dr	87 Mayberry Dr	98 Mayberry Dr	22 Mayberry Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 125	50 x 114	62 x 161	55 x 125	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1966 / 0	1965 / 0	1965 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	804	800	875	925	840	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 875	0 432	0 0	0 0
SFLA	804	800	875	925	840	960
Att/Det Gar Sqft	330	440	308	252	264	352
Prior Land	$13,100					
Prior Total	$90,000					
Comp Land Estimate	$17,000	$17,700	$17,000	$23,700	$19,300	$14,900
Sale Date		8/31/2018	2/11/2019	1/20/2020	1/30/2018	6/11/2019
Sale Price		$125,000	$130,000	$153,000	$100,000	$160,000
Time Adj Sale Price		$135,100	$136,100	$154,500	$112,400	$165,400
TADJSP/SQFT		$168.88	$155.54	$167.03	$133.81	$172.29
Model Estimate	$61,500	$63,200	$71,100	$71,900	$54,600	$72,100
Total Adj Factors	$61,500	$63,200	$71,100	$71,900	$54,600	$72,100
Adjusted Sale Price		$133,400	$126,500	$144,100	$119,300	$154,800
Comparable Estimate	$135,600 ($168.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-2	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Gallo Ryan	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	71 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft	396					
Prior Land	$13,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$90,300	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$90,300	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$164,000	$170,000	$186,900	$171,200	$176,000
Comparable Estimate	$173,600 ($83.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-13	125.09-2-15	125.05-2-9	125.06-14-28	125.10-5-1	125.05-6-6
Owner	Kraebel Daniel & Lynn	Stango, Robert J	Willman, Matthew Jame	Phelps, Erika D	Suy, Kim C	McDonell, William J
Address	72 Fradine Dr	8 Fradine Dr	98 Mayberry Dr	110 Seine Dr	4 Cannas Ct	87 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	62 x 161	50 x 110	81 x 118	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1965 / 0	1968 / 0	1971 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1248	925	1008	1160	875
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 300	0 875
SFLA	1144	1248	925	1008	1160	875
Att/Det Gar Sqft	330	350	252	308	325	308
Prior Land	$13,100					
Prior Total	$108,100					
Comp Land Estimate	$17,000	$18,400	$23,700	$16,700	$23,600	$17,000
Sale Date		6/5/2019	1/20/2020	1/8/2018	12/13/2018	2/11/2019
Sale Price		$145,000	$153,000	$130,000	$155,000	$130,000
Time Adj Sale Price		$149,900	$154,500	$146,100	$163,800	$136,100
TADJSP/SQFT		$120.11	$167.03	$144.94	$141.21	$155.54
Model Estimate	$80,200	$87,900	$71,900	$64,100	$85,900	$71,100
Total Adj Factors	$80,200	$87,900	$71,900	$64,100	$85,900	$71,100
Adjusted Sale Price		$142,200	$162,800	$162,200	$158,100	$145,200
Comparable Estimate	$154,100 ($134.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-3	125.06-5-7	125.06-17-7	125.05-4-4	125.06-8-11	125.06-6-19
Owner	Lopardi, Michael A	Kulesz, Tiffany L	Wielinski, Heather L	Hunter, David C Jr	Sabia, Michelle	Seufert, Heather C
Address	75 Fradine Dr	28 Toulon Dr	87 Rouen Dr	78 Strasbourg Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 110	55 x 110	55 x 101	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1971 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	624	598	984	1008	962	766
2nd Sty Area	650	999	728	784	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 576	0 191
SFLA	1274	1597	1712	1792	1768	1751
Att/Det Gar Sqft	231	364	286	280	308	308
Prior Land	$13,100					
Prior Total	$105,000					
Comp Land Estimate	$17,000	$16,700	$18,100	$17,300	$16,700	$16,700
Sale Date		8/30/2019	7/20/2018	1/24/2020	12/4/2018	10/10/2018
Sale Price		$152,000	$164,900	$160,000	$172,000	$170,000
Time Adj Sale Price		$156,100	$179,300	$161,600	$181,700	$181,700
TADJSP/SQFT		$97.75	$104.73	$90.18	$102.77	$103.77
Model Estimate	$75,200	$87,800	$95,200	$96,200	$100,400	$97,000
Total Adj Factors	$75,200	$87,800	$95,200	$96,200	$100,400	$97,000
Adjusted Sale Price		$143,500	$159,300	$140,600	$156,500	$159,900
Comparable Estimate	$152,000 ($119.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-12	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Manhard Larry T	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	76 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft	256					
Prior Land	$13,100					
Prior Total	$125,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$88,700	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$88,700	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$162,400	$168,400	$185,300	$169,600	$174,400
Comparable Estimate	$172,000 ($83.01/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

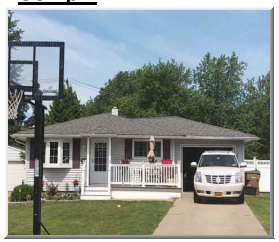
Option : 125_ENPM_OPTIONS

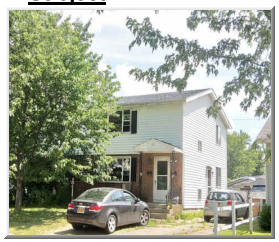
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-4	125.09-2-15	125.10-5-1	125.05-2-9	125.06-14-28	125.06-18-11
Owner	Gumulak Daniel S &	Stango, Robert J	Suy, Kim C	Willman, Matthew Jame	Phelps, Erika D	Dirienzo, Carlo
Address	79 Fradine Dr	8 Fradine Dr	4 Cannas Ct	98 Mayberry Dr	110 Seine Dr	75 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 114	81 x 118	62 x 161	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1971 / 0	1965 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1152	1248	1160	925	1008	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 300	0 432	0 0	0 432
SFLA	1152	1248	1160	925	1008	1224
Att/Det Gar Sqft	280	350	325	252	308	400
Prior Land	$13,700					
Prior Total	$105,000					
Comp Land Estimate	$18,400	$18,400	$23,600	$23,700	$16,700	$16,700
Sale Date		6/5/2019	12/13/2018	1/20/2020	1/8/2018	3/14/2019
Sale Price		$145,000	$155,000	$153,000	$130,000	$130,000
Time Adj Sale Price		$149,900	$163,800	$154,500	$146,100	$135,700
TADJSP/SQFT		$120.11	$141.21	$167.03	$144.94	$110.87
Model Estimate	$78,300	$87,900	$85,900	$71,900	$64,100	$86,800
Total Adj Factors	$78,300	$87,900	$85,900	$71,900	$64,100	$86,800
Adjusted Sale Price		$140,300	$156,200	$160,900	$160,300	$127,200
Comparable Estimate	$149,000 ($129.34/SFLA)					

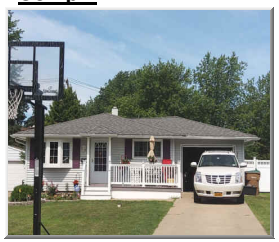
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-11	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Kuehlewind, Scott J	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	80 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft						
Prior Land	$13,700					
Prior Total	$125,000					
Comp Land Estimate	$18,400	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$86,000	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$86,000	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$159,700	$165,700	$182,600	$166,900	$171,700
Comparable Estimate	$169,300 ($81.71/SFLA)					

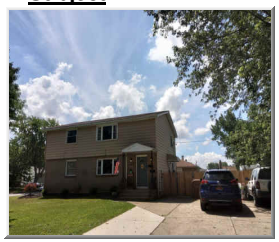
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-10	125.09-2-15	125.05-2-9	125.05-6-6	125.06-14-28	125.10-5-1
Owner	Smigiera Dennis J & Jai	Stango, Robert J	Willman, Matthew Jame	McDonell, William J	Phelps, Erika D	Suy, Kim C
Address	82 Fradine Dr	8 Fradine Dr	98 Mayberry Dr	87 Mayberry Dr	110 Seine Dr	4 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 114	62 x 161	50 x 114	50 x 110	81 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1965 / 0	1966 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1248	925	875	1008	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 875	0 0	0 300
SFLA	1144	1248	925	875	1008	1160
Att/Det Gar Sqft		350	252	308	308	325
Prior Land	$13,100					
Prior Total	$103,100					
Comp Land Estimate	$17,000	$18,400	$23,700	$17,000	$16,700	$23,600
Sale Date		6/5/2019	1/20/2020	2/11/2019	1/8/2018	12/13/2018
Sale Price		$145,000	$153,000	$130,000	$130,000	$155,000
Time Adj Sale Price		$149,900	$154,500	$136,100	$146,100	$163,800
TADJSP/SQFT		$120.11	$167.03	$155.54	$144.94	$141.21
Model Estimate	$75,600	$87,900	$71,900	$71,100	$64,100	$85,900
Total Adj Factors	$75,600	$87,900	$71,900	$71,100	$64,100	$85,900
Adjusted Sale Price		$137,600	$158,200	$140,600	$157,600	$153,500
Comparable Estimate	$149,500 ($130.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-5	125.06-16-8	125.06-16-14	125.06-1-2	125.05-6-4	125.09-2-32
Owner	Fischer, David	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Sharman, Nicholas A	Sum, Paul Walter
Address	83 Fradine Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre Dr	79 Mayberry Dr	59 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 110	50 x 110	49 x 123	55 x 114	55 x 114
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 120	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	750	936	936	1137	775	775
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	120 0	0 286	0 0	0 0	372 0	558 0
SFLA	870	936	936	1137	1147	1333
Att/Det Gar Sqft					528	280
Prior Land	$13,700					
Prior Total	$85,000					
Comp Land Estimate	$18,400	$16,700	$16,700	$17,300	$18,400	$18,400
Sale Date		12/30/2019	6/10/2019	5/31/2019	5/11/2018	9/5/2018
Sale Price		$140,000	$140,000	$147,500	$105,000	$139,900
Time Adj Sale Price		$141,900	$144,700	$152,900	$115,400	$150,400
TADJSP/SQFT		$151.60	$154.59	$134.48	$100.61	$112.83
Model Estimate	$51,400	$58,200	$57,500	$68,900	$52,400	$78,400
Total Adj Factors	$51,400	$58,200	$57,500	$68,900	$52,400	$78,400
Adjusted Sale Price		$135,100	$138,600	$135,400	$114,400	$123,400
Comparable Estimate	$129,400 ($148.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-9	125.05-2-9	125.05-6-6	125.06-14-36	125.06-14-31	125.10-1-19
Owner	Julkowski Mark C	Willman, Matthew Jame	McDonell, William J	Sumner, Max C	Stack, Madison	Turvey, Neal T III
Address	86 Fradine Dr	98 Mayberry Dr	87 Mayberry Dr	74 Seine Dr	98 Seine Dr	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 114	62 x 161	50 x 114	45 x 106	50 x 110	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1966 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	925	875	960	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 432	0 875	0 0	0 0	0 0
SFLA	936	925	875	960	960	960
Att/Det Gar Sqft	308	252	308	352	308	280
Prior Land	$13,700					
Prior Total	$100,000					
Comp Land Estimate	$18,400	$23,700	$17,000	$14,900	$16,700	$17,100
Sale Date		1/20/2020	2/11/2019	6/11/2019	9/20/2018	4/14/2020
Sale Price		$153,000	$130,000	$160,000	$142,500	$145,000
Time Adj Sale Price		$154,500	$136,100	$165,400	$153,200	$145,700
TADJSP/SQFT		$167.03	$155.54	$172.29	$159.58	$151.77
Model Estimate	$71,800	$71,900	$71,100	$72,100	$70,500	$69,800
Total Adj Factors	$71,800	$71,900	$71,100	$72,100	$70,500	$69,800
Adjusted Sale Price		$154,400	$136,800	$165,100	$154,500	$147,700
Comparable Estimate	$151,700 ($162.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-6	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27	125.09-3-32
Owner	Stanev, Luba	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J	Barker, Brandon M
Address	87 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 101	50 x 110	55 x 110	55 x 114	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1968 / 0	1969 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1190	1036	1073
2nd Sty Area	1036	1040	1040	1040	1036	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428	0 0
SFLA	2072	2080	2080	2230	2072	2146
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$125,000					
Comp Land Estimate	$17,000	$15,900	$16,700	$18,100	$18,400	$17,000
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018	4/28/2020
Sale Price		$139,400	$160,000	$160,000	$188,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$174,900	$204,400	$195,200
TADJSP/SQFT		$67.45	$77.45	$78.43	$98.65	$90.96
Model Estimate	$85,600	$66,600	$81,400	$94,000	$107,800	$109,500
Total Adj Factors	$85,600	$66,600	$81,400	$94,000	$107,800	$109,500
Adjusted Sale Price		$159,300	$165,300	$166,500	$182,200	$171,300
Comparable Estimate	$168,900 ($81.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-5-7	125.05-2-9	125.06-14-28	125.05-6-6	125.06-14-36	125.06-14-31
Owner	Richard, Robin	Willman, Matthew Jame	Phelps, Erika D	McDonell, William J	Sumner, Max C	Stack, Madison
Address	91 Fradine Dr	98 Mayberry Dr	110 Seine Dr	87 Mayberry Dr	74 Seine Dr	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 114	62 x 161	50 x 110	50 x 114	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1968 / 0	1966 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	925	1008	875	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 875	0 0	0 0
SFLA	1024	925	1008	875	960	960
Att/Det Gar Sqft	299	252	308	308	352	308
Prior Land	$16,300					
Prior Total	$100,000					
Comp Land Estimate	$22,300	$23,700	$16,700	$17,000	$14,900	$16,700
Sale Date		1/20/2020	1/8/2018	2/11/2019	6/11/2019	9/20/2018
Sale Price		$153,000	$130,000	$130,000	$160,000	$142,500
Time Adj Sale Price		$154,500	$146,100	$136,100	$165,400	$153,200
TADJSP/SQFT		$167.03	$144.94	$155.54	$172.29	$159.58
Model Estimate	$75,400	$71,900	$64,100	$71,100	$72,100	$70,500
Total Adj Factors	$75,400	$71,900	$64,100	$71,100	$72,100	$70,500
Adjusted Sale Price		$158,000	$157,400	$140,400	$168,700	$158,100
Comparable Estimate	$156,500 ($152.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-6-8	125.05-4-7	125.10-1-52	125.09-3-27	125.10-1-61	125.09-3-32
Owner	Kwiatkowski, Derek M	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Decmar Properties, LLC	Barker, Brandon M
Address	92 Fradine Dr	66 Strasbourg Dr	37 Strasbourg Dr	39 Fradine Dr	73 Strasbourg Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 114	50 x 101	50 x 110	55 x 114	55 x 110	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	7	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1040	1036	1190	1073
2nd Sty Area	1036	1040	1040	1036	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 428	0 240	0 0
SFLA	2072	2080	2080	2072	2230	2146
Att/Det Gar Sqft						
Prior Land	$16,300					
Prior Total	$125,000					
Comp Land Estimate	$22,300	$15,900	$16,700	$18,400	$18,100	$17,000
Sale Date		3/9/2020	3/17/2020	7/11/2018	6/28/2018	4/28/2020
Sale Price		$139,400	$160,000	$188,000	$160,000	$194,250
Time Adj Sale Price		$140,300	$161,100	$204,400	$174,900	$195,200
TADJSP/SQFT		$67.45	$77.45	$98.65	$78.43	$90.96
Model Estimate	$87,800	$66,600	$81,400	$107,800	$94,000	$109,500
Total Adj Factors	$87,800	$66,600	$81,400	$107,800	$94,000	$109,500
Adjusted Sale Price		$161,500	$167,500	$184,400	$168,700	$173,500
Comparable Estimate	$171,100 ($82.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-1-17	125.09-1-10	125.05-6-6	125.05-2-9	125.09-1-9	125.09-1-11
Owner	Moran David M	Janiga, Jeffrey Michael	McDonell, William J	Willman, Matthew Jame	Christensen, Adam	Graziano, Andrew
Address	374 French Rd	26 Mayberry Dr	87 Mayberry Dr	98 Mayberry Dr	30 Mayberry Dr	22 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 113	50 x 125	50 x 114	62 x 161	51 x 125	55 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1966 / 0	1965 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	875	800	875	925	875	840
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 875	0 432	0 0	0 0
SFLA	875	800	875	925	875	840
Att/Det Gar Sqft	352	440	308	252	308	264
Prior Land	$13,100					
Prior Total	$95,000					
Comp Land Estimate	$16,900	$17,700	$17,000	$23,700	$18,100	$19,300
Sale Date		8/31/2018	2/11/2019	1/20/2020	4/6/2018	1/30/2018
Sale Price		$125,000	$130,000	$153,000	$100,000	$100,000
Time Adj Sale Price		$135,100	$136,100	$154,500	$110,600	$112,400
TADJSP/SQFT		$168.88	$155.54	$167.03	$126.40	$133.81
Model Estimate	$65,000	$63,200	$71,100	$71,900	$50,000	$54,600
Total Adj Factors	$65,000	$63,200	$71,100	$71,900	$50,000	$54,600
Adjusted Sale Price		$136,900	$130,000	$147,600	$125,600	$122,800
Comparable Estimate	$132,600 ($151.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-1-16	125.09-2-22	125.06-12-10	125.06-16-28	125.09-1-14	125.09-2-32
Owner	Brock, Roberta J	Jakubowski, Nicholas E	Vickerd, Michele	Robinson, John Jr	Gier, Andrew D	Sum, Paul Walter
Address	378 French Rd	19 Mayberry Dr	111 Seine Dr	4 Cherbourg Dr	10 Mayberry Dr	59 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 113	55 x 114	50 x 105	75 x 110	50 x 125	55 x 114
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1969 / 0	1968 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 800	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	800	999	888	1100	864	775
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	800 0	481 0	732 0	506 0	598 0	558 0
SFLA	1600	1480	1620	1606	1462	1333
Att/Det Gar Sqft	350	280	320		294	280
Prior Land	$16,300					
Prior Total	$120,000					
Comp Land Estimate	$22,200	$18,400	$16,300	$21,900	$17,700	$18,400
Sale Date		2/27/2020	5/1/2020	8/9/2018	8/31/2018	9/5/2018
Sale Price		$140,000	$167,500	$160,000	$169,900	$139,900
Time Adj Sale Price		$141,200	$168,100	$173,000	$183,700	$150,400
TADJSP/SQFT		$95.41	$103.77	$107.72	$125.65	$112.83
Model Estimate	$90,200	$83,600	$91,100	$91,800	$99,000	$78,400
Total Adj Factors	$90,200	$83,600	$91,100	$91,800	$99,000	$78,400
Adjusted Sale Price		$147,800	$167,200	$171,400	$174,900	$162,200
Comparable Estimate	$164,700 ($102.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-18	125.05-6-6	125.09-1-10	125.05-2-9	125.09-1-9	125.10-1-19
Owner	Blady, Robert J	McDonell, William J	Janiga, Jeffrey Michael	Willman, Matthew Jame	Christensen, Adam	Turvey, Neal T III
Address	388 French Rd	87 Mayberry Dr	26 Mayberry Dr	98 Mayberry Dr	30 Mayberry Dr	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	80 x 105	50 x 114	50 x 125	62 x 161	51 x 125	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1966 / 0	1965 / 0	1965 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	875	800	925	875	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 378	0 875	0 350	0 432	0 0	0 0
SFLA	900	875	800	925	875	960
Att/Det Gar Sqft	240	308	440	252	308	280
Prior Land	$16,300					
Prior Total	$100,000					
Comp Land Estimate	$22,100	$17,000	$17,700	$23,700	$18,100	$17,100
Sale Date		2/11/2019	8/31/2018	1/20/2020	4/6/2018	4/14/2020
Sale Price		$130,000	$125,000	$153,000	$100,000	$145,000
Time Adj Sale Price		$136,100	$135,100	$154,500	$110,600	$145,700
TADJSP/SQFT		$155.54	$168.88	$167.03	$126.40	$151.77
Model Estimate	$69,600	$71,100	$63,200	$71,900	$50,000	$69,800
Total Adj Factors	$69,600	$71,100	$63,200	$71,900	$50,000	$69,800
Adjusted Sale Price		$134,600	$141,500	$152,200	$130,200	$145,500
Comparable Estimate	$140,800 ($156.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-17	125.05-6-6	125.09-1-10	125.05-2-9	125.10-1-19	125.06-14-36
Owner	Gardner, James H	McDonell, William J	Janiga, Jeffrey Michael	Willman, Matthew Jame	Turvey, Neal T III	Sumner, Max C
Address	392 French Rd	87 Mayberry Dr	26 Mayberry Dr	98 Mayberry Dr	51 Audet Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	69 x 105	50 x 114	50 x 125	62 x 161	50 x 115	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 2016	1966 / 0	1966 / 0	1965 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	888	875	800	925	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 875	0 350	0 432	0 0	0 0
SFLA	888	875	800	925	960	960
Att/Det Gar Sqft		308	440	252	280	352
Prior Land	$15,000					
Prior Total	$112,050					
Comp Land Estimate	$20,400	$17,000	$17,700	$23,700	$17,100	$14,900
Sale Date		2/11/2019	8/31/2018	1/20/2020	4/14/2020	6/11/2019
Sale Price		$130,000	$125,000	$153,000	$145,000	$160,000
Time Adj Sale Price		$136,100	$135,100	$154,500	$145,700	$165,400
TADJSP/SQFT		$155.54	$168.88	$167.03	$151.77	$172.29
Model Estimate	$62,800	$71,100	$63,200	$71,900	$69,800	$72,100
Total Adj Factors	$62,800	$71,100	$63,200	$71,900	$69,800	$72,100
Adjusted Sale Price		$127,800	$134,700	$145,400	$138,700	$156,100
Comparable Estimate	$140,500 ($158.22/SFLA)					

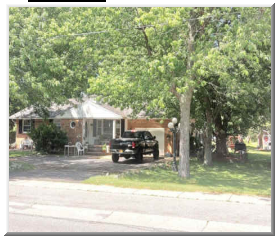
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-2-16	125.06-14-28	125.10-1-19	125.05-2-9	125.09-2-15	125.05-6-6
Owner	Bucher, Tracy L	Phelps, Erika D	Turvey, Neal T III	Willman, Matthew Jame	Stango, Robert J	McDonell, William J
Address	400 French Rd	110 Seine Dr	51 Audet Dr	98 Mayberry Dr	8 Fradine Dr	87 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	80 x 105	50 x 110	50 x 115	62 x 161	55 x 114	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1970 / 0	1965 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1008	960	925	1248	875
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 875
SFLA	1016	1008	960	925	1248	875
Att/Det Gar Sqft		308	280	252	350	308
Prior Land	$16,300					
Prior Total	$113,000					
Comp Land Estimate	$22,100	$16,700	$17,100	$23,700	$18,400	$17,000
Sale Date		1/8/2018	4/14/2020	1/20/2020	6/5/2019	2/11/2019
Sale Price		$130,000	$145,000	$153,000	$145,000	$130,000
Time Adj Sale Price		$146,100	$145,700	$154,500	$149,900	$136,100
TADJSP/SQFT		$144.94	$151.77	$167.03	$120.11	$155.54
Model Estimate	$71,800	$64,100	$69,800	$71,900	$87,900	$71,100
Total Adj Factors	$71,800	$64,100	$69,800	$71,900	$87,900	$71,100
Adjusted Sale Price		$153,800	$147,700	$154,400	$133,800	$136,800
Comparable Estimate	$145,300 ($143.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-18	125.09-2-15	125.06-12-5	125.09-1-8	125.05-3-4	125.06-11-9
Owner	Mikulski Richard A	Stango, Robert J	Delpe, Stenly J	Duchscherer, Eric T	Tworek, Rachel	Landahl, Gerald R
Address	412 French Rd	8 Fradine Dr	91 Seine Dr	34 Mayberry Dr	105 Mayberry Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	80 x 105	55 x 114	50 x 105	49 x 125	57 x 122	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1969 / 0	1968 / 0	1965 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1346	1248	1350	1362	1378	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 383	0 0	0 0	0 0	0 280	0 400
SFLA	1346	1248	1350	1362	1378	1424
Att/Det Gar Sqft	280	350	315	308	294	264
Prior Land	$16,300					
Prior Total	$121,000					
Comp Land Estimate	$22,100	$18,400	$16,300	$17,400	$19,700	$16,300
Sale Date		6/5/2019	2/1/2019	10/24/2019	6/13/2019	7/2/2020
Sale Price		$145,000	$168,000	$120,000	$176,500	$170,000
Time Adj Sale Price		$149,900	$175,900	$122,400	$182,400	$170,000
TADJSP/SQFT		$120.11	$130.30	$89.87	$132.37	$119.38
Model Estimate	$94,600	$87,900	$97,200	$69,700	$109,400	$96,800
Total Adj Factors	$94,600	$87,900	$97,200	$69,700	$109,400	$96,800
Adjusted Sale Price		$156,600	$173,300	$147,300	$167,600	$167,800
Comparable Estimate	$162,500 ($120.73/SFLA)					

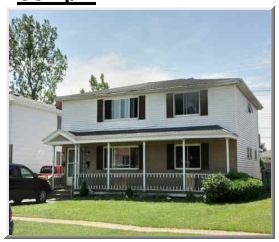
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-17	125.09-2-15	125.10-5-1	125.10-4-27.1	125.06-11-4	125.06-14-28
Owner	Walkowiak Michael R	Stango, Robert J	Suy, Kim C	Humbert, Gabriel A	Anthony, Frances M	Phelps, Erika D
Address	416 French Rd	8 Fradine Dr	4 Cannas Ct	15 Seine Dr	181 Seine Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	69 x 105	55 x 114	81 x 118	70 x 222	55 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1971 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1161	1248	1160	1160	1080	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 408	0 660	0 0
SFLA	1161	1248	1160	1160	1080	1008
Att/Det Gar Sqft		350	325	462	440	308
Prior Land	$15,000					
Prior Total	$80,200					
Comp Land Estimate	$20,400	$18,400	$23,600	$27,100	$17,700	$16,700
Sale Date		6/5/2019	12/13/2018	7/16/2019	7/25/2018	1/8/2018
Sale Price		$145,000	$155,000	$180,500	$176,000	$130,000
Time Adj Sale Price		$149,900	$163,800	$186,000	$191,300	$146,100
TADJSP/SQFT		$120.11	$141.21	$160.34	$177.13	$144.94
Model Estimate	$77,700	$87,900	$85,900	$92,300	$84,500	$64,100
Total Adj Factors	$77,700	$87,900	$85,900	$92,300	$84,500	$64,100
Adjusted Sale Price		$139,700	$155,600	$171,400	$184,500	$159,700
Comparable Estimate	$162,200 ($139.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-3-16	125.09-2-15	125.06-12-5	125.09-1-8	125.06-11-9	125.05-3-4
Owner	Nawrocki, Mary Anne	Stango, Robert J	Delpe, Stenly J	Duchscherer, Eric T	Landahl, Gerald R	Tworek, Rachel
Address	424 French Rd	8 Fradine Dr	91 Seine Dr	34 Mayberry Dr	201 Seine Dr	105 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	80 x 105	55 x 114	50 x 105	49 x 125	50 x 105	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1969 / 0	1968 / 0	1972 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1394	1248	1350	1362	1424	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 280
SFLA	1394	1248	1350	1362	1424	1378
Att/Det Gar Sqft	294	350	315	308	264	294
Prior Land	$16,300					
Prior Total	$107,900					
Comp Land Estimate	$22,100	$18,400	$16,300	$17,400	$16,300	$19,700
Sale Date		6/5/2019	2/1/2019	10/24/2019	7/2/2020	6/13/2019
Sale Price		$145,000	$168,000	$120,000	$170,000	$176,500
Time Adj Sale Price		$149,900	$175,900	$122,400	$170,000	$182,400
TADJSP/SQFT		$120.11	$130.30	$89.87	$119.38	$132.37
Model Estimate	$101,900	$87,900	$97,200	$69,700	$96,800	$109,400
Total Adj Factors	$101,900	$87,900	$97,200	$69,700	$96,800	$109,400
Adjusted Sale Price		$163,900	$180,600	$154,600	$175,100	$174,900
Comparable Estimate	$169,800 ($121.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-4-16.1	125.09-2-15	125.06-12-5	125.06-18-11	125.10-5-1	125.10-4-27.1
Owner	Hoover, Nicholas T	Stango, Robert J	Delpe, Stenly J	Dirienzo, Carlo	Suy, Kim C	Humbert, Gabriel A
Address	434 French Rd	8 Fradine Dr	91 Seine Dr	75 Le Havre Dr	4 Cannas Ct	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	125 x 113	55 x 114	50 x 105	50 x 110	81 x 118	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1969 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1530	1248	1350	1224	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 300	0 408
SFLA	1222	1248	1350	1224	1160	1160
Att/Det Gar Sqft		350	315	400	325	462
Prior Land	$22,600					
Prior Total	$95,000					
Comp Land Estimate	$28,500	$18,400	$16,300	$16,700	$23,600	$27,100
Sale Date		6/5/2019	2/1/2019	3/14/2019	12/13/2018	7/16/2019
Sale Price		$145,000	$168,000	$130,000	$155,000	$180,500
Time Adj Sale Price		$149,900	$175,900	$135,700	$163,800	$186,000
TADJSP/SQFT		$120.11	$130.30	$110.87	$141.21	$160.34
Model Estimate	$93,900	$87,900	$97,200	$86,800	$85,900	$92,300
Total Adj Factors	$93,900	$87,900	$97,200	$86,800	$85,900	$92,300
Adjusted Sale Price		$155,900	$172,600	$142,800	$171,800	$187,600
Comparable Estimate	$166,100 ($135.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-4-18.1	125.06-12-5	125.09-2-15	125.06-11-9	125.06-5-4	125.06-8-19
Owner	Albano, Joanne Rose	Delpe, Stenly J	Stango, Robert J	Landahl, Gerald R	Newton, Anthony John	Tetkowski, Aaron
Address	450 French Rd	91 Seine Dr	8 Fradine Dr	201 Seine Dr	16 Toulon Dr	88 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	92 x 230	50 x 105	55 x 114	50 x 105	50 x 110	55 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1966 / 0	1972 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1492	1350	1248	1424	1546	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 160	0 624
SFLA	1492	1350	1248	1424	1546	1468
Att/Det Gar Sqft	308 864	315	350	264		440
Prior Land	$23,500					
Prior Total	$132,000					
Comp Land Estimate	$31,500	$16,300	$18,400	$16,300	$16,700	$18,800
Sale Date		2/1/2019	6/5/2019	7/2/2020	4/28/2020	5/10/2019
Sale Price		$168,000	$145,000	$170,000	$180,100	$163,000
Time Adj Sale Price		$175,900	$149,900	$170,000	$181,000	$169,000
TADJSP/SQFT		$130.30	$120.11	$119.38	$117.08	$115.12
Model Estimate	$118,200	$97,200	$87,900	$96,800	$100,800	$103,200
Total Adj Factors	$118,200	$97,200	$87,900	$96,800	$100,800	$103,200
Adjusted Sale Price		$196,900	$180,200	$191,400	$198,400	$184,000
Comparable Estimate	$190,200 ($127.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-4-19.1	125.09-2-22	114.09-4-28	125.10-3-6	125.06-16-10	125.06-16-53
Owner	Albano, Russell S	Jakubowski, Nicholas E	Lawal, Wasiu	Rondinelli, Jacqueline	Stiglmeier, Robert L	Schuse, Lynnette
Address	480 French Rd	19 Mayberry Dr	26 Park St	52 Lucerne Ct	71 Toulon Dr	104 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	123	125	125	125
School Code	146801	146801	143001	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	5.29	55 x 114	42 x 150	75 x 100	50 x 110	52 x 110
Building Style	08 Old style	02 Raised ranch	08 Old style	03 Split level	03 Split level	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 0	1966 / 0	1926 / 0	1972 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.0	2.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 1	4 Full 1	4 Full 1
1st Sty Area	1219	999	1114	1140	1040	900
2nd Sty Area	0	0	396	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	481 0	0 0	364 0	441 0	529 0
SFLA	1474	1480	1510	1504	1481	1429
Att/Det Gar Sqft		280	440			
Prior Land	$68,200					
Prior Total	$125,000					
Comp Land Estimate	$0	$18,400	$18,600	$20,700	$16,700	$17,300
Sale Date		2/27/2020	10/23/2019	10/16/2019	5/17/2019	3/27/2018
Sale Price		$140,000	$133,500	$155,000	$155,000	$120,000
Time Adj Sale Price		$141,200	$136,200	$158,100	$160,700	$133,400
TADJSP/SQFT		$95.41	$90.20	$105.12	$108.51	$93.35
Model Estimate	$107,500	$83,600	$80,900	$88,300	$82,000	$67,100
Total Adj Factors	$107,500	$83,600	$80,900	$88,300	$82,000	$67,100
Adjusted Sale Price		$165,100	$162,800	$177,300	$186,200	$173,800
Comparable Estimate	$173,000 ($117.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-5-17.1	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52	125.05-4-7
Owner	Janora Mary Jean	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M
Address	510 French Rd	140 Seine Dr	95 Seine Dr	73 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	97 x 392	50 x 100	50 x 105	55 x 110	50 x 110	50 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1994 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	5	7	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2408	1232	1296	1190	1040	1040
2nd Sty Area	0	1232	1044	1040	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0	0 0
SFLA	2408	2464	2340	2230	2080	2080
Att/Det Gar Sqft		440				
Prior Land	$25,200					
Prior Total	$144,000					
Comp Land Estimate	$33,600	$15,800	$16,300	$18,100	$16,700	$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020	3/9/2020
Sale Price		$187,000	$145,000	$160,000	$160,000	$139,400
Time Adj Sale Price		$193,300	$160,300	$174,900	$161,100	$140,300
TADJSP/SQFT		$78.45	$68.50	$78.43	$77.45	$67.45
Model Estimate	$114,600	$106,800	$68,800	$94,000	$81,400	$66,600
Total Adj Factors	$114,600	$106,800	$68,800	$94,000	$81,400	$66,600
Adjusted Sale Price		$201,100	$206,100	$195,500	$194,300	$188,300
Comparable Estimate	$197,100 ($81.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-5-16	125.06-1-2	125.09-2-32	125.10-2-11	125.05-6-4	125.09-2-22
Owner	Liberartore Managemen	Hilbrecht, Richard M	Sum, Paul Walter	Reno, Jonathan	Sharman, Nicholas A	Jakubowski, Nicholas E
Address	522 French Rd	4 Le Havre Dr	59 Mayberry Dr	39 Lucerne Ct	79 Mayberry Dr	19 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	49 x 123	55 x 114	50 x 110	55 x 114	55 x 114
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1965 / 0	1970 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	2 Fair	3 Normal
Grade/Grade Adj	C Average 465	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 0	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	722	1137	775	924	775	999
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	465 0	0 0	558 0	288 0	372 0	481 0
SFLA	1187	1137	1333	1212	1147	1480
Att/Det Gar Sqft			280		528	280
Prior Land	$12,300					
Prior Total	$95,000					
Comp Land Estimate	$16,000	$17,300	$18,400	$16,700	$18,400	$18,400
Sale Date		5/31/2019	9/5/2018	5/23/2019	5/11/2018	2/27/2020
Sale Price		$147,500	$139,900	$158,000	$105,000	$140,000
Time Adj Sale Price		$152,900	$150,400	$163,800	$115,400	$141,200
TADJSP/SQFT		$134.48	$112.83	$135.15	$100.61	$95.41
Model Estimate	$64,300	$68,900	$78,400	$80,400	$52,400	$83,600
Total Adj Factors	$64,300	$68,900	$78,400	$80,400	$52,400	$83,600
Adjusted Sale Price		$148,300	$136,300	$147,700	$127,300	$121,900
Comparable Estimate	$136,300 ($114.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-5-15	125.10-1-19	125.05-2-9	125.06-14-31	125.06-14-36	125.05-6-6
Owner	Liberartore Managemen	Turvey, Neal T III	Willman, Matthew Jame	Stack, Madison	Sumner, Max C	McDonell, William J
Address	532 French Rd	51 Audet Dr	98 Mayberry Dr	98 Seine Dr	74 Seine Dr	87 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	70 x 103	50 x 115	62 x 161	50 x 110	45 x 106	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1970 / 0	1965 / 0	1970 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	925	960	925	960	960	875
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 875
SFLA	925	960	925	960	960	875
Att/Det Gar Sqft		280	252	308	352	308
Prior Land	$14,800					
Prior Total	$91,000					
Comp Land Estimate	$20,400	$17,100	$23,700	$16,700	$14,900	$17,000
Sale Date		4/14/2020	1/20/2020	9/20/2018	6/11/2019	2/11/2019
Sale Price		$145,000	$153,000	$142,500	$160,000	$130,000
Time Adj Sale Price		$145,700	$154,500	$153,200	$165,400	$136,100
TADJSP/SQFT		$151.77	$167.03	$159.58	$172.29	$155.54
Model Estimate	$56,400	$69,800	$71,900	$70,500	$72,100	$71,100
Total Adj Factors	$56,400	$69,800	$71,900	$70,500	$72,100	$71,100
Adjusted Sale Price		$132,300	$139,000	$139,100	$149,700	$121,400
Comparable Estimate	$136,300 ($147.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-44	125.10-1-61	125.10-1-52	125.06-12-6	125.06-12-25	125.09-3-32
Owner	Fung, Shavin	Decmar Properties, LLC	Decmar Properties, LLC	Tamulski, Travis T	Schlotterbeck, Jessica	Barker, Brandon M
Address	536 French Rd	73 Strasbourg Dr	37 Strasbourg Dr	95 Seine Dr	112 Seine Dr	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 93	55 x 110	50 x 110	50 x 105	55 x 100	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1968 / 0	1966 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	6	5	6	4
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1110	1190	1040	1296	1050	1073
2nd Sty Area	1129	1040	1040	1044	1085	1073
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	2239	2230	2080	2340	2135	2146
Att/Det Gar Sqft						
Prior Land	$14,700					
Prior Total	$110,000					
Comp Land Estimate	$20,100	$18,100	$16,700	$16,300	$17,200	$17,000
Sale Date		6/28/2018	3/17/2020	4/23/2018	7/16/2018	4/28/2020
Sale Price		$160,000	$160,000	$145,000	$200,000	$194,250
Time Adj Sale Price		$174,900	$161,100	$160,300	$217,400	$195,200
TADJSP/SQFT		$78.43	$77.45	$68.50	$101.83	$90.96
Model Estimate	$57,700	$94,000	$81,400	$68,800	$114,900	$109,500
Total Adj Factors	$57,700	$94,000	$81,400	$68,800	$114,900	$109,500
Adjusted Sale Price		$138,600	$137,400	$149,200	$160,200	$143,400
Comparable Estimate	$145,800 ($65.12/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

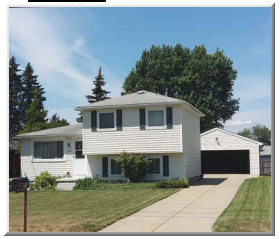
Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-43	125.06-10-40	125.10-18-11	125.10-19-19	125.10-18-41	125.06-14-19
Owner	Stradtman Kermit G Jr &	Principe, Marc A	Tytka, Brandon C	Saj, Donald A	Kinmartin, Matthew K	Partridge, Timothy
Address	540 French Rd	208 Seine Dr	40 Rachelle Dr	78 Louise Dr	27 Louise Dr	46 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	126	126	126	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	126 x 210	55 x 110	57 x 112	57 x 112	57 x 112	50 x 174
Building Style	04 Cape cod	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod	02 Raised ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1969 / 0	1963 / 0	1963 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average	C Average 110	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	0 / N	0 / Y	0 / N
Stories	1.7	1.0	1.5	1.7	1.7	1.0
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1533	1834	1024	872	816	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	600 0	0 0	0 600	0 0	900 0
SFLA	2667	2434	1680	1484	1428	2157
Att/Det Gar Sqft	572		288	440	308	
Prior Land	$28,900					
Prior Total	$144,000					
Comp Land Estimate	$36,000	$18,100	$18,900	$18,900	$18,900	$20,300
Sale Date		6/27/2018	11/2/2020	10/12/2018	8/21/2020	3/22/2018
Sale Price		$192,000	$190,000	$155,000	$195,100	$150,000
Time Adj Sale Price		$209,900	$190,000	$165,700	$195,100	$166,800
TADJSP/SQFT		$86.24	$113.10	$111.66	$136.62	$77.33
Model Estimate	$155,100	$136,300	$106,600	$86,000	$97,500	$97,200
Total Adj Factors	$155,100	$136,300	$106,600	$86,000	$97,500	$97,200
Adjusted Sale Price		$228,700	$238,500	$234,800	$252,700	$224,700

Comparable Estimate $235,900 ($88.45/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-42	125.06-15-29	125.06-10-39	125.06-10-35	125.05-4-4	125.06-5-24
Owner	Stradtman, Rose Mary	Rea, Michael A	Brown, Gina M	Holzer, Drew M	Hunter, David C Jr	Pijanowski, Adam
Address	546 French Rd	7 Lille Ln	212 Seine Dr	230 Seine Dr	78 Strasbourg Dr	96 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	70 x 250	50 x 110	55 x 110	55 x 110	55 x 101	62 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1971 / 0	1971 / 0	1971 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1484	916	968	969	1008	812
2nd Sty Area	1182	1026	1008	978	784	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2666	1942	1976	1947	1792	1946
Att/Det Gar Sqft	936	312	440	405	280	400
Prior Land	$20,000					
Prior Total	$143,000					
Comp Land Estimate	$27,400	$16,700	$18,100	$18,100	$17,300	$21,800
Sale Date		6/26/2019	8/31/2020	4/16/2018	1/24/2020	10/15/2018
Sale Price		$210,000	$235,000	$195,000	$160,000	$193,000
Time Adj Sale Price		$217,000	$235,000	$215,600	$161,600	$206,300
TADJSP/SQFT		$111.74	$118.93	$110.73	$90.18	$106.01
Model Estimate	$169,400	$123,600	$127,800	$123,800	$96,200	$103,900
Total Adj Factors	$169,400	$123,600	$127,800	$123,800	$96,200	$103,900
Adjusted Sale Price		$262,800	$276,600	$261,200	$234,800	$271,800
Comparable Estimate	$261,400 ($98.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-41	125.10-2-7	125.06-16-13	125.06-17-47	125.10-3-6	125.06-16-10
Owner	Taltos, Karl	Winkler, Kimberly M	Zbytek, Marissa A	Kishbaugh, Jack P	Rondinelli, Jacqueline	Stiglmeier, Robert L
Address	550 French Rd	23 Lucerne Ct	59 Toulon Dr	76 Toulon Dr	52 Lucerne Ct	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 185	56 x 114	50 x 110	50 x 110	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1969 / 0	1970 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 240	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	936	962	1040	1040	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	0 0	0 0	260 0	364 0	441 0
SFLA	1176	962	1040	1300	1504	1481
Att/Det Gar Sqft	1,584					
Prior Land	$17,600					
Prior Total	$126,000					
Comp Land Estimate	$24,500	$18,700	$16,700	$16,700	$20,700	$16,700
Sale Date		7/27/2018	8/14/2019	7/1/2019	10/16/2019	5/17/2019
Sale Price		$145,000	$140,000	$155,267	$155,000	$155,000
Time Adj Sale Price		$157,600	$143,800	$160,000	$158,100	$160,700
TADJSP/SQFT		$163.83	$138.27	$123.08	$105.12	$108.51
Model Estimate	$86,600	$56,600	$62,200	$73,900	$88,300	$82,000
Total Adj Factors	$86,600	$56,600	$62,200	$73,900	$88,300	$82,000
Adjusted Sale Price		$187,600	$168,200	$172,700	$156,400	$165,300
Comparable Estimate	$170,000 ($144.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-40	125.10-1-19	125.06-14-31	125.06-14-36	125.06-14-28	125.05-6-6
Owner	Paler, Nancy A	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Phelps, Erika D	McDonell, William J
Address	554 French Rd	51 Audet Dr	98 Seine Dr	74 Seine Dr	110 Seine Dr	87 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 185	50 x 115	50 x 110	45 x 106	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	960	960	960	1008	875
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 875
SFLA	912	960	960	960	1008	875
Att/Det Gar Sqft		280	308	352	308	308
Prior Land	$17,600					
Prior Total	$90,000					
Comp Land Estimate	$24,500	$17,100	$16,700	$14,900	$16,700	$17,000
Sale Date		4/14/2020	9/20/2018	6/11/2019	1/8/2018	2/11/2019
Sale Price		$145,000	$142,500	$160,000	$130,000	$130,000
Time Adj Sale Price		$145,700	$153,200	$165,400	$146,100	$136,100
TADJSP/SQFT		$151.77	$159.58	$172.29	$144.94	$155.54
Model Estimate	$64,200	$69,800	$70,500	$72,100	$64,100	$71,100
Total Adj Factors	$64,200	$69,800	$70,500	$72,100	$64,100	$71,100
Adjusted Sale Price		$140,100	$146,900	$157,500	$146,200	$129,200
Comparable Estimate	$144,000 ($157.89/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-39	125.10-3-6	125.06-16-10	125.06-10-16	125.06-17-47	125.06-14-32
Owner	Connors, Elaine A	Rondinelli, Jacqueline	Stiglmeier, Robert L	Read, Amanda M	Kishbaugh, Jack P	Lane, Bryan J
Address	560 French Rd	52 Lucerne Ct	71 Toulon Dr	64 Janine Ct	76 Toulon Dr	94 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 185	75 x 100	50 x 110	57 x 119	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1972 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 480	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	4 Full 2	3 Partial 1	4 Full 1
1st Sty Area	936	1140	1040	1104	1040	1115
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	480 0	364 0	441 0	465 0	260 0	264 0
SFLA	1416	1504	1481	1569	1300	1379
Att/Det Gar Sqft						
Prior Land	$17,600					
Prior Total	$106,000					
Comp Land Estimate	$24,500	$20,700	$16,700	$19,400	$16,700	$16,700
Sale Date		10/16/2019	5/17/2019	4/12/2019	7/1/2019	1/6/2020
Sale Price		$155,000	$155,000	$182,000	$155,267	$159,000
Time Adj Sale Price		$158,100	$160,700	$189,300	$160,000	$160,600
TADJSP/SQFT		$105.12	$108.51	$120.65	$123.08	$116.46
Model Estimate	$78,100	$88,300	$82,000	$90,500	$73,900	$91,900
Total Adj Factors	$78,100	$88,300	$82,000	$90,500	$73,900	$91,900
Adjusted Sale Price		$147,900	$156,800	$176,900	$164,200	$146,800
Comparable Estimate	$158,500 ($111.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-37.1	125.09-2-15	125.10-5-1	125.10-4-27.1	125.06-12-5	125.10-2-11
Owner	Defrancis Roy	Stango, Robert J	Suy, Kim C	Humbert, Gabriel A	Delpe, Stenly J	Reno, Jonathan
Address	570 French Rd	8 Fradine Dr	4 Cannas Ct	15 Seine Dr	91 Seine Dr	39 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	171 x 210	55 x 114	81 x 118	70 x 222	50 x 105	50 x 110
Building Style	08 Old style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1880 / 0	1966 / 0	1971 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1236	1248	1160	1160	1350	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 408	0 0	288 0
SFLA	1236	1248	1160	1160	1350	1212
Att/Det Gar Sqft		350	325	462	315	
Prior Land	$36,500					
Prior Total	$100,000					
Comp Land Estimate	$41,500	$18,400	$23,600	$27,100	$16,300	$16,700
Sale Date		6/5/2019	12/13/2018	7/16/2019	2/1/2019	5/23/2019
Sale Price		$145,000	$155,000	$180,500	$168,000	$158,000
Time Adj Sale Price		$149,900	$163,800	$186,000	$175,900	$163,800
TADJSP/SQFT		$120.11	$141.21	$160.34	$130.30	$135.15
Model Estimate	$79,700	$87,900	$85,900	$92,300	$97,200	$80,400
Total Adj Factors	$79,700	$87,900	$85,900	$92,300	$97,200	$80,400
Adjusted Sale Price		$141,700	$157,600	$173,400	$158,400	$163,100

Comparable Estimate $158,800 ($128.48/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-36	125.10-5-1	125.09-2-15	125.10-4-27.1	125.06-12-5	125.10-2-2
Owner	Bona, Serafina	Suy, Kim C	Stango, Robert J	Humbert, Gabriel A	Delpe, Stenly J	Lipp, Derek R
Address	580 French Rd	4 Cannas Ct	8 Fradine Dr	15 Seine Dr	91 Seine Dr	3 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	71 x 184	81 x 118	55 x 114	70 x 222	50 x 105	71 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1966 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1160	1248	1160	1350	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 408	0 0	0 0
SFLA	1248	1160	1248	1160	1350	1253
Att/Det Gar Sqft	308	325	350	462	315	420
Prior Land	$19,400					
Prior Total	$110,000					
Comp Land Estimate	$26,300	$23,600	$18,400	$27,100	$16,300	$20,700
Sale Date		12/13/2018	6/5/2019	7/16/2019	2/1/2019	9/10/2018
Sale Price		$155,000	$145,000	$180,500	$168,000	$130,000
Time Adj Sale Price		$163,800	$149,900	$186,000	$175,900	$139,700
TADJSP/SQFT		$141.21	$120.11	$160.34	$130.30	$111.49
Model Estimate	$90,000	$85,900	$87,900	$92,300	$97,200	$77,700
Total Adj Factors	$90,000	$85,900	$87,900	$92,300	$97,200	$77,700
Adjusted Sale Price		$167,900	$152,000	$183,700	$168,700	$152,000
Comparable Estimate	$164,900 ($132.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-35	125.06-11-9	125.06-12-5	125.06-8-19	125.06-20-29	125.06-2-18
Owner	Sauer, Robert L	Landahl, Gerald R	Delpe, Stenly J	Tetkowski, Aaron	American International	Miskell, Christy R
Address	600 French Rd	201 Seine Dr	91 Seine Dr	88 Denise Dr	40 Barbados Dr	214 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	125 x 225	50 x 105	50 x 105	55 x 119	68 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1972 / 0	1969 / 0	1969 / 0	1977 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1428	1424	1350	1468	1470	1436
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 624	0 616	0 0
SFLA	1428	1424	1350	1468	1470	1436
Att/Det Gar Sqft	864	264	315	440	285	330
Prior Land	$28,700					
Prior Total	$106,000					
Comp Land Estimate	$36,100	$16,300	$16,300	$18,800	$21,200	$16,700
Sale Date		7/2/2020	2/1/2019	5/10/2019	3/12/2020	4/18/2019
Sale Price		$170,000	$168,000	$163,000	$190,000	$165,000
Time Adj Sale Price		$170,000	$175,900	$169,000	$191,300	$171,600
TADJSP/SQFT		$119.38	$130.30	$115.12	$130.14	$119.50
Model Estimate	$114,700	$96,800	$97,200	$103,200	$107,700	$99,300
Total Adj Factors	$114,700	$96,800	$97,200	$103,200	$107,700	$99,300
Adjusted Sale Price		$187,900	$193,400	$180,500	$198,300	$187,000
Comparable Estimate	$189,400 ($132.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-34	102.45-5-38	112.67-6-7	123.36-4-14	113.08-2-10.1	90.84-2-57
Owner	Procyshyn, Gary J	Ha, Andrew	Kowalow, Andrew P Jr	Mack, Scott C	Dolce, Jason R	Lowville Enterprises LL
Address	614 French Rd	121 Reo Ave	370 Shanley St	2138 Clinton St	160 Como Park Blvd	105 East End Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	230 3 Family Res
Neighborhood	125	105	120	120	123	105
School Code	146801	143001	143009	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	131 x 225	30 x 134	60 x 117	33 x 125	80 x 110	30 x 111
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1880 / 0	1927 / 0	1912 / 0	1922 / 0	1890 / 0	1900 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.5	2.0	2.0
Bedrooms	6	7	6	6	5	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	1544	1674	1926	1081	1302	1400
2nd Sty Area	2116	1584	782	920	1302	968
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	4486	3258	2708	2001	2604	2368
Att/Det Gar Sqft	572 864		528	636	672	323
Prior Land	$29,800					
Prior Total	$160,200					
Comp Land Estimate	$36,900	$0	$0	$8,000	$27,600	$7,000
Sale Date		9/3/2019	5/30/2018	6/11/2019	10/19/2020	11/21/2019
Sale Price		$166,000	$107,500	$120,500	$160,050	$74,900
Time Adj Sale Price		$169,900	$118,200	$124,500	$160,100	$76,200
TADJSP/SQFT		$52.15	$43.65	$62.22	$61.48	$32.18
Model Estimate	$264,100	$0	$0	$64,200	$95,400	$27,100
Total Adj Factors	$264,100	$0	$0	$64,200	$95,400	$27,100
Adjusted Sale Price		$0	$0	$324,400	$328,800	$313,200
Comparable Estimate	$322,100 ($71.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-38	125.06-11-9	125.06-12-5	125.06-8-19	125.10-5-1	125.06-20-29
Owner	Walters, Mary Ann	Landahl, Gerald R	Delpe, Stenly J	Tetkowski, Aaron	Suy, Kim C	American International
Address	650 French Rd	201 Seine Dr	91 Seine Dr	88 Denise Dr	4 Cannas Ct	40 Barbados Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	84 x 101	50 x 105	50 x 105	55 x 119	81 x 118	68 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1972 / 0	1969 / 0	1969 / 0	1971 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1390	1424	1350	1468	1160	1470
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1150	0 400	0 0	0 624	0 300	0 616
SFLA	1390	1424	1350	1468	1160	1470
Att/Det Gar Sqft	294	264	315	440	325	285
Prior Land	$16,500					
Prior Total	$112,000					
Comp Land Estimate	$22,200	$16,300	$16,300	$18,800	$23,600	$21,200
Sale Date		7/2/2020	2/1/2019	5/10/2019	12/13/2018	3/12/2020
Sale Price		$170,000	$168,000	$163,000	$155,000	$190,000
Time Adj Sale Price		$170,000	$175,900	$169,000	$163,800	$191,300
TADJSP/SQFT		$119.38	$130.30	$115.12	$141.21	$130.14
Model Estimate	$98,500	$96,800	$97,200	$103,200	$85,900	$107,700
Total Adj Factors	$98,500	$96,800	$97,200	$103,200	$85,900	$107,700
Adjusted Sale Price		$171,700	$177,200	$164,300	$176,400	$182,100
Comparable Estimate	$174,300 ($125.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-37	125.06-11-10	125.06-12-10	125.06-8-2	125.06-10-16	125.10-6-19
Owner	Bender, Edward N	Abdulla, Gabriel F	Vickerd, Michele	Fish, Jacob T	Read, Amanda M	Meisenbrug, Sharon A
Address	658 French Rd	205 Seine Dr	111 Seine Dr	8 Denise Dr	64 Janine Ct	71 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	130 x 402	65 x 105	50 x 105	65 x 110	57 x 119	55 x 105
Building Style	08 Old style	01 Ranch	02 Raised ranch	01 Ranch	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2	3 Partial 0
1st Sty Area	1153	1628	888	1628	1104	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	732 0	0 0	465 0	288 0
SFLA	1627	1628	1620	1628	1569	1756
Att/Det Gar Sqft	900	484	320	484		
Prior Land	$30,800					
Prior Total	$110,000					
Comp Land Estimate	$38,200	$19,800	$16,300	$20,400	$19,400	$17,700
Sale Date		10/25/2018	5/1/2020	5/28/2020	4/12/2019	10/2/2018
Sale Price		$175,000	$167,500	$200,000	$182,000	$184,900
Time Adj Sale Price		$187,000	$168,100	$200,700	$189,300	$197,600
TADJSP/SQFT		$114.86	$103.77	$123.28	$120.65	$112.53
Model Estimate	$91,200	$113,600	$91,100	$112,200	$90,500	$95,300
Total Adj Factors	$91,200	$113,600	$91,100	$112,200	$90,500	$95,300
Adjusted Sale Price		$164,600	$168,200	$179,700	$190,000	$193,500
Comparable Estimate	$179,200 ($110.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-36	125.10-5-1	125.10-4-27.1	125.06-11-9	125.06-12-5	125.06-11-4
Owner	Kasprzak, John D	Suy, Kim C	Humbert, Gabriel A	Landahl, Gerald R	Delpe, Stenly J	Anthony, Frances M
Address	660 French Rd	4 Cannas Ct	15 Seine Dr	201 Seine Dr	91 Seine Dr	181 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 218	81 x 118	70 x 222	50 x 105	50 x 105	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1971 / 0	1970 / 0	1972 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1284	1160	1160	1424	1350	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 400	0 0	0 660
SFLA	1284	1160	1160	1424	1350	1080
Att/Det Gar Sqft	278	325	462	264	315	440
Prior Land	$18,900					
Prior Total	$122,600					
Comp Land Estimate	$26,100	$23,600	$27,100	$16,300	$16,300	$17,700
Sale Date		12/13/2018	7/16/2019	7/2/2020	2/1/2019	7/25/2018
Sale Price		$155,000	$180,500	$170,000	$168,000	$176,000
Time Adj Sale Price		$163,800	$186,000	$170,000	$175,900	$191,300
TADJSP/SQFT		$141.21	$160.34	$119.38	$130.30	$177.13
Model Estimate	$90,000	$85,900	$92,300	$96,800	$97,200	$84,500
Total Adj Factors	$90,000	$85,900	$92,300	$96,800	$97,200	$84,500
Adjusted Sale Price		$167,900	$183,700	$163,200	$168,700	$196,800
Comparable Estimate	$176,100 ($137.15/SFLA)					

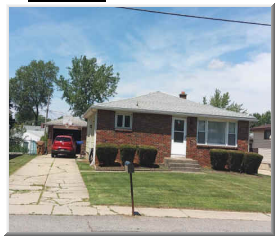
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-35	125.10-2-2	125.10-5-1	125.10-4-27.1	125.05-3-4	125.06-11-9
Owner	Wojdyla, Wayne A	Lipp, Derek R	Suy, Kim C	Humbert, Gabriel A	Tworek, Rachel	Landahl, Gerald R
Address	662 French Rd	3 Lucerne Ct	4 Cannas Ct	15 Seine Dr	105 Mayberry Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 185	71 x 105	81 x 118	70 x 222	57 x 122	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1971 / 0	1971 / 0	1970 / 0	1965 / 0	1972 / 0
Condition	4 Good	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1284	1253	1160	1160	1378	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 408	0 280	0 400
SFLA	1284	1253	1160	1160	1378	1424
Att/Det Gar Sqft	278	420	325	462	294	264
Prior Land	$18,200					
Prior Total	$125,000					
Comp Land Estimate	$25,200	$20,700	$23,600	$27,100	$19,700	$16,300
Sale Date		9/10/2018	12/13/2018	7/16/2019	6/13/2019	7/2/2020
Sale Price		$130,000	$155,000	$180,500	$176,500	$170,000
Time Adj Sale Price		$139,700	$163,800	$186,000	$182,400	$170,000
TADJSP/SQFT		$111.49	$141.21	$160.34	$132.37	$119.38
Model Estimate	$104,900	$77,700	$85,900	$92,300	$109,400	$96,800
Total Adj Factors	$104,900	$77,700	$85,900	$92,300	$109,400	$96,800
Adjusted Sale Price		$166,900	$182,800	$198,600	$177,900	$178,100
Comparable Estimate	$180,900 ($140.89/SFLA)					

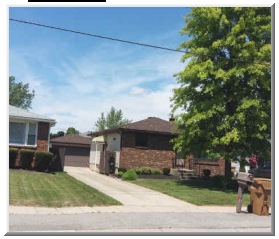
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-34	125.06-11-4	125.10-1-19	125.10-5-1	125.10-4-27.1	125.06-20-55
Owner	Rogowski Dennis A &	Anthony, Frances M	Turvey, Neal T III	Suy, Kim C	Humbert, Gabriel A	Zarcone, Ignatius
Address	664 French Rd	181 Seine Dr	51 Audet Dr	4 Cannas Ct	15 Seine Dr	3 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 152	55 x 105	50 x 115	81 x 118	70 x 222	85 x 113
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1979 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1080	960	1160	1160	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 300	0 408	0 0
SFLA	1024	1080	960	1160	1160	1088
Att/Det Gar Sqft	360	440	280	325	462	440
Prior Land	$17,300					
Prior Total	$110,000					
Comp Land Estimate	$23,700	$17,700	$17,100	$23,600	$27,100	$23,700
Sale Date		7/25/2018	4/14/2020	12/13/2018	7/16/2019	4/2/2018
Sale Price		$176,000	$145,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$191,300	$145,700	$163,800	$186,000	$171,400
TADJSP/SQFT		$177.13	$151.77	$141.21	$160.34	$157.54
Model Estimate	$86,200	$84,500	$69,800	$85,900	$92,300	$82,900
Total Adj Factors	$86,200	$84,500	$69,800	$85,900	$92,300	$82,900
Adjusted Sale Price		$193,000	$162,100	$164,100	$179,900	$174,700
Comparable Estimate	$174,800 ($170.7/SFLA)					

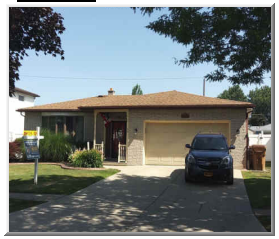
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-33	125.06-11-4	125.10-1-19	125.10-5-1	125.10-4-27.1	125.06-20-55
Owner	Tintor Michael & Sharor	Anthony, Frances M	Turvey, Neal T III	Suy, Kim C	Humbert, Gabriel A	Zarcone, Ignatius
Address	668 French Rd	181 Seine Dr	51 Audet Dr	4 Cannas Ct	15 Seine Dr	3 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 135	55 x 105	50 x 115	81 x 118	70 x 222	85 x 113
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1979 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1080	960	1160	1160	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 300	0 408	0 0
SFLA	1024	1080	960	1160	1160	1088
Att/Det Gar Sqft	308	440	280	325	462	440
Prior Land	$14,200					
Prior Total	$110,000					
Comp Land Estimate	$18,400	$17,700	$17,100	$23,600	$27,100	$23,700
Sale Date		7/25/2018	4/14/2020	12/13/2018	7/16/2019	4/2/2018
Sale Price		$176,000	$145,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$191,300	$145,700	$163,800	$186,000	$171,400
TADJSP/SQFT		$177.13	$151.77	$141.21	$160.34	$157.54
Model Estimate	$82,700	$84,500	$69,800	$85,900	$92,300	$82,900
Total Adj Factors	$82,700	$84,500	$69,800	$85,900	$92,300	$82,900
Adjusted Sale Price		$189,500	$158,600	$160,600	$176,400	$171,200
Comparable Estimate	$171,300 ($167.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-32	125.06-11-4	125.10-1-19	125.10-5-1	125.10-4-27.1	125.06-20-55
Owner	Smith, Kathleen L	Anthony, Frances M	Turvey, Neal T III	Suy, Kim C	Humbert, Gabriel A	Zarcone, Ignatius
Address	672 French Rd	181 Seine Dr	51 Audet Dr	4 Cannas Ct	15 Seine Dr	3 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 134	55 x 105	50 x 115	81 x 118	70 x 222	85 x 113
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1979 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1080	960	1160	1160	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 300	0 408	0 0
SFLA	1024	1080	960	1160	1160	1088
Att/Det Gar Sqft	484	440	280	325	462	440
Prior Land	$14,200					
Prior Total	$110,000					
Comp Land Estimate	$18,400	$17,700	$17,100	$23,600	$27,100	$23,700
Sale Date		7/25/2018	4/14/2020	12/13/2018	7/16/2019	4/2/2018
Sale Price		$176,000	$145,000	$155,000	$180,500	$155,000
Time Adj Sale Price		$191,300	$145,700	$163,800	$186,000	$171,400
TADJSP/SQFT		$177.13	$151.77	$141.21	$160.34	$157.54
Model Estimate	$85,800	$84,500	$69,800	$85,900	$92,300	$82,900
Total Adj Factors	$85,800	$84,500	$69,800	$85,900	$92,300	$82,900
Adjusted Sale Price		$192,600	$161,700	$163,700	$179,500	$174,300
Comparable Estimate	$174,400 ($170.31/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-31	125.06-10-31	125.06-8-13	125.06-11-10	125.06-8-2	125.06-11-9
Owner	Muszynski, Theodore V	Pabst, Michael	Formwalt, Philip Michae	Abdulla, Gabriel F	Fish, Jacob T	Landahl, Gerald R
Address	676 French Rd	135 Denise Dr	60 Denise Dr	205 Seine Dr	8 Denise Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 133	65 x 110	65 x 110	65 x 105	65 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1972 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1728	1688	1737	1628	1628	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 648	0 0	0 0	0 400
SFLA	1728	1688	1737	1628	1628	1424
Att/Det Gar Sqft	308	484	462	484	484	264
Prior Land	$15,500					
Prior Total	$150,000					
Comp Land Estimate	$21,500	$20,400	$20,400	$19,800	$20,400	$16,300
Sale Date		5/8/2018	8/23/2019	10/25/2018	5/28/2020	7/2/2020
Sale Price		$225,013	$225,000	$175,000	$200,000	$170,000
Time Adj Sale Price		$247,400	$231,000	$187,000	$200,700	$170,000
TADJSP/SQFT		$146.56	$132.99	$114.86	$123.28	$119.38
Model Estimate	$137,000	$141,200	$141,100	$113,600	$112,200	$96,800
Total Adj Factors	$137,000	$141,200	$141,100	$113,600	$112,200	$96,800
Adjusted Sale Price		$243,200	$226,900	$210,400	$225,500	$210,200
Comparable Estimate	$223,200 ($129.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-30	125.06-11-4	125.06-20-55	125.10-4-27.1	125.10-5-1	125.10-1-19
Owner	Paradowski, Paul R	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C	Turvey, Neal T III
Address	680 French Rd	181 Seine Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 132	55 x 105	85 x 113	70 x 222	81 x 118	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1970 / 0	1979 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1080	1088	1160	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 408	0 300	0 0
SFLA	1024	1080	1088	1160	1160	960
Att/Det Gar Sqft	308	440	440	462	325	280
Prior Land	$15,500					
Prior Total	$110,000					
Comp Land Estimate	$21,400	$17,700	$23,700	$27,100	$23,600	$17,100
Sale Date		7/25/2018	4/2/2018	7/16/2019	12/13/2018	4/14/2020
Sale Price		$176,000	$155,000	$180,500	$155,000	$145,000
Time Adj Sale Price		$191,300	$171,400	$186,000	$163,800	$145,700
TADJSP/SQFT		$177.13	$157.54	$160.34	$141.21	$151.77
Model Estimate	$86,200	$84,500	$82,900	$92,300	$85,900	$69,800
Total Adj Factors	$86,200	$84,500	$82,900	$92,300	$85,900	$69,800
Adjusted Sale Price		$193,000	$174,700	$179,900	$164,100	$162,100
Comparable Estimate	$174,800 ($170.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-29	125.06-11-4	125.06-20-55	125.10-4-27.1	125.10-5-1	125.10-1-19
Owner	Kaminski, Nicholas W	Anthony, Frances M	Zarcone, Ignatius	Humbert, Gabriel A	Suy, Kim C	Turvey, Neal T III
Address	684 French Rd	181 Seine Dr	3 Martinique Dr	15 Seine Dr	4 Cannas Ct	51 Audet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 131	55 x 105	85 x 113	70 x 222	81 x 118	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1970 / 0	1979 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1080	1088	1160	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 408	0 300	0 0
SFLA	1024	1080	1088	1160	1160	960
Att/Det Gar Sqft	308	440	440	462	325	280
Prior Land	$15,300					
Prior Total	$114,000					
Comp Land Estimate	$21,300	$17,700	$23,700	$27,100	$23,600	$17,100
Sale Date		7/25/2018	4/2/2018	7/16/2019	12/13/2018	4/14/2020
Sale Price		$176,000	$155,000	$180,500	$155,000	$145,000
Time Adj Sale Price		$191,300	$171,400	$186,000	$163,800	$145,700
TADJSP/SQFT		$177.13	$157.54	$160.34	$141.21	$151.77
Model Estimate	$83,000	$84,500	$82,900	$92,300	$85,900	$69,800
Total Adj Factors	$83,000	$84,500	$82,900	$92,300	$85,900	$69,800
Adjusted Sale Price		$189,800	$171,500	$176,700	$160,900	$158,900
Comparable Estimate	$171,600 ($167.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-28	125.10-6-19	125.06-10-31	125.06-11-10	103.17-1-28	114.09-4-28
Owner	Murphy, Jason M	Meisenbrug, Sharon A	Pabst, Michael	Abdulla, Gabriel F	Izydorczak, Eugene	Lawal, Wasiu
Address	702 French Rd	71 Cannas Ct	135 Denise Dr	205 Seine Dr	3821 Broadway St	26 Park St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	123	123
School Code	146801	146801	146801	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	98 x 400	55 x 105	65 x 110	65 x 105	65 x 530	42 x 150
Building Style	08 Old style	03 Split level	01 Ranch	01 Ranch	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1875 / 0	1971 / 0	1970 / 0	1969 / 0	1937 / 0	1926 / 0
Condition	2 Fair	3 Normal	4 Good	3 Normal	2 Fair	4 Good
Grade/Grade Adj	D Economy	C Average 100	C Average	C Average 100	D Economy 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.5	1.0	1.0	1.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1050	1468	1688	1628	840	1114
2nd Sty Area	0	0	0	0	840	396
Fin Bsmt/Fin Rec Rm	0 0	288 0	0 450	0 0	0 0	0 0
SFLA	1706	1756	1688	1628	1680	1510
Att/Det Gar Sqft	340		484	484	672	440
Prior Land	$25,300					
Prior Total	$87,100					
Comp Land Estimate	$33,900	$17,700	$20,400	$19,800	$32,900	$18,600
Sale Date		10/2/2018	5/8/2018	10/25/2018	1/28/2019	10/23/2019
Sale Price		$184,900	$225,013	$175,000	$70,000	$133,500
Time Adj Sale Price		$197,600	$247,400	$187,000	$73,500	$136,200
TADJSP/SQFT		$112.53	$146.56	$114.86	$43.75	$90.20
Model Estimate	$45,900	$95,300	$141,200	$113,600	$30,300	$80,900
Total Adj Factors	$45,900	$95,300	$141,200	$113,600	$30,300	$80,900
Adjusted Sale Price		$148,200	$152,100	$119,300	$89,100	$101,200
Comparable Estimate	$122,000 ($71.51/SFLA)					

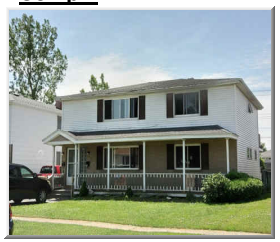
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-27	125.10-4-27.1	125.06-11-4	125.10-5-1	125.06-20-55	125.06-7-23
Owner	Dziadaszek, Gregory R	Humbert, Gabriel A	Anthony, Frances M	Suy, Kim C	Zarcone, Ignatius	Dombrowski, Joshua A
Address	710 French Rd	15 Seine Dr	181 Seine Dr	4 Cannas Ct	3 Martinique Dr	91 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 400	70 x 222	55 x 105	81 x 118	85 x 113	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1970 / 0	1970 / 0	1971 / 0	1979 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1066	1160	1080	1160	1088	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 408	0 660	0 300	0 0	0 0
SFLA	1066	1160	1080	1160	1088	1092
Att/Det Gar Sqft	352	462	440	325	440	308
Prior Land	$21,500					
Prior Total	$114,000					
Comp Land Estimate	$29,200	$27,100	$17,700	$23,600	$23,700	$16,700
Sale Date		7/16/2019	7/25/2018	12/13/2018	4/2/2018	9/21/2020
Sale Price		$180,500	$176,000	$155,000	$155,000	$165,000
Time Adj Sale Price		$186,000	$191,300	$163,800	$171,400	$165,000
TADJSP/SQFT		$160.34	$177.13	$141.21	$157.54	$151.10
Model Estimate	$85,400	$92,300	$84,500	$85,900	$82,900	$77,900
Total Adj Factors	$85,400	$92,300	$84,500	$85,900	$82,900	$77,900
Adjusted Sale Price		$179,100	$192,200	$163,300	$173,900	$172,500
Comparable Estimate	$176,200 ($165.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-4-28	125.11-9-10	125.10-18-41	125.10-19-19	125.10-13-12	125.11-9-6
Owner	Cope Zella Rae	Zarbo, Alexandra	Kinmartin, Matthew K	Saj, Donald A	Allison, Avery	Neil Roberts Revocable
Address	732 French Rd	5 Rondelay Ct	27 Louise Dr	78 Louise Dr	44 Eileen Ct	16 Rondelay Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	145 x 145	59 x 136	57 x 112	57 x 112	57 x 118	54 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1970 / 0	1966 / 0	1963 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.7	1.7
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	984	863	816	872	816	918
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 300	0 460
SFLA	984	1271	1428	1484	1428	1574
Att/Det Gar Sqft	308 368	440	308	440	396	308
Prior Land	$28,500					
Prior Total	$105,000					
Comp Land Estimate	$34,300	$21,400	$18,900	$18,900	$19,300	$0
Sale Date		2/15/2019	8/21/2020	10/12/2018	4/26/2019	11/5/2020
Sale Price		$145,000	$195,100	$155,000	$179,900	$240,000
Time Adj Sale Price		$151,800	$195,100	$165,700	$187,200	$240,000
TADJSP/SQFT		$119.43	$136.62	$111.66	$131.09	$152.48
Model Estimate	$76,300	$74,000	$97,500	$86,000	$97,300	$0
Total Adj Factors	$76,300	$74,000	$97,500	$86,000	$97,300	$0
Adjusted Sale Price		$154,100	$173,900	$156,000	$166,200	$0
Comparable Estimate	$162,600 ($165.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-4-29	125.10-18-41	125.10-19-19	125.11-9-6	125.10-13-12	125.11-9-10
Owner	Slawatycki, Garrett R	Kinmartin, Matthew K	Saj, Donald A	Neil Roberts Revocable	Allison, Avery	Zarbo, Alexandra
Address	750 French Rd	27 Louise Dr	78 Louise Dr	16 Rondelay Ct	44 Eileen Ct	5 Rondelay Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	142 x 145	57 x 112	57 x 112	54 x 139	57 x 118	59 x 136
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1966 / 0	1963 / 0	1969 / 0	1966 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	972	816	872	918	816	863
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 460	0 300	0 0
SFLA	1458	1428	1484	1574	1428	1271
Att/Det Gar Sqft	440	308	440	308	396	440
Prior Land	$28,200					
Prior Total	$115,000					
Comp Land Estimate	$33,900	$18,900	$18,900	$0	$19,300	$21,400
Sale Date		8/21/2020	10/12/2018	11/5/2020	4/26/2019	2/15/2019
Sale Price		$195,100	$155,000	$240,000	$179,900	$145,000
Time Adj Sale Price		$195,100	$165,700	$240,000	$187,200	$151,800
TADJSP/SQFT		$136.62	$111.66	$152.48	$131.09	$119.43
Model Estimate	$105,800	$97,500	$86,000	$0	$97,300	$74,000
Total Adj Factors	$105,800	$97,500	$86,000	$0	$97,300	$74,000
Adjusted Sale Price		$203,400	$185,500	$0	$195,700	$183,600
Comparable Estimate	$192,100 ($131.76/SFLA)					

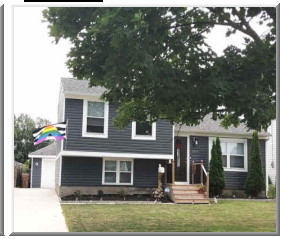
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-4-30	125.06-11-9	125.06-8-19	125.06-20-29	125.06-2-18	125.06-11-10
Owner	Wieszala, Emil E	Landahl, Gerald R	Tetkowski, Aaron	American International	Miskell, Christy R	Abdulla, Gabriel F
Address	756 French Rd	201 Seine Dr	88 Denise Dr	40 Barbados Dr	214 Le Havre Dr	205 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	100 x 281	50 x 105	55 x 119	68 x 114	50 x 110	65 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1972 / 0	1969 / 0	1977 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1428	1424	1468	1470	1436	1628
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 624	0 616	0 0	0 0
SFLA	1428	1424	1468	1470	1436	1628
Att/Det Gar Sqft	1,183	264	440	285	330	484
Prior Land	$25,000					
Prior Total	$142,000					
Comp Land Estimate	$33,500	$16,300	$18,800	$21,200	$16,700	$19,800
Sale Date		7/2/2020	5/10/2019	3/12/2020	4/18/2019	10/25/2018
Sale Price		$170,000	$163,000	$190,000	$165,000	$175,000
Time Adj Sale Price		$170,000	$169,000	$191,300	$171,600	$187,000
TADJSP/SQFT		$119.38	$115.12	$130.14	$119.50	$114.86
Model Estimate	$115,700	$96,800	$103,200	$107,700	$99,300	$113,600
Total Adj Factors	$115,700	$96,800	$103,200	$107,700	$99,300	$113,600
Adjusted Sale Price		$188,900	$181,500	$199,300	$188,000	$189,100
Comparable Estimate	$189,400 ($132.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-7-1.11	125.10-6-19	125.06-8-11	125.06-6-19	125.06-11-10	125.06-10-16
Owner	Szczesek, Paul	Meisenbrug, Sharon A	Sabia, Michelle	Seufert, Heather C	Abdulla, Gabriel F	Read, Amanda M
Address	766 French Rd	71 Cannas Ct	52 Denise Dr	79 Toulon Dr	205 Seine Dr	64 Janine Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	3.00	55 x 105	50 x 110	50 x 110	65 x 105	57 x 119
Building Style	08 Old style	03 Split level	05 Colonial	05 Colonial	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	1.0	2.0	2.0	1.0	1.0
Bedrooms	3	3	3	5	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 2
1st Sty Area	1064	1468	962	766	1628	1104
2nd Sty Area	684	0	806	985	0	0
Fin Bsmt/Fin Rec Rm	0 0	288 0	0 576	0 191	0 0	465 0
SFLA	1748	1756	1768	1751	1628	1569
Att/Det Gar Sqft			308	308	484	
Prior Land	$26,000					
Prior Total	$123,000					
Comp Land Estimate	$0	$17,700	$16,700	$16,700	$19,800	$19,400
Sale Date		10/2/2018	12/4/2018	10/10/2018	10/25/2018	4/12/2019
Sale Price		$184,900	$172,000	$170,000	$175,000	$182,000
Time Adj Sale Price		$197,600	$181,700	$181,700	$187,000	$189,300
TADJSP/SQFT		$112.53	$102.77	$103.77	$114.86	$120.65
Model Estimate	$91,600	$95,300	$100,400	$97,000	$113,600	$90,500
Total Adj Factors	$91,600	$95,300	$100,400	$97,000	$113,600	$90,500
Adjusted Sale Price		$193,900	$172,900	$176,300	$165,000	$190,400
Comparable Estimate	$179,700 ($102.8/SFLA)					

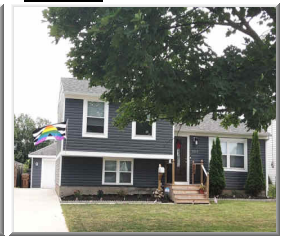
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-7-2	125.06-12-32	125.06-6-20	125.06-12-25	125.06-12-6	125.10-1-61
Owner	Szczesek, Paul T	Craven, Charles R II	Shareef, Ali A	Schlotterbeck, Jessica /	Tamulski, Travis T	Decmar Properties, LLC
Address	794-800 French Rd	140 Seine Dr	85 Toulon Dr	112 Seine Dr	95 Seine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	3	1	1	1	1	1
Land Size	96 x 110	50 x 100	75 x 110	55 x 100	50 x 105	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1968 / 0	1969 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	4 Good	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	6	5	7
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1192	1232	1376	1050	1296	1190
2nd Sty Area	1232	1232	777	1085	1044	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 240
SFLA	2424	2464	2153	2135	2340	2230
Att/Det Gar Sqft	768	440	420			
Prior Land	$93,600					
Prior Total	$400,000					
Comp Land Estimate	$25,100	$15,800	$21,900	$17,200	$16,300	$18,100
Sale Date		6/24/2019	3/19/2018	7/16/2018	4/23/2018	6/28/2018
Sale Price		$187,000	$175,000	$200,000	$145,000	$160,000
Time Adj Sale Price		$193,300	$194,500	$217,400	$160,300	$174,900
TADJSP/SQFT		$78.45	$90.34	$101.83	$68.50	$78.43
Model Estimate	$245,500	$106,800	$118,100	$114,900	$68,800	$94,000
Total Adj Factors	$245,500	$106,800	$118,100	$114,900	$68,800	$94,000
Adjusted Sale Price		$332,000	$321,900	$348,000	$337,000	$326,400
Comparable Estimate	$333,100 ($137.42/SFLA)					

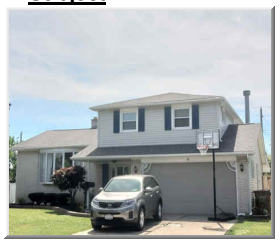
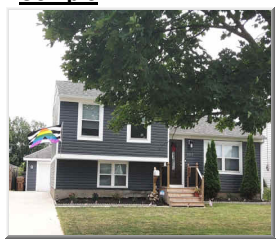
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-7-2	125.07-11-28	125.10-1-52	125.05-4-7	125.09-2-5	125.10-1-61
Owner	Szczesek, Paul T	Konstabel, Jesse D	Decmar Properties, LLC	Grady, Bart M	Tulowitzki, Jason A	Decmar Properties, LLC
Address	794-800 French Rd	36-38 Bronx Dr	37 Strasbourg Dr	66 Strasbourg Dr	48 Fradine Dr	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	127	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	2	1	1	1	1	1
Land Size	197 x 85	75 x 120	50 x 110	50 x 101	50 x 114	55 x 110
Building Style	14 other	12 Duplex	12 Duplex	12 Duplex	05 Colonial	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1968 / 0	1968 / 0	1965 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	6	4	7
Full/Half Baths	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1416	714	1040	1040	1168	1190
2nd Sty Area	1392	740	1040	1040	840	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	1392	1454	2080	2080	2008	2230
Att/Det Gar Sqft					480	
Prior Land	$93,600					
Prior Total	$400,000					
Comp Land Estimate	$30,800	$22,800	$16,700	$15,900	$17,000	$18,100
Sale Date		7/17/2019	3/17/2020	3/9/2020	12/20/2018	6/28/2018
Sale Price		$172,000	$160,000	$139,400	$172,000	$160,000
Time Adj Sale Price		$177,200	$161,100	$140,300	$181,700	$174,900
TADJSP/SQFT		$121.87	$77.45	$67.45	$90.49	$78.43
Model Estimate	$89,300	$74,800	$81,400	$66,600	$103,300	$94,000
Total Adj Factors	$89,300	$74,800	$81,400	$66,600	$103,300	$94,000
Adjusted Sale Price		$191,700	$169,000	$163,000	$167,700	$170,200
Comparable Estimate	$172,300 ($123.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-1	125.06-3-33	125.06-2-21	125.06-3-39	125.10-5-1	125.06-18-11
Owner	160 Kokomo LLC	Kassirer, Leonard W	Strawder, Danielle	Klepfer, Michael Eugene	Suy, Kim C	Dirienzo, Carlo
Address	5 Janine Ct	40 Rouen Dr	226 Le Havre Dr	16 Rouen Dr	4 Cannas Ct	75 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	55 x 111	50 x 110	81 x 118	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1256	1218	1254	1188	1160	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 500	0 0	0 300	0 432
SFLA	1256	1218	1254	1188	1160	1224
Att/Det Gar Sqft	480	200	308		325	400
Prior Land	$16,000					
Prior Total	$120,000					
Comp Land Estimate	$21,900	$16,700	$18,200	$16,700	$23,600	$16,700
Sale Date		1/28/2020	9/18/2018	10/9/2018	12/13/2018	3/14/2019
Sale Price		$160,000	$160,000	$155,000	$155,000	$130,000
Time Adj Sale Price		$161,600	$172,000	$165,700	$163,800	$135,700
TADJSP/SQFT		$132.68	$137.16	$139.48	$141.21	$110.87
Model Estimate	$91,800	$84,200	$87,500	$77,700	$85,900	$86,800
Total Adj Factors	$91,800	$84,200	$87,500	$77,700	$85,900	$86,800
Adjusted Sale Price		$169,200	$176,300	$179,800	$169,700	$140,700
Comparable Estimate	$167,100 ($133.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-3	125.06-16-10	125.10-3-6	125.06-10-16	125.06-3-10	125.06-20-35
Owner	Mango, Frank J	Stiglmeier, Robert L	Rondinelli, Jacqueline	Read, Amanda M	Giambrone, Stephanie I	Algubani, Ali
Address	8 Janine Ct	71 Toulon Dr	52 Lucerne Ct	64 Janine Ct	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	75 x 100	57 x 119	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1972 / 0	1969 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 413	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	4 Full 2	3 Partial 0	3 Partial 0
1st Sty Area	1069	1040	1140	1104	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	413 0	441 0	364 0	465 0	432 0	455 0
SFLA	1482	1481	1504	1569	1548	1559
Att/Det Gar Sqft					280	286
Prior Land	$12,700					
Prior Total	$117,000					
Comp Land Estimate	$16,700	$16,700	$20,700	$19,400	$16,700	$20,600
Sale Date		5/17/2019	10/16/2019	4/12/2019	12/11/2019	7/30/2020
Sale Price		$155,000	$155,000	$182,000	$181,500	$186,000
Time Adj Sale Price		$160,700	$158,100	$189,300	$183,900	$186,000
TADJSP/SQFT		$108.51	$105.12	$120.65	$118.80	$119.31
Model Estimate	$82,600	$82,000	$88,300	$90,500	$91,300	$94,400
Total Adj Factors	$82,600	$82,000	$88,300	$90,500	$91,300	$94,400
Adjusted Sale Price		$161,300	$152,400	$181,400	$175,200	$174,200
Comparable Estimate	$168,900 ($113.97/SFLA)					

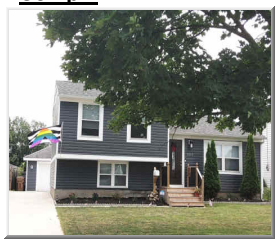
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

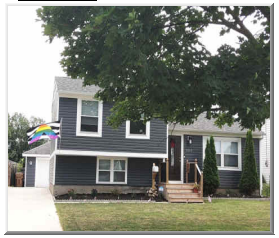
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-4	125.10-3-6	125.06-16-10	125.06-10-16	125.06-3-10	125.06-20-35
Owner	Manley, Amy	Rondinelli, Jacqueline	Stiglmeier, Robert L	Read, Amanda M	Giambrone, Stephanie I	Algubani, Ali
Address	12 Janine Ct	52 Lucerne Ct	71 Toulon Dr	64 Janine Ct	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	40 x 112	75 x 100	50 x 110	57 x 119	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1972 / 0	1969 / 0	1969 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 415	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 1	4 Full 2	3 Partial 0	3 Partial 0
1st Sty Area	1069	1140	1040	1104	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	415 0	364 0	441 0	465 0	432 0	455 0
SFLA	1484	1504	1481	1569	1548	1559
Att/Det Gar Sqft					280	286
Prior Land	$10,300					
Prior Total	$114,000					
Comp Land Estimate	$13,900	$20,700	$16,700	$19,400	$16,700	$20,600
Sale Date		10/16/2019	5/17/2019	4/12/2019	12/11/2019	7/30/2020
Sale Price		$155,000	$155,000	$182,000	$181,500	$186,000
Time Adj Sale Price		$158,100	$160,700	$189,300	$183,900	$186,000
TADJSP/SQFT		$105.12	$108.51	$120.65	$118.80	$119.31
Model Estimate	$83,500	$88,300	$82,000	$90,500	$91,300	$94,400
Total Adj Factors	$83,500	$88,300	$82,000	$90,500	$91,300	$94,400
Adjusted Sale Price		$153,300	$162,200	$182,300	$176,100	$175,100
Comparable Estimate	$169,800 ($114.42/SFLA)					

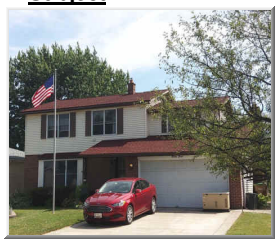
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-5	125.06-10-16	125.10-3-6	125.06-3-10	125.06-16-10	125.06-20-35
Owner	Sperduti, Bryon M	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie E	Stiglmeier, Robert L	Algubani, Ali
Address	16 Janine Ct	64 Janine Ct	52 Lucerne Ct	185 Le Havre Dr	71 Toulon Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 135	57 x 119	75 x 100	50 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1972 / 0	1970 / 0	1969 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 424	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 1	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1119	1104	1140	1116	1040	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	424 0	465 0	364 0	432 0	441 0	455 0
SFLA	1543	1569	1504	1548	1481	1559
Att/Det Gar Sqft				280		286
Prior Land	$15,800					
Prior Total	$128,000					
Comp Land Estimate	$21,800	$19,400	$20,700	$16,700	$16,700	$20,600
Sale Date		4/12/2019	10/16/2019	12/11/2019	5/17/2019	7/30/2020
Sale Price		$182,000	$155,000	$181,500	$155,000	$186,000
Time Adj Sale Price		$189,300	$158,100	$183,900	$160,700	$186,000
TADJSP/SQFT		$120.65	$105.12	$118.80	$108.51	$119.31
Model Estimate	$94,500	$90,500	$88,300	$91,300	$82,000	$94,400
Total Adj Factors	$94,500	$90,500	$88,300	$91,300	$82,000	$94,400
Adjusted Sale Price		$193,300	$164,300	$187,100	$173,200	$186,100
Comparable Estimate	$180,800 ($117.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-6	125.06-10-35	125.06-8-11	125.06-5-24	125.06-6-19	125.05-4-4
Owner	Schworm William R & W	Holzer, Drew M	Sabia, Michelle	Pijanowski, Adam	Seufert, Heather C	Hunter, David C Jr
Address	20 Janine Ct	230 Seine Dr	52 Denise Dr	96 Toulon Dr	79 Toulon Dr	78 Strasbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	59 x 138	55 x 110	50 x 110	62 x 133	50 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1968 / 0	1971 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1001	969	962	812	766	1008
2nd Sty Area	896	978	806	1134	985	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 0	0 191	0 0
SFLA	1897	1947	1768	1946	1751	1792
Att/Det Gar Sqft	441	405	308	400	308	280
Prior Land	$15,600					
Prior Total	$143,100					
Comp Land Estimate	$21,500	$18,100	$16,700	$21,800	$16,700	$17,300
Sale Date		4/16/2018	12/4/2018	10/15/2018	10/10/2018	1/24/2020
Sale Price		$195,000	$172,000	$193,000	$170,000	$160,000
Time Adj Sale Price		$215,600	$181,700	$206,300	$181,700	$161,600
TADJSP/SQFT		$110.73	$102.77	$106.01	$103.77	$90.18
Model Estimate	$108,600	$123,800	$100,400	$103,900	$97,000	$96,200
Total Adj Factors	$108,600	$123,800	$100,400	$103,900	$97,000	$96,200
Adjusted Sale Price		$200,400	$189,900	$211,000	$193,300	$174,000

Comparable Estimate $193,700 ($102.11/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-7	125.10-6-19	125.06-10-16	125.06-15-11	125.06-3-10	125.10-3-6
Owner	Kohlhagen, Alicia M	Meisenbrug, Sharon A	Read, Amanda M	Asif, Fnu	Giambrone, Stephanie I	Rondinelli, Jacqueline
Address	24 Janine Ct	71 Cannas Ct	64 Janine Ct	27 Cherbourg Dr	185 Le Havre Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	44 x 115	55 x 105	57 x 119	50 x 110	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1969 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 465	C Average 100	C Average 100	C Average 90	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 2	4 Full 0	3 Partial 0	3 Partial 1
1st Sty Area	1269	1468	1104	1735	1116	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	465 0	288 0	465 0	170 400	432 0	364 0
SFLA	1734	1756	1569	1905	1548	1504
Att/Det Gar Sqft				320	280	
Prior Land	$11,600					
Prior Total	$131,900					
Comp Land Estimate	$15,300	$17,700	$19,400	$16,700	$16,700	$20,700
Sale Date		10/2/2018	4/12/2019	7/31/2018	12/11/2019	10/16/2019
Sale Price		$184,900	$182,000	$155,000	$181,500	$155,000
Time Adj Sale Price		$197,600	$189,300	$168,500	$183,900	$158,100
TADJSP/SQFT		$112.53	$120.65	$88.45	$118.80	$105.12
Model Estimate	$98,400	$95,300	$90,500	$93,800	$91,300	$88,300
Total Adj Factors	$98,400	$95,300	$90,500	$93,800	$91,300	$88,300
Adjusted Sale Price		$200,700	$197,200	$173,100	$191,000	$168,200
Comparable Estimate	$186,000 ($107.27/SFLA)					

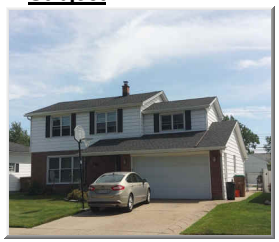
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-18	125.06-10-16	125.10-6-19	125.06-3-10	125.06-15-11	125.10-3-6
Owner	Minsterman, Joseph A	Read, Amanda M	Meisenbrug, Sharon A	Giambrone, Stephanie E	Asif, Fnu	Rondinelli, Jacqueline
Address	25 Janine Ct	64 Janine Ct	71 Cannas Ct	185 Le Havre Dr	27 Cherbourg Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	95 x 93	57 x 119	55 x 105	50 x 110	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 466	C Average 100	C Average 100	C Average 105	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 1
1st Sty Area	1231	1104	1468	1116	1735	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	466 0	465 0	288 0	432 0	170 400	364 0
SFLA	1697	1569	1756	1548	1905	1504
Att/Det Gar Sqft				280	320	
Prior Land	$17,100					
Prior Total	$132,000					
Comp Land Estimate	$22,900	$19,400	$17,700	$16,700	$16,700	$20,700
Sale Date		4/12/2019	10/2/2018	12/11/2019	7/31/2018	10/16/2019
Sale Price		$182,000	$184,900	$181,500	$155,000	$155,000
Time Adj Sale Price		$189,300	$197,600	$183,900	$168,500	$158,100
TADJSP/SQFT		$120.65	$112.53	$118.80	$88.45	$105.12
Model Estimate	$98,100	$90,500	$95,300	$91,300	$93,800	$88,300
Total Adj Factors	$98,100	$90,500	$95,300	$91,300	$93,800	$88,300
Adjusted Sale Price		$196,900	$200,400	$190,700	$172,800	$167,900
Comparable Estimate	$185,700 ($109.43/SFLA)					

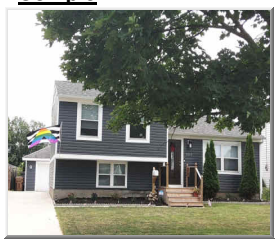
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-8	125.06-8-11	125.06-10-35	125.06-5-24	125.06-6-19	125.05-4-4
Owner	Carone Jack R & W	Sabia, Michelle	Holzer, Drew M	Pijanowski, Adam	Seufert, Heather C	Hunter, David C Jr
Address	28 Janine Ct	52 Denise Dr	230 Seine Dr	96 Toulon Dr	79 Toulon Dr	78 Strasbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	55 x 110	62 x 133	50 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1971 / 0	1971 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	5	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	975	962	969	812	766	1008
2nd Sty Area	896	806	978	1134	985	784
Fin Bsmt/Fin Rec Rm	0 0	0 576	0 0	0 0	0 191	0 0
SFLA	1871	1768	1947	1946	1751	1792
Att/Det Gar Sqft	399	308	405	400	308	280
Prior Land	$13,500					
Prior Total	$140,000					
Comp Land Estimate	$18,100	$16,700	$18,100	$21,800	$16,700	$17,300
Sale Date		12/4/2018	4/16/2018	10/15/2018	10/10/2018	1/24/2020
Sale Price		$172,000	$195,000	$193,000	$170,000	$160,000
Time Adj Sale Price		$181,700	$215,600	$206,300	$181,700	$161,600
TADJSP/SQFT		$102.77	$110.73	$106.01	$103.77	$90.18
Model Estimate	$105,400	$100,400	$123,800	$103,900	$97,000	$96,200
Total Adj Factors	$105,400	$100,400	$123,800	$103,900	$97,000	$96,200
Adjusted Sale Price		$186,700	$197,200	$207,800	$190,100	$170,800
Comparable Estimate	$190,500 ($101.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-17	125.06-11-9	125.06-8-19	125.06-2-18	125.06-20-29	125.06-5-4
Owner	Myers, Sara M	Landahl, Gerald R	Tetkowski, Aaron	Miskell, Christy R	American International	Newton, Anthony John
Address	31 Janine Ct	201 Seine Dr	88 Denise Dr	214 Le Havre Dr	40 Barbados Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	77 x 100	50 x 105	55 x 119	50 x 110	68 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1972 / 0	1969 / 0	1970 / 0	1977 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1442	1424	1468	1436	1470	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 624	0 0	0 616	0 160
SFLA	1442	1424	1468	1436	1470	1546
Att/Det Gar Sqft	418	264	440	330	285	
Prior Land	$15,500					
Prior Total	$126,000					
Comp Land Estimate	$21,000	$16,300	$18,800	$16,700	$21,200	$16,700
Sale Date		7/2/2020	5/10/2019	4/18/2019	3/12/2020	4/28/2020
Sale Price		$170,000	$163,000	$165,000	$190,000	$180,100
Time Adj Sale Price		$170,000	$169,000	$171,600	$191,300	$181,000
TADJSP/SQFT		$119.38	$115.12	$119.50	$130.14	$117.08
Model Estimate	$101,500	$96,800	$103,200	$99,300	$107,700	$100,800
Total Adj Factors	$101,500	$96,800	$103,200	$99,300	$107,700	$100,800
Adjusted Sale Price		$174,700	$167,300	$173,800	$185,100	$181,700
Comparable Estimate	$176,500 ($122.4/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-9	125.06-3-33	125.10-5-1	125.06-2-21	125.06-3-39	125.10-4-27.1
Owner	Krantz, Susan	Kassirer, Leonard W	Suy, Kim C	Strawder, Danielle	Klepfer, Michael Eugen	Humbert, Gabriel A
Address	32 Janine Ct	40 Rouen Dr	4 Cannas Ct	226 Le Havre Dr	16 Rouen Dr	15 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	50 x 110	81 x 118	55 x 111	50 x 110	70 x 222
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1256	1218	1160	1254	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 305	0 300	0 500	0 0	0 408
SFLA	1256	1218	1160	1254	1188	1160
Att/Det Gar Sqft	312	200	325	308		462
Prior Land	$14,800					
Prior Total	$125,000					
Comp Land Estimate	$20,400	$16,700	$23,600	$18,200	$16,700	$27,100
Sale Date		1/28/2020	12/13/2018	9/18/2018	10/9/2018	7/16/2019
Sale Price		$160,000	$155,000	$160,000	$155,000	$180,500
Time Adj Sale Price		$161,600	$163,800	$172,000	$165,700	$186,000
TADJSP/SQFT		$132.68	$141.21	$137.16	$139.48	$160.34
Model Estimate	$94,300	$84,200	$85,900	$87,500	$77,700	$92,300
Total Adj Factors	$94,300	$84,200	$85,900	$87,500	$77,700	$92,300
Adjusted Sale Price		$171,700	$172,200	$178,800	$182,300	$188,000
Comparable Estimate	$178,600 ($142.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-10	125.06-10-35	125.06-8-11	125.06-5-24	125.06-6-19	125.05-4-4
Owner	The Salvatore Falcone a	Holzer, Drew M	Sabia, Michelle	Pijanowski, Adam	Seufert, Heather C	Hunter, David C Jr
Address	36 Janine Ct	230 Seine Dr	52 Denise Dr	96 Toulon Dr	79 Toulon Dr	78 Strasbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 110	50 x 110	62 x 133	50 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1968 / 0	1971 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	975	969	962	812	766	1008
2nd Sty Area	896	978	806	1134	985	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 0	0 191	0 0
SFLA	1871	1947	1768	1946	1751	1792
Att/Det Gar Sqft	399	405	308	400	308	280
Prior Land	$13,500					
Prior Total	$144,000					
Comp Land Estimate	$18,100	$18,100	$16,700	$21,800	$16,700	$17,300
Sale Date		4/16/2018	12/4/2018	10/15/2018	10/10/2018	1/24/2020
Sale Price		$195,000	$172,000	$193,000	$170,000	$160,000
Time Adj Sale Price		$215,600	$181,700	$206,300	$181,700	$161,600
TADJSP/SQFT		$110.73	$102.77	$106.01	$103.77	$90.18
Model Estimate	$108,700	$123,800	$100,400	$103,900	$97,000	$96,200
Total Adj Factors	$108,700	$123,800	$100,400	$103,900	$97,000	$96,200
Adjusted Sale Price		$200,500	$190,000	$211,100	$193,400	$174,100
Comparable Estimate	$193,800 ($103.58/SFLA)					

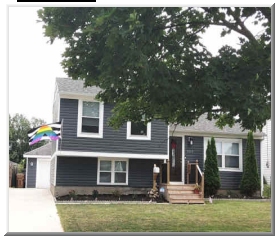
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-16	125.06-14-32	125.06-10-16	125.10-3-6	125.06-16-10	125.06-3-10
Owner	Bajer, Paul A	Lane, Bryan J	Read, Amanda M	Rondinelli, Jacqueline	Stiglmeier, Robert L	Giambrone, Stephanie I
Address	37 Janine Ct	94 Seine Dr	64 Janine Ct	52 Lucerne Ct	71 Toulon Dr	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	53 x 115	50 x 110	57 x 119	75 x 100	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1972 / 0	1969 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 426	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1044	1115	1104	1140	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	264 0	465 0	364 0	441 0	432 0
SFLA	1470	1379	1569	1504	1481	1548
Att/Det Gar Sqft						280
Prior Land	$13,500					
Prior Total	$129,000					
Comp Land Estimate	$17,900	$16,700	$19,400	$20,700	$16,700	$16,700
Sale Date		1/6/2020	4/12/2019	10/16/2019	5/17/2019	12/11/2019
Sale Price		$159,000	$182,000	$155,000	$155,000	$181,500
Time Adj Sale Price		$160,600	$189,300	$158,100	$160,700	$183,900
TADJSP/SQFT		$116.46	$120.65	$105.12	$108.51	$118.80
Model Estimate	$97,300	$91,900	$90,500	$88,300	$82,000	$91,300
Total Adj Factors	$97,300	$91,900	$90,500	$88,300	$82,000	$91,300
Adjusted Sale Price		$166,000	$196,100	$167,100	$176,000	$189,900

Comparable Estimate $179,000 ($121.77/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-11	125.06-11-10	125.06-8-2	125.06-5-4	125.06-8-19	125.06-11-9
Owner	Wilczek, Christine E	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Tetkowski, Aaron	Landahl, Gerald R
Address	40 Janine Ct	205 Seine Dr	8 Denise Dr	16 Toulon Dr	88 Denise Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 105	65 x 110	50 x 110	55 x 119	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1628	1628	1628	1546	1468	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 624	0 400
SFLA	1628	1628	1628	1546	1468	1424
Att/Det Gar Sqft	484	484	484		440	264
Prior Land	$14,800					
Prior Total	$140,000					
Comp Land Estimate	$20,400	$19,800	$20,400	$16,700	$18,800	$16,300
Sale Date		10/25/2018	5/28/2020	4/28/2020	5/10/2019	7/2/2020
Sale Price		$175,000	$200,000	$180,100	$163,000	$170,000
Time Adj Sale Price		$187,000	$200,700	$181,000	$169,000	$170,000
TADJSP/SQFT		$114.86	$123.28	$117.08	$115.12	$119.38
Model Estimate	$110,200	$113,600	$112,200	$100,800	$103,200	$96,800
Total Adj Factors	$110,200	$113,600	$112,200	$100,800	$103,200	$96,800
Adjusted Sale Price		$183,600	$198,700	$190,400	$176,000	$183,400
Comparable Estimate	$186,400 ($114.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-15	125.06-10-35	125.06-5-24	125.06-8-11	125.06-10-39	125.06-15-29
Owner	Allis Mary	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Brown, Gina M	Rea, Michael A
Address	43 Janine Ct	230 Seine Dr	96 Toulon Dr	52 Denise Dr	212 Seine Dr	7 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	77 x 132	55 x 110	62 x 133	50 x 110	55 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	956	969	812	962	968	916
2nd Sty Area	1008	978	1134	806	1008	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 0	0 0
SFLA	1964	1947	1946	1768	1976	1942
Att/Det Gar Sqft	418	405	400	308	440	312
Prior Land	$17,900					
Prior Total	$148,100					
Comp Land Estimate	$24,200	$18,100	$21,800	$16,700	$18,100	$16,700
Sale Date		4/16/2018	10/15/2018	12/4/2018	8/31/2020	6/26/2019
Sale Price		$195,000	$193,000	$172,000	$235,000	$210,000
Time Adj Sale Price		$215,600	$206,300	$181,700	$235,000	$217,000
TADJSP/SQFT		$110.73	$106.01	$102.77	$118.93	$111.74
Model Estimate	$110,300	$123,800	$103,900	$100,400	$127,800	$123,600
Total Adj Factors	$110,300	$123,800	$103,900	$100,400	$127,800	$123,600
Adjusted Sale Price		$202,100	$212,700	$191,600	$217,500	$203,700
Comparable Estimate	$205,500 ($104.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-12	125.06-10-16	125.06-17-47	125.07-15-20	125.10-3-6	125.06-16-10
Owner	Poliseno Russell J & W	Read, Amanda M	Kishbaugh, Jack P	Payne, Zachary W	Rondinelli, Jacqueline	Stiglmeier, Robert L
Address	44 Janine Ct	64 Janine Ct	76 Toulon Dr	16 Thornwood Dr	52 Lucerne Ct	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 110	57 x 119	50 x 110	71 x 105	75 x 100	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1983 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 287	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 1	3 Partial 0	3 Partial 1	4 Full 1
1st Sty Area	1069	1104	1040	936	1140	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	287 0	465 0	260 0	432 0	364 0	441 0
SFLA	1356	1569	1300	1368	1504	1481
Att/Det Gar Sqft				320		
Prior Land	$13,100					
Prior Total	$127,000					
Comp Land Estimate	$17,000	$19,400	$16,700	$0	$20,700	$16,700
Sale Date		4/12/2019	7/1/2019	11/5/2020	10/16/2019	5/17/2019
Sale Price		$182,000	$155,267	$191,000	$155,000	$155,000
Time Adj Sale Price		$189,300	$160,000	$191,000	$158,100	$160,700
TADJSP/SQFT		$120.65	$123.08	$139.62	$105.12	$108.51
Model Estimate	$95,000	$90,500	$73,900	$0	$88,300	$82,000
Total Adj Factors	$95,000	$90,500	$73,900	$0	$88,300	$82,000
Adjusted Sale Price		$193,800	$181,100	$0	$164,800	$173,700
Comparable Estimate	$178,400 ($131.56/SFLA)					

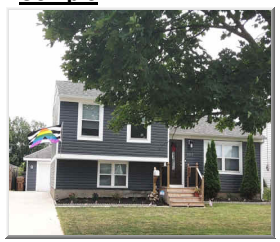
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-14	125.06-10-16	125.06-3-10	125.10-3-6	125.06-20-35	125.06-16-10
Owner	Morreale, Anthony C	Read, Amanda M	Giambrone, Stephanie E	Rondinelli, Jacqueline	Algubani, Ali	Stiglmeier, Robert L
Address	47 Janine Ct	64 Janine Ct	185 Le Havre Dr	52 Lucerne Ct	60 Martinique Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	56 x 147	57 x 119	50 x 110	75 x 100	64 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1972 / 0	1978 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 422	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	1110	1104	1116	1140	1104	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	422 0	465 0	432 0	364 0	455 0	441 0
SFLA	1532	1569	1548	1504	1559	1481
Att/Det Gar Sqft			280		286	
Prior Land	$15,600					
Prior Total	$125,000					
Comp Land Estimate	$21,100	$19,400	$16,700	$20,700	$20,600	$16,700
Sale Date		4/12/2019	12/11/2019	10/16/2019	7/30/2020	5/17/2019
Sale Price		$182,000	$181,500	$155,000	$186,000	$155,000
Time Adj Sale Price		$189,300	$183,900	$158,100	$186,000	$160,700
TADJSP/SQFT		$120.65	$118.80	$105.12	$119.31	$108.51
Model Estimate	$89,800	$90,500	$91,300	$88,300	$94,400	$82,000
Total Adj Factors	$89,800	$90,500	$91,300	$88,300	$94,400	$82,000
Adjusted Sale Price		$188,600	$182,400	$159,600	$181,400	$168,500
Comparable Estimate	$176,100 ($114.95/SFLA)					

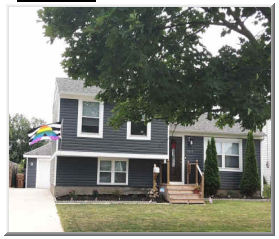
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-13	125.06-11-9	125.06-12-5	125.06-8-19	125.06-20-29	125.06-2-18
Owner	Kowal, Richard	Landahl, Gerald R	Delpe, Stenly J	Tetkowski, Aaron	American International	Miskell, Christy R
Address	50 Janine Ct	201 Seine Dr	91 Seine Dr	88 Denise Dr	40 Barbados Dr	214 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	50 x 105	50 x 105	55 x 119	68 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1972 / 0	1969 / 0	1969 / 0	1977 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1360	1424	1350	1468	1470	1436
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 624	0 616	0 0
SFLA	1360	1424	1350	1468	1470	1436
Att/Det Gar Sqft	552	264	315	440	285	330
Prior Land	$14,800					
Prior Total	$125,000					
Comp Land Estimate	$20,400	$16,300	$16,300	$18,800	$21,200	$16,700
Sale Date		7/2/2020	2/1/2019	5/10/2019	3/12/2020	4/18/2019
Sale Price		$170,000	$168,000	$163,000	$190,000	$165,000
Time Adj Sale Price		$170,000	$175,900	$169,000	$191,300	$171,600
TADJSP/SQFT		$119.38	$130.30	$115.12	$130.14	$119.50
Model Estimate	$97,700	$96,800	$97,200	$103,200	$107,700	$99,300
Total Adj Factors	$97,700	$96,800	$97,200	$103,200	$107,700	$99,300
Adjusted Sale Price		$170,900	$176,400	$163,500	$181,300	$170,000
Comparable Estimate	$172,400 ($126.76/SFLA)					

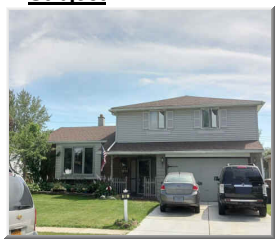
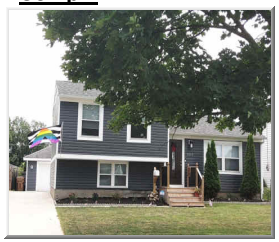
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

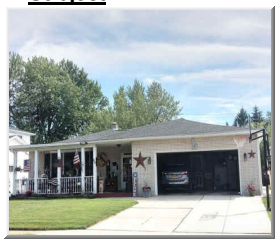
Roll Year: 2021

Option : 125_ENPM_OPTIONS

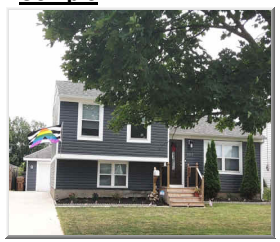
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-13	125.06-10-16	125.10-3-6	125.06-3-10	125.06-16-10	125.06-20-35
Owner	Smith, Hugh D Sr	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie E	Stiglmeier, Robert L	Algubani, Ali
Address	51 Janine Ct	64 Janine Ct	52 Lucerne Ct	185 Le Havre Dr	71 Toulon Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 160	57 x 119	75 x 100	50 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1972 / 0	1970 / 0	1969 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 426	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	3 Partial 1	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1069	1104	1140	1116	1040	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	465 0	364 0	432 0	441 0	455 0
SFLA	1495	1569	1504	1548	1481	1559
Att/Det Gar Sqft				280		286
Prior Land	$15,500					
Prior Total	$121,000					
Comp Land Estimate	$20,200	$19,400	$20,700	$16,700	$16,700	$20,600
Sale Date		4/12/2019	10/16/2019	12/11/2019	5/17/2019	7/30/2020
Sale Price		$182,000	$155,000	$181,500	$155,000	$186,000
Time Adj Sale Price		$189,300	$158,100	$183,900	$160,700	$186,000
TADJSP/SQFT		$120.65	$105.12	$118.80	$108.51	$119.31
Model Estimate	$86,600	$90,500	$88,300	$91,300	$82,000	$94,400
Total Adj Factors	$86,600	$90,500	$88,300	$91,300	$82,000	$94,400
Adjusted Sale Price		$185,400	$156,400	$179,200	$165,300	$178,200
Comparable Estimate	$172,900 ($115.65/SFLA)					

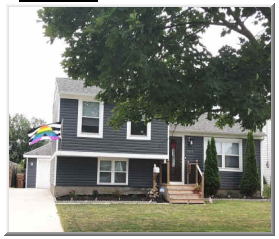
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-12	125.06-10-16	125.06-3-10	125.10-3-6	125.06-20-35	125.06-16-10
Owner	Ball, Diane	Read, Amanda M	Giambrone, Stephanie E	Rondinelli, Jacqueline	Algubani, Ali	Stiglmeier, Robert L
Address	55 Janine Ct	64 Janine Ct	185 Le Havre Dr	52 Lucerne Ct	60 Martinique Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 107	57 x 119	50 x 110	75 x 100	64 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1972 / 0	1978 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 438	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	3 Partial 0	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	1101	1104	1116	1140	1104	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	438 0	465 0	432 0	364 0	455 0	441 0
SFLA	1539	1569	1548	1504	1559	1481
Att/Det Gar Sqft			280		286	
Prior Land	$12,700					
Prior Total	$116,900					
Comp Land Estimate	$16,700	$19,400	$16,700	$20,700	$20,600	$16,700
Sale Date		4/12/2019	12/11/2019	10/16/2019	7/30/2020	5/17/2019
Sale Price		$182,000	$181,500	$155,000	$186,000	$155,000
Time Adj Sale Price		$189,300	$183,900	$158,100	$186,000	$160,700
TADJSP/SQFT		$120.65	$118.80	$105.12	$119.31	$108.51
Model Estimate	$85,100	$90,500	$91,300	$88,300	$94,400	$82,000
Total Adj Factors	$85,100	$90,500	$91,300	$88,300	$94,400	$82,000
Adjusted Sale Price		$183,900	$177,700	$154,900	$176,700	$163,800
Comparable Estimate	$171,400 ($111.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-14	125.10-6-19	125.06-10-16	125.06-15-11	125.06-3-10	125.06-20-35
Owner	Burgio, Robert F	Meisenbrug, Sharon A	Read, Amanda M	Asif, Fnu	Giambrone, Stephanie I	Algubani, Ali
Address	56 Janine Ct	71 Cannas Ct	64 Janine Ct	27 Cherbourg Dr	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 105	57 x 119	50 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1969 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 513	C Average 100	C Average 100	C Average 90	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 2	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1278	1468	1104	1735	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	513 0	288 0	465 0	170 400	432 0	455 0
SFLA	1791	1756	1569	1905	1548	1559
Att/Det Gar Sqft				320	280	286
Prior Land	$13,500					
Prior Total	$134,000					
Comp Land Estimate	$18,100	$17,700	$19,400	$16,700	$16,700	$20,600
Sale Date		10/2/2018	4/12/2019	7/31/2018	12/11/2019	7/30/2020
Sale Price		$184,900	$182,000	$155,000	$181,500	$186,000
Time Adj Sale Price		$197,600	$189,300	$168,500	$183,900	$186,000
TADJSP/SQFT		$112.53	$120.65	$88.45	$118.80	$119.31
Model Estimate	$99,800	$95,300	$90,500	$93,800	$91,300	$94,400
Total Adj Factors	$99,800	$95,300	$90,500	$93,800	$91,300	$94,400
Adjusted Sale Price		$202,100	$198,600	$174,500	$192,400	$191,400
Comparable Estimate	$191,800 ($107.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-15	125.06-11-10	125.06-8-2	125.06-5-4	125.06-8-19	125.06-11-9
Owner	Lombard Robert J & W	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Tetkowski, Aaron	Landahl, Gerald R
Address	60 Janine Ct	205 Seine Dr	8 Denise Dr	16 Toulon Dr	88 Denise Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	70 x 110	65 x 105	65 x 110	50 x 110	55 x 119	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1628	1628	1628	1546	1468	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 624	0 400
SFLA	1628	1628	1628	1546	1468	1424
Att/Det Gar Sqft	484	484	484		440	264
Prior Land	$15,500					
Prior Total	$141,000					
Comp Land Estimate	$21,100	$19,800	$20,400	$16,700	$18,800	$16,300
Sale Date		10/25/2018	5/28/2020	4/28/2020	5/10/2019	7/2/2020
Sale Price		$175,000	$200,000	$180,100	$163,000	$170,000
Time Adj Sale Price		$187,000	$200,700	$181,000	$169,000	$170,000
TADJSP/SQFT		$114.86	$123.28	$117.08	$115.12	$119.38
Model Estimate	$112,700	$113,600	$112,200	$100,800	$103,200	$96,800
Total Adj Factors	$112,700	$113,600	$112,200	$100,800	$103,200	$96,800
Adjusted Sale Price		$186,100	$201,200	$192,900	$178,500	$185,900

Comparable Estimate $188,900 ($116.03/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-16	125.06-10-16	125.06-20-35	125.06-3-10	125.10-3-6	125.10-6-19
Owner	Read Amanda M	Read, Amanda M	Algubani, Ali	Giambrone, Stephanie E	Rondinelli, Jacqueline	Meisenbrug, Sharon A
Address	64 Janine Ct	64 Janine Ct	60 Martinique Dr	185 Le Havre Dr	52 Lucerne Ct	71 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	57 x 119	57 x 119	64 x 115	50 x 110	75 x 100	55 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1978 / 0	1970 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 465	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	1104	1104	1104	1116	1140	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	465 0	465 0	455 0	432 0	364 0	288 0
SFLA	1569	1569	1559	1548	1504	1756
Att/Det Gar Sqft			286	280		
Prior Land	$14,200					
Prior Total	$121,900					
Comp Land Estimate	$19,400	$19,400	$20,600	$16,700	$20,700	$17,700
Sale Date		4/12/2019	7/30/2020	12/11/2019	10/16/2019	10/2/2018
Sale Price		$182,000	$186,000	$181,500	$155,000	$184,900
Time Adj Sale Price		$189,300	$186,000	$183,900	$158,100	$197,600
TADJSP/SQFT		$120.65	$119.31	$118.80	$105.12	$112.53
Model Estimate	$90,500	$90,500	$94,400	$91,300	$88,300	$95,300
Total Adj Factors	$90,500	$90,500	$94,400	$91,300	$88,300	$95,300
Adjusted Sale Price		$189,300	$182,100	$183,100	$160,300	$192,800
Comparable Estimate	$181,500 ($115.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-11	125.10-6-19	125.06-15-11	125.06-10-16	125.06-3-10	125.06-20-35
Owner	Horvath, Barbara	Meisenbrug, Sharon A	Asif, Fnu	Read, Amanda M	Giambrone, Stephanie I	Algubani, Ali
Address	65 Janine Ct	71 Cannas Ct	27 Cherbourg Dr	64 Janine Ct	185 Le Havre Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 116	55 x 105	50 x 110	57 x 119	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1969 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 494	C Average 100	C Average 90	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 0	4 Full 2	3 Partial 0	3 Partial 0
1st Sty Area	1304	1468	1735	1104	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	494 0	288 0	170 400	465 0	432 0	455 0
SFLA	1798	1756	1905	1569	1548	1559
Att/Det Gar Sqft			320		280	286
Prior Land	$16,300					
Prior Total	$137,000					
Comp Land Estimate	$22,400	$17,700	$16,700	$19,400	$16,700	$20,600
Sale Date		10/2/2018	7/31/2018	4/12/2019	12/11/2019	7/30/2020
Sale Price		$184,900	$155,000	$182,000	$181,500	$186,000
Time Adj Sale Price		$197,600	$168,500	$189,300	$183,900	$186,000
TADJSP/SQFT		$112.53	$88.45	$120.65	$118.80	$119.31
Model Estimate	$104,500	$95,300	$93,800	$90,500	$91,300	$94,400
Total Adj Factors	$104,500	$95,300	$93,800	$90,500	$91,300	$94,400
Adjusted Sale Price		$206,800	$179,200	$203,300	$197,100	$196,100
Comparable Estimate	$196,500 ($109.29/SFLA)					

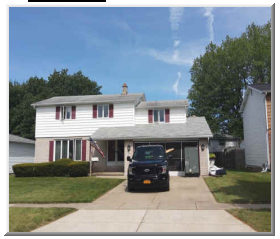
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-17	125.06-10-39	125.06-15-29	125.06-10-35	125.06-5-24	125.06-8-11
Owner	Berggren, Jennifer	Brown, Gina M	Rea, Michael A	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle
Address	68 Janine Ct	212 Seine Dr	7 Lille Ln	230 Seine Dr	96 Toulon Dr	52 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	76 x 176	55 x 110	50 x 110	55 x 110	62 x 133	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1971 / 0	1971 / 0	1968 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	5	3
Full/Half Baths	2 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1236	968	916	969	812	962
2nd Sty Area	924	1008	1026	978	1134	806
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 576
SFLA	2160	1976	1942	1947	1946	1768
Att/Det Gar Sqft	399	440	312	405	400	308
Prior Land	$19,700					
Prior Total	$161,900					
Comp Land Estimate	$26,900	$18,100	$16,700	$18,100	$21,800	$16,700
Sale Date		8/31/2020	6/26/2019	4/16/2018	10/15/2018	12/4/2018
Sale Price		$235,000	$210,000	$195,000	$193,000	$172,000
Time Adj Sale Price		$235,000	$217,000	$215,600	$206,300	$181,700
TADJSP/SQFT		$118.93	$111.74	$110.73	$106.01	$102.77
Model Estimate	$153,300	$127,800	$123,600	$123,800	$103,900	$100,400
Total Adj Factors	$153,300	$127,800	$123,600	$123,800	$103,900	$100,400
Adjusted Sale Price		$260,500	$246,700	$245,100	$255,700	$234,600

Comparable Estimate $248,500 ($115.05/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-18	125.06-10-35	125.06-5-24	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Zeis , George	Holzer, Drew M	Pijanowski, Adam	Brown, Gina M	Sabia, Michelle	Seufert, Heather C
Address	72 Janine Ct	230 Seine Dr	96 Toulon Dr	212 Seine Dr	52 Denise Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	74 x 177	55 x 110	62 x 133	55 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	3	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1022	969	812	968	962	766
2nd Sty Area	1131	978	1134	1008	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576	0 191
SFLA	2153	1947	1946	1976	1768	1751
Att/Det Gar Sqft	399	405	400	440	308	308
Prior Land	$19,400					
Prior Total	$158,100					
Comp Land Estimate	$26,600	$18,100	$21,800	$18,100	$16,700	$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018	10/10/2018
Sale Price		$195,000	$193,000	$235,000	$172,000	$170,000
Time Adj Sale Price		$215,600	$206,300	$235,000	$181,700	$181,700
TADJSP/SQFT		$110.73	$106.01	$118.93	$102.77	$103.77
Model Estimate	$119,400	$123,800	$103,900	$127,800	$100,400	$97,000
Total Adj Factors	$119,400	$123,800	$103,900	$127,800	$100,400	$97,000
Adjusted Sale Price		$211,200	$221,800	$226,600	$200,700	$204,100
Comparable Estimate	$212,900 ($98.89/SFLA)					

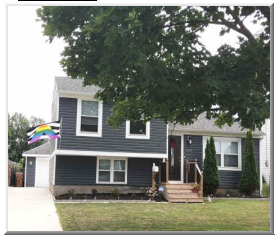
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-19	125.06-10-35	125.06-8-11	125.06-5-24	125.06-6-19	125.05-4-4
Owner	Bright, Lillian L	Holzer, Drew M	Sabia, Michelle	Pijanowski, Adam	Seufert, Heather C	Hunter, David C Jr
Address	76 Janine Ct	230 Seine Dr	52 Denise Dr	96 Toulon Dr	79 Toulon Dr	78 Strasbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	57 x 120	55 x 110	50 x 110	62 x 133	50 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1968 / 0	1971 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	975	969	962	812	766	1008
2nd Sty Area	896	978	806	1134	985	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 0	0 191	0 0
SFLA	1871	1947	1768	1946	1751	1792
Att/Det Gar Sqft	399	405	308	400	308	280
Prior Land	$14,200					
Prior Total	$139,500					
Comp Land Estimate	$19,500	$18,100	$16,700	$21,800	$16,700	$17,300
Sale Date		4/16/2018	12/4/2018	10/15/2018	10/10/2018	1/24/2020
Sale Price		$195,000	$172,000	$193,000	$170,000	$160,000
Time Adj Sale Price		$215,600	$181,700	$206,300	$181,700	$161,600
TADJSP/SQFT		$110.73	$102.77	$106.01	$103.77	$90.18
Model Estimate	$103,400	$123,800	$100,400	$103,900	$97,000	$96,200
Total Adj Factors	$103,400	$123,800	$100,400	$103,900	$97,000	$96,200
Adjusted Sale Price		$195,200	$184,700	$205,800	$188,100	$168,800
Comparable Estimate	$188,500 ($100.75/SFLA)					

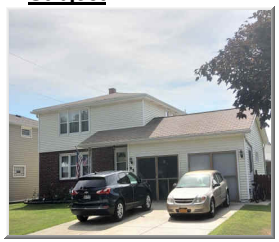
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-20	125.06-8-11	125.06-6-19	125.06-10-35	125.06-5-24	125.05-4-4
Owner	Young, Gerald R	Sabia, Michelle	Seufert, Heather C	Holzer, Drew M	Pijanowski, Adam	Hunter, David C Jr
Address	80 Janine Ct	52 Denise Dr	79 Toulon Dr	230 Seine Dr	96 Toulon Dr	78 Strasbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 110	50 x 110	55 x 110	62 x 133	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1971 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	4	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1030	962	766	969	812	1008
2nd Sty Area	783	806	985	978	1134	784
Fin Bsmt/Fin Rec Rm	0 0	0 576	0 191	0 0	0 0	0 0
SFLA	1813	1768	1751	1947	1946	1792
Att/Det Gar Sqft	418	308	308	405	400	280
Prior Land	$14,200					
Prior Total	$136,500					
Comp Land Estimate	$19,600	$16,700	$16,700	$18,100	$21,800	$17,300
Sale Date		12/4/2018	10/10/2018	4/16/2018	10/15/2018	1/24/2020
Sale Price		$172,000	$170,000	$195,000	$193,000	$160,000
Time Adj Sale Price		$181,700	$181,700	$215,600	$206,300	$161,600
TADJSP/SQFT		$102.77	$103.77	$110.73	$106.01	$90.18
Model Estimate	$101,100	$100,400	$97,000	$123,800	$103,900	$96,200
Total Adj Factors	$101,100	$100,400	$97,000	$123,800	$103,900	$96,200
Adjusted Sale Price		$182,400	$185,800	$192,900	$203,500	$166,500
Comparable Estimate	$186,200 ($102.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-21	125.06-10-35	125.06-8-11	125.06-5-24	125.06-6-19	125.05-4-4
Owner	Chudzik, Janet M	Holzer, Drew M	Sabia, Michelle	Pijanowski, Adam	Seufert, Heather C	Hunter, David C Jr
Address	84 Janine Ct	230 Seine Dr	52 Denise Dr	96 Toulon Dr	79 Toulon Dr	78 Strasbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	55 x 110	50 x 110	62 x 133	50 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1968 / 0	1971 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	975	969	962	812	766	1008
2nd Sty Area	896	978	806	1134	985	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 0	0 191	0 0
SFLA	1871	1947	1768	1946	1751	1792
Att/Det Gar Sqft	399	405	308	400	308	280
Prior Land	$14,800					
Prior Total	$140,000					
Comp Land Estimate	$20,400	$18,100	$16,700	$21,800	$16,700	$17,300
Sale Date		4/16/2018	12/4/2018	10/15/2018	10/10/2018	1/24/2020
Sale Price		$195,000	$172,000	$193,000	$170,000	$160,000
Time Adj Sale Price		$215,600	$181,700	$206,300	$181,700	$161,600
TADJSP/SQFT		$110.73	$102.77	$106.01	$103.77	$90.18
Model Estimate	$106,300	$123,800	$100,400	$103,900	$97,000	$96,200
Total Adj Factors	$106,300	$123,800	$100,400	$103,900	$97,000	$96,200
Adjusted Sale Price		$198,100	$187,600	$208,700	$191,000	$171,700
Comparable Estimate	$191,400 ($102.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-10	125.06-2-21	125.06-3-33	125.10-5-1	125.06-3-39	125.06-11-9
Owner	Wojtkowiak, Eugene F	Strawder, Danielle	Kassirer, Leonard W	Suy, Kim C	Klepfer, Michael Eugen	Landahl, Gerald R
Address	87 Janine Ct	226 Le Havre Dr	40 Rouen Dr	4 Cannas Ct	16 Rouen Dr	201 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 125	55 x 111	50 x 110	81 x 118	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1254	1218	1160	1188	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 305	0 300	0 0	0 400
SFLA	1276	1254	1218	1160	1188	1424
Att/Det Gar Sqft	352	308	200	325		264
Prior Land	$13,700					
Prior Total	$118,100					
Comp Land Estimate	$17,700	$18,200	$16,700	$23,600	$16,700	$16,300
Sale Date		9/18/2018	1/28/2020	12/13/2018	10/9/2018	7/2/2020
Sale Price		$160,000	$160,000	$155,000	$155,000	$170,000
Time Adj Sale Price		$172,000	$161,600	$163,800	$165,700	$170,000
TADJSP/SQFT		$137.16	$132.68	$141.21	$139.48	$119.38
Model Estimate	$90,200	$87,500	$84,200	$85,900	$77,700	$96,800
Total Adj Factors	$90,200	$87,500	$84,200	$85,900	$77,700	$96,800
Adjusted Sale Price		$174,700	$167,600	$168,100	$178,200	$163,400
Comparable Estimate	$170,400 ($133.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-22	125.06-11-10	125.06-8-2	125.06-8-19	125.06-5-4	125.06-20-29
Owner	Sledz, Joseph J	Abdulla, Gabriel F	Fish, Jacob T	Tetkowski, Aaron	Newton, Anthony John	American International
Address	90 Janine Ct	205 Seine Dr	8 Denise Dr	88 Denise Dr	16 Toulon Dr	40 Barbados Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 110	65 x 105	65 x 110	55 x 119	50 x 110	68 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1639	1628	1628	1468	1546	1470
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 624	0 160	0 616
SFLA	1639	1628	1628	1468	1546	1470
Att/Det Gar Sqft	483	484	484	440		285
Prior Land	$14,800					
Prior Total	$140,000					
Comp Land Estimate	$20,400	$19,800	$20,400	$18,800	$16,700	$21,200
Sale Date		10/25/2018	5/28/2020	5/10/2019	4/28/2020	3/12/2020
Sale Price		$175,000	$200,000	$163,000	$180,100	$190,000
Time Adj Sale Price		$187,000	$200,700	$169,000	$181,000	$191,300
TADJSP/SQFT		$114.86	$123.28	$115.12	$117.08	$130.14
Model Estimate	$112,800	$113,600	$112,200	$103,200	$100,800	$107,700
Total Adj Factors	$112,800	$113,600	$112,200	$103,200	$100,800	$107,700
Adjusted Sale Price		$186,200	$201,300	$178,600	$193,000	$196,400
Comparable Estimate	$191,100 ($116.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-9	125.10-6-19	125.06-10-16	125.06-3-10	125.06-20-35	125.06-15-11
Owner	Sibilio Edward C & W	Meisenbrug, Sharon A	Read, Amanda M	Giambrone, Stephanie E	Algubani, Ali	Asif, Fnu
Address	91 Janine Ct	71 Cannas Ct	64 Janine Ct	185 Le Havre Dr	60 Martinique Dr	27 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 118	55 x 105	57 x 119	50 x 110	64 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1969 / 0	1970 / 0	1978 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 422	C Average 100	C Average 100	C Average 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 2	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1290	1468	1104	1116	1104	1735
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	422 0	288 0	465 0	432 0	455 0	170 400
SFLA	1712	1756	1569	1548	1559	1905
Att/Det Gar Sqft				280	286	320
Prior Land	$13,700					
Prior Total	$130,000					
Comp Land Estimate	$18,500	$17,700	$19,400	$16,700	$20,600	$16,700
Sale Date		10/2/2018	4/12/2019	12/11/2019	7/30/2020	7/31/2018
Sale Price		$184,900	$182,000	$181,500	$186,000	$155,000
Time Adj Sale Price		$197,600	$189,300	$183,900	$186,000	$168,500
TADJSP/SQFT		$112.53	$120.65	$118.80	$119.31	$88.45
Model Estimate	$95,900	$95,300	$90,500	$91,300	$94,400	$93,800
Total Adj Factors	$95,900	$95,300	$90,500	$91,300	$94,400	$93,800
Adjusted Sale Price		$198,200	$194,700	$188,500	$187,500	$170,600
Comparable Estimate	$187,900 ($109.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-9-8	125.10-1-61	125.06-6-20	125.10-1-52	125.06-12-6	125.05-4-7
Owner	Fullagar, James W Jr.	Decmar Properties, LLC	Shareef, Ali A	Decmar Properties, LLC	Tamulski, Travis T	Grady, Bart M
Address	95 Janine Ct	73 Strasbourg Dr	85 Toulon Dr	37 Strasbourg Dr	95 Seine Dr	66 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	55 x 110	75 x 110	50 x 110	50 x 105	50 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	7	5	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1092	1190	1376	1040	1296	1040
2nd Sty Area	1092	1040	777	1040	1044	1040
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	2184	2230	2153	2080	2340	2080
Att/Det Gar Sqft	440		420			
Prior Land	$16,000					
Prior Total	$124,000					
Comp Land Estimate	$21,900	$18,100	$21,900	$16,700	$16,300	$15,900
Sale Date		6/28/2018	3/19/2018	3/17/2020	4/23/2018	3/9/2020
Sale Price		$160,000	$175,000	$160,000	$145,000	$139,400
Time Adj Sale Price		$174,900	$194,500	$161,100	$160,300	$140,300
TADJSP/SQFT		$78.43	$90.34	$77.45	$68.50	$67.45
Model Estimate	$97,500	$94,000	$118,100	$81,400	$68,800	$66,600
Total Adj Factors	$97,500	$94,000	$118,100	$81,400	$68,800	$66,600
Adjusted Sale Price		$178,400	$173,900	$177,200	$189,000	$171,200
Comparable Estimate	$177,900 ($81.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-2	125.06-1-2	125.06-16-8	125.06-16-14	125.06-17-10	125.06-16-53
Owner	Hilbrecht Richard M	Hilbrecht, Richard M	Smith, Jeffrey A	Sutter, Paul D	Lojacono, Mark C	Schuse, Lynnette
Address	4 Le Havre Dr	4 Le Havre Dr	79 Toulon Dr	55 Toulon Dr	75 Rouen Dr	104 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	49 x 123	49 x 123	50 x 110	50 x 110	50 x 110	52 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1137	1137	936	936	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	500 0	529 0
SFLA	1137	1137	936	936	1400	1429
Att/Det Gar Sqft						
Prior Land	$13,200					
Prior Total	$108,000					
Comp Land Estimate	$17,300	$17,300	$16,700	$16,700	$16,700	$17,300
Sale Date		5/31/2019	12/30/2019	6/10/2019	10/23/2020	3/27/2018
Sale Price		$147,500	$140,000	$140,000	$170,000	$120,000
Time Adj Sale Price		$152,900	$141,900	$144,700	$170,000	$133,400
TADJSP/SQFT		$134.48	$151.60	$154.59	$121.43	$93.35
Model Estimate	$68,900	$68,900	$58,200	$57,500	$80,900	$67,100
Total Adj Factors	$68,900	$68,900	$58,200	$57,500	$80,900	$67,100
Adjusted Sale Price		$152,900	$152,600	$156,100	$158,000	$135,200
Comparable Estimate	$151,000 ($132.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-3	125.06-1-2	125.06-17-10	125.06-16-53	125.06-1-10	125.06-16-38
Owner	Crupe, John M	Hilbrecht, Richard M	Lojacono, Mark C	Schuse, Lynnette	Norman, Kelvin R	McCoy, William
Address	8 Le Havre Dr	4 Le Havre Dr	75 Rouen Dr	104 Cherbourg Dr	36 Le Havre Dr	44 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	49 x 123	50 x 110	52 x 110	50 x 100	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1971 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 299	C Average 100	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	1137	900	900	926	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	299 0	0 0	500 0	529 0	350 0	506 0
SFLA	1199	1137	1400	1429	1276	1406
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$107,000					
Comp Land Estimate	$17,100	$17,300	$16,700	$17,300	$15,800	$16,700
Sale Date		5/31/2019	10/23/2020	3/27/2018	3/18/2020	1/25/2018
Sale Price		$147,500	$170,000	$120,000	$165,000	$136,000
Time Adj Sale Price		$152,900	$170,000	$133,400	$166,100	$152,900
TADJSP/SQFT		$134.48	$121.43	$93.35	$130.17	$108.75
Model Estimate	$68,400	$68,900	$80,900	$67,100	$94,800	$77,300
Total Adj Factors	$68,400	$68,900	$80,900	$67,100	$94,800	$77,300
Adjusted Sale Price		$152,400	$157,500	$134,700	$139,700	$144,000
Comparable Estimate	$145,700 ($121.52/SFLA)					

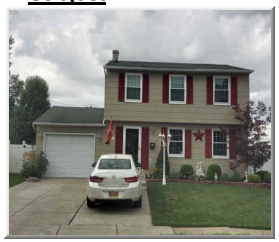
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-4	125.06-17-7	125.06-5-7	125.05-4-4	125.06-6-19	125.06-8-11
Owner	Rafanowicz, Daniel F	Wielinski, Heather L	Kulesz, Tiffany L	Hunter, David C Jr	Seufert, Heather C	Sabia, Michelle
Address	12 Le Havre Dr	87 Rouen Dr	28 Toulon Dr	78 Strasbourg Dr	79 Toulon Dr	52 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 110	50 x 110	55 x 101	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1969 / 0	1971 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	5	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	624	984	598	1008	766	962
2nd Sty Area	676	728	999	784	985	806
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 191	0 576
SFLA	1300	1712	1597	1792	1751	1768
Att/Det Gar Sqft	288	286	364	280	308	308
Prior Land	$13,100					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$18,100	$16,700	$17,300	$16,700	$16,700
Sale Date		7/20/2018	8/30/2019	1/24/2020	10/10/2018	12/4/2018
Sale Price		$164,900	$152,000	$160,000	$170,000	$172,000
Time Adj Sale Price		$179,300	$156,100	$161,600	$181,700	$181,700
TADJSP/SQFT		$104.73	$97.75	$90.18	$103.77	$102.77
Model Estimate	$77,200	$95,200	$87,800	$96,200	$97,000	$100,400
Total Adj Factors	$77,200	$95,200	$87,800	$96,200	$97,000	$100,400
Adjusted Sale Price		$161,300	$145,500	$142,600	$161,900	$158,500
Comparable Estimate	$154,000 ($118.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-5	125.06-1-10	125.05-6-4	125.06-1-2	125.05-6-7	125.06-17-10
Owner	Donohue Timothy	Norman, Kelvin R	Sharman, Nicholas A	Hilbrecht, Richard M	Rudick, Tyler	Lojacono, Mark C
Address	16 Le Havre Dr	36 Le Havre Dr	79 Mayberry Dr	4 Le Havre Dr	91 Mayberry Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 100	55 x 114	49 x 123	75 x 114	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1966 / 0	1969 / 0	1967 / 0	1969 / 0
Condition	2 Fair	4 Good	2 Fair	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 374	C Average 110	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 0	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	900	926	775	1137	775	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	374 0	350 0	372 0	0 0	504 0	500 0
SFLA	1274	1276	1147	1137	1279	1400
Att/Det Gar Sqft			528		440	
Prior Land	$13,100					
Prior Total	$98,100					
Comp Land Estimate	$17,100	$15,800	$18,400	$17,300	$22,300	$16,700
Sale Date		3/18/2020	5/11/2018	5/31/2019	5/12/2020	10/23/2020
Sale Price		$165,000	$105,000	$147,500	$175,000	$170,000
Time Adj Sale Price		$166,100	$115,400	$152,900	$175,600	$170,000
TADJSP/SQFT		$130.17	$100.61	$134.48	$137.29	$121.43
Model Estimate	$59,000	$94,800	$52,400	$68,900	$93,000	$80,900
Total Adj Factors	$59,000	$94,800	$52,400	$68,900	$93,000	$80,900
Adjusted Sale Price		$130,300	$122,000	$143,000	$141,600	$148,100
Comparable Estimate	$137,000 ($107.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-6	125.06-1-2	125.06-16-8	125.06-16-14	125.06-17-10	125.06-1-10
Owner	Budzinski, Phillip T	Hilbrecht, Richard M	Smith, Jeffrey A	Sutter, Paul D	Lojacono, Mark C	Norman, Kelvin R
Address	20 Le Havre Dr	4 Le Havre Dr	79 Toulon Dr	55 Toulon Dr	75 Rouen Dr	36 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 120	49 x 123	50 x 110	50 x 110	50 x 110	50 x 100
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1093	1137	936	936	900	926
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	500 0	350 0
SFLA	1093	1137	936	936	1400	1276
Att/Det Gar Sqft						
Prior Land	$14,000					
Prior Total	$104,000					
Comp Land Estimate	$18,900	$17,300	$16,700	$16,700	$16,700	$15,800
Sale Date		5/31/2019	12/30/2019	6/10/2019	10/23/2020	3/18/2020
Sale Price		$147,500	$140,000	$140,000	$170,000	$165,000
Time Adj Sale Price		$152,900	$141,900	$144,700	$170,000	$166,100
TADJSP/SQFT		$134.48	$151.60	$154.59	$121.43	$130.17
Model Estimate	$69,300	$68,900	$58,200	$57,500	$80,900	$94,800
Total Adj Factors	$69,300	$68,900	$58,200	$57,500	$80,900	$94,800
Adjusted Sale Price		$153,300	$153,000	$156,500	$158,400	$140,600

Comparable Estimate $152,400 ($139.43/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-7	125.06-1-2	125.06-17-10	125.06-1-10	125.06-16-53	125.06-17-20
Owner	Demola James D Jr	Hilbrecht, Richard M	Lojacono, Mark C	Norman, Kelvin R	Schuse, Lynnette	Gilley, John M
Address	24 Le Havre Dr	4 Le Havre Dr	75 Rouen Dr	36 Le Havre Dr	104 Cherbourg Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 149	49 x 123	50 x 110	50 x 100	52 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1971 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1224	1137	900	926	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	500 0	350 0	529 0	506 0
SFLA	1224	1137	1400	1276	1429	1406
Att/Det Gar Sqft						
Prior Land	$16,300					
Prior Total	$110,000					
Comp Land Estimate	$22,600	$17,300	$16,700	$15,800	$17,300	$16,700
Sale Date		5/31/2019	10/23/2020	3/18/2020	3/27/2018	12/6/2019
Sale Price		$147,500	$170,000	$165,000	$120,000	$149,900
Time Adj Sale Price		$152,900	$170,000	$166,100	$133,400	$151,900
TADJSP/SQFT		$134.48	$121.43	$130.17	$93.35	$108.04
Model Estimate	$71,800	$68,900	$80,900	$94,800	$67,100	$78,700
Total Adj Factors	$71,800	$68,900	$80,900	$94,800	$67,100	$78,700
Adjusted Sale Price		$155,800	$160,900	$143,100	$138,100	$145,000
Comparable Estimate	$148,600 ($121.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-8	125.06-17-7	125.06-5-7	125.05-4-4	125.06-6-19	125.06-8-11
Owner	Martinez, Geraldine	Wielinski, Heather L	Kulesz, Tiffany L	Hunter, David C Jr	Seufert, Heather C	Sabia, Michelle
Address	28 Le Havre Dr	87 Rouen Dr	28 Toulon Dr	78 Strasbourg Dr	79 Toulon Dr	52 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	56 x 140	55 x 110	50 x 110	55 x 101	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1971 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	5	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	624	984	598	1008	766	962
2nd Sty Area	650	728	999	784	985	806
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 191	0 576
SFLA	1274	1712	1597	1792	1751	1768
Att/Det Gar Sqft	408	286	364	280	308	308
Prior Land	$15,300					
Prior Total	$110,000					
Comp Land Estimate	$20,700	$18,100	$16,700	$17,300	$16,700	$16,700
Sale Date		7/20/2018	8/30/2019	1/24/2020	10/10/2018	12/4/2018
Sale Price		$164,900	$152,000	$160,000	$170,000	$172,000
Time Adj Sale Price		$179,300	$156,100	$161,600	$181,700	$181,700
TADJSP/SQFT		$104.73	$97.75	$90.18	$103.77	$102.77
Model Estimate	$75,400	$95,200	$87,800	$96,200	$97,000	$100,400
Total Adj Factors	$75,400	$95,200	$87,800	$96,200	$97,000	$100,400
Adjusted Sale Price		$159,500	$143,700	$140,800	$160,100	$156,700
Comparable Estimate	$152,200 ($119.47/SFLA)					

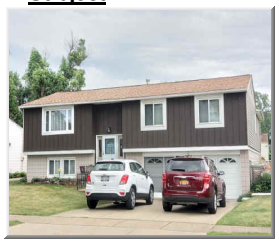
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-9	125.06-16-13	125.10-2-7	125.06-2-13	125.06-17-47	125.10-5-12
Owner	Petko, Keith A	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Kishbaugh, Jack P	Strohm, Katlyn
Address	32 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	194 Le Havre Dr	76 Toulon Dr	22 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	53 x 105	50 x 110	56 x 114	50 x 109	50 x 110	54 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	1040	962	936	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	260 0	0 0
SFLA	936	1040	962	936	1300	936
Att/Det Gar Sqft				200 214		
Prior Land	$12,900					
Prior Total	$120,000					
Comp Land Estimate	$17,100	$16,700	$18,700	$16,600	$16,700	$19,300
Sale Date		8/14/2019	7/27/2018	9/9/2019	7/1/2019	5/19/2020
Sale Price		$140,000	$145,000	$172,000	$155,267	$163,000
Time Adj Sale Price		$143,800	$157,600	$176,000	$160,000	$163,500
TADJSP/SQFT		$138.27	$163.83	$188.03	$123.08	$174.68
Model Estimate	$75,400	$62,200	$56,600	$83,200	$73,900	$74,700
Total Adj Factors	$75,400	$62,200	$56,600	$83,200	$73,900	$74,700
Adjusted Sale Price		$157,000	$176,400	$168,200	$161,500	$164,200
Comparable Estimate	$165,500 ($176.82/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-1	125.06-18-51	125.06-16-12	125.06-16-53	125.06-17-10	125.06-17-20
Owner	Brubaker, Kenneth D Sr	Coric, Jonathan A	Pascucci, John	Schuse, Lynnette	Lojacono, Mark C	Gilley, John M
Address	35 Le Havre Dr	96 Rouen Dr	63 Toulon Dr	104 Cherbourg Dr	75 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	50 x 110	52 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1438	900	936	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	598 0	500 0	529 0	500 0	506 0
SFLA	1438	1498	1436	1429	1400	1406
Att/Det Gar Sqft						
Prior Land	$16,000					
Prior Total	$122,000					
Comp Land Estimate	$21,900	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		12/4/2019	4/24/2020	3/27/2018	10/23/2020	12/6/2019
Sale Price		$161,000	$162,000	$120,000	$170,000	$149,900
Time Adj Sale Price		$163,200	$162,800	$133,400	$170,000	$151,900
TADJSP/SQFT		$108.95	$113.37	$93.35	$121.43	$108.04
Model Estimate	$84,800	$79,800	$80,000	$67,100	$80,900	$78,700
Total Adj Factors	$84,800	$79,800	$80,000	$67,100	$80,900	$78,700
Adjusted Sale Price		$168,200	$167,600	$151,100	$173,900	$158,000

Comparable Estimate $163,800 ($113.91/SFLA)

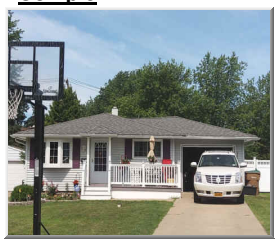
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-10	125.06-1-10	125.06-18-29	125.05-6-7	125.10-2-11	125.06-1-2
Owner	Norman, Kelvin R	Norman, Kelvin R	Jones, Brittany M	Rudick, Tyler	Reno, Jonathan	Hilbrecht, Richard M
Address	36 Le Havre Dr	36 Le Havre Dr	8 Rouen Dr	91 Mayberry Dr	39 Lucerne Ct	4 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 110	75 x 114	50 x 110	49 x 123
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1967 / 0	1967 / 0	1970 / 0	1969 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average 350	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	926	926	900	775	924	1137
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	350 0	350 0	414 0	504 0	288 0	0 0
SFLA	1276	1276	1314	1279	1212	1137
Att/Det Gar Sqft				440		
Prior Land	$12,100					
Prior Total	$119,000					
Comp Land Estimate	$15,800	$15,800	$16,700	$22,300	$16,700	$17,300
Sale Date		3/18/2020	11/14/2020	5/12/2020	5/23/2019	5/31/2019
Sale Price		$165,000	$186,000	$175,000	$158,000	$147,500
Time Adj Sale Price		$166,100	$186,000	$175,600	$163,800	$152,900
TADJSP/SQFT		$130.17	$141.55	$137.29	$135.15	$134.48
Model Estimate	$94,800	$94,800	$87,700	$93,000	$80,400	$68,900
Total Adj Factors	$94,800	$94,800	$87,700	$93,000	$80,400	$68,900
Adjusted Sale Price		$166,100	$193,100	$177,400	$178,200	$178,800
Comparable Estimate	$178,700 ($140.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-2	125.05-6-6	125.06-14-36	125.06-14-31	125.06-18-38	125.05-2-9
Owner	Dulak Richard F	McDonell, William J	Sumner, Max C	Stack, Madison	Lojacono, Daniel M	Willman, Matthew Jame
Address	39 Le Havre Dr	87 Mayberry Dr	74 Seine Dr	98 Seine Dr	44 Rouen Dr	98 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 110	50 x 114	45 x 106	50 x 110	50 x 110	62 x 161
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1966 / 0	1970 / 0	1970 / 0	1969 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	875	960	960	1020	925
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 875	0 0	0 0	0 0	0 432
SFLA	832	875	960	960	1020	925
Att/Det Gar Sqft	308	308	352	308	210	252
Prior Land	$9,700					
Prior Total	$93,000					
Comp Land Estimate	$17,300	$17,000	$14,900	$16,700	$16,700	$23,700
Sale Date		2/11/2019	6/11/2019	9/20/2018	9/23/2020	1/20/2020
Sale Price		$130,000	$160,000	$142,500	$160,000	$153,000
Time Adj Sale Price		$136,100	$165,400	$153,200	$160,000	$154,500
TADJSP/SQFT		$155.54	$172.29	$159.58	$156.86	$167.03
Model Estimate	$59,700	$71,100	$72,100	$70,500	$72,500	$71,900
Total Adj Factors	$59,700	$71,100	$72,100	$70,500	$72,500	$71,900
Adjusted Sale Price		$124,700	$153,000	$142,400	$147,200	$142,300
Comparable Estimate	$141,900 ($170.55/SFLA)					

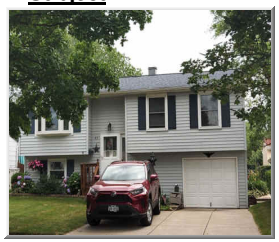
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-11	125.06-14-36	125.06-18-38	125.06-14-31	125.06-4-23	125.05-2-9
Owner	Wolff Craig M	Sumner, Max C	Lojacono, Daniel M	Stack, Madison	Roneker, Andrew W	Willman, Matthew Jame
Address	40 Le Havre Dr	74 Seine Dr	44 Rouen Dr	98 Seine Dr	23 Rouen Dr	98 Mayberry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 101	45 x 106	50 x 110	50 x 110	50 x 110	62 x 161
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	1020	960	971	925
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 432
SFLA	936	960	1020	960	971	925
Att/Det Gar Sqft	400	352	210	308	440	252
Prior Land	$12,300					
Prior Total	$99,000					
Comp Land Estimate	$15,900	$14,900	$16,700	$16,700	$16,700	$23,700
Sale Date		6/11/2019	9/23/2020	9/20/2018	6/28/2019	1/20/2020
Sale Price		$160,000	$160,000	$142,500	$150,000	$153,000
Time Adj Sale Price		$165,400	$160,000	$153,200	$155,000	$154,500
TADJSP/SQFT		$172.29	$156.86	$159.58	$159.63	$167.03
Model Estimate	$66,500	$72,100	$72,500	$70,500	$79,300	$71,900
Total Adj Factors	$66,500	$72,100	$72,500	$70,500	$79,300	$71,900
Adjusted Sale Price		$159,800	$154,000	$149,200	$142,200	$149,100
Comparable Estimate	$150,900 ($161.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-3	125.06-1-2	125.06-17-10	125.06-1-10	125.06-17-20	125.06-16-53
Owner	Goetz Roger J	Hilbrecht, Richard M	Lojacono, Mark C	Norman, Kelvin R	Gilley, John M	Schuse, Lynnette
Address	43 Le Havre Dr	4 Le Havre Dr	75 Rouen Dr	36 Le Havre Dr	35 Rouen Dr	104 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	49 x 123	50 x 110	50 x 100	50 x 110	52 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1969 / 0	1971 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 264	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	926	1137	900	926	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	264 0	0 0	500 0	350 0	506 0	529 0
SFLA	1190	1137	1400	1276	1406	1429
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$109,000					
Comp Land Estimate	$16,700	$17,300	$16,700	$15,800	$16,700	$17,300
Sale Date		5/31/2019	10/23/2020	3/18/2020	12/6/2019	3/27/2018
Sale Price		$147,500	$170,000	$165,000	$149,900	$120,000
Time Adj Sale Price		$152,900	$170,000	$166,100	$151,900	$133,400
TADJSP/SQFT		$134.48	$121.43	$130.17	$108.04	$93.35
Model Estimate	$70,400	$68,900	$80,900	$94,800	$78,700	$67,100
Total Adj Factors	$70,400	$68,900	$80,900	$94,800	$78,700	$67,100
Adjusted Sale Price		$154,400	$159,500	$141,700	$143,600	$136,700
Comparable Estimate	$147,200 ($123.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-12	125.06-17-10	125.06-17-20	125.06-17-26	125.06-16-53	125.06-16-38
Owner	Hennessy 2020 Family T	Lojacono, Mark C	Gilley, John M	Ambellan-Zuppelli, Jill	Schuse, Lynnette	McCoy, William
Address	44 Le Havre Dr	75 Rouen Dr	35 Rouen Dr	11 Rouen Dr	104 Cherbourg Dr	44 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 101	50 x 110	50 x 110	50 x 110	52 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	926	900	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	500 0	506 0	500 0	529 0	506 0
SFLA	1334	1400	1406	1400	1429	1406
Att/Det Gar Sqft						
Prior Land	$12,300					
Prior Total	$112,050					
Comp Land Estimate	$15,900	$16,700	$16,700	$16,700	$17,300	$16,700
Sale Date		10/23/2020	12/6/2019	10/15/2020	3/27/2018	1/25/2018
Sale Price		$170,000	$149,900	$165,000	$120,000	$136,000
Time Adj Sale Price		$170,000	$151,900	$165,000	$133,400	$152,900
TADJSP/SQFT		$121.43	$108.04	$117.86	$93.35	$108.75
Model Estimate	$74,900	$80,900	$78,700	$80,400	$67,100	$77,300
Total Adj Factors	$74,900	$80,900	$78,700	$80,400	$67,100	$77,300
Adjusted Sale Price		$164,000	$148,100	$159,500	$141,200	$150,500
Comparable Estimate	$152,700 ($114.47/SFLA)					

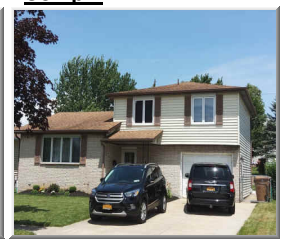
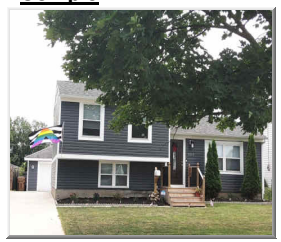
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-4	125.06-17-7	125.06-5-7	125.05-4-4	125.06-6-19	125.06-8-11
Owner	Thrun Kenneth M & Jan	Wielinski, Heather L	Kulesz, Tiffany L	Hunter, David C Jr	Seufert, Heather C	Sabia, Michelle
Address	47 Le Havre Dr	87 Rouen Dr	28 Toulon Dr	78 Strasbourg Dr	79 Toulon Dr	52 Denise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 110	50 x 110	55 x 101	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1969 / 0	1971 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	5	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1016	984	598	1008	766	962
2nd Sty Area	650	728	999	784	985	806
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 191	0 576
SFLA	1666	1712	1597	1792	1751	1768
Att/Det Gar Sqft	312	286	364	280	308	308
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$18,100	$16,700	$17,300	$16,700	$16,700
Sale Date		7/20/2018	8/30/2019	1/24/2020	10/10/2018	12/4/2018
Sale Price		$164,900	$152,000	$160,000	$170,000	$172,000
Time Adj Sale Price		$179,300	$156,100	$161,600	$181,700	$181,700
TADJSP/SQFT		$104.73	$97.75	$90.18	$103.77	$102.77
Model Estimate	$97,900	$95,200	$87,800	$96,200	$97,000	$100,400
Total Adj Factors	$97,900	$95,200	$87,800	$96,200	$97,000	$100,400
Adjusted Sale Price		$182,000	$166,200	$163,300	$182,600	$179,200

Comparable Estimate $174,700 ($104.86/SFLA)

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-13	125.06-17-47	125.06-16-10	125.06-16-13	125.06-14-32	125.06-3-10
Owner	Barrows, Neil R	Kishbaugh, Jack P	Stiglmeier, Robert L	Zbytek, Marissa A	Lane, Bryan J	Giambrone, Stephanie I
Address	48 Le Havre Dr	76 Toulon Dr	71 Toulon Dr	59 Toulon Dr	94 Seine Dr	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 101	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 240	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	1040	1040	1040	1040	1115	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	260 0	441 0	0 0	264 0	432 0
SFLA	1280	1300	1481	1040	1379	1548
Att/Det Gar Sqft						280
Prior Land	$12,300					
Prior Total	$126,160					
Comp Land Estimate	$15,900	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		7/1/2019	5/17/2019	8/14/2019	1/6/2020	12/11/2019
Sale Price		$155,267	$155,000	$140,000	$159,000	$181,500
Time Adj Sale Price		$160,000	$160,700	$143,800	$160,600	$183,900
TADJSP/SQFT		$123.08	$108.51	$138.27	$116.46	$118.80
Model Estimate	$77,200	$73,900	$82,000	$62,200	$91,900	$91,300
Total Adj Factors	$77,200	$73,900	$82,000	$62,200	$91,900	$91,300
Adjusted Sale Price		$163,300	$155,900	$158,800	$145,900	$169,800
Comparable Estimate	$158,700 ($123.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-5	125.06-18-51	125.06-16-12	125.06-17-10	125.06-16-28	125.06-16-53
Owner	Ruppel, Lauren M	Coric, Jonathan A	Pascucci, John	Lojacono, Mark C	Robinson, John Jr	Schuse, Lynnette
Address	51 Le Havre Dr	96 Rouen Dr	63 Toulon Dr	75 Rouen Dr	4 Cherbourg Dr	104 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	75 x 110	52 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	926	900	936	900	1100	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	598 0	500 0	500 0	506 0	529 0
SFLA	1550	1498	1436	1400	1606	1429
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$122,840					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$21,900	$17,300
Sale Date		12/4/2019	4/24/2020	10/23/2020	8/9/2018	3/27/2018
Sale Price		$161,000	$162,000	$170,000	$160,000	$120,000
Time Adj Sale Price		$163,200	$162,800	$170,000	$173,000	$133,400
TADJSP/SQFT		$108.95	$113.37	$121.43	$107.72	$93.35
Model Estimate	$82,000	$79,800	$80,000	$80,900	$91,800	$67,100
Total Adj Factors	$82,000	$79,800	$80,000	$80,900	$91,800	$67,100
Adjusted Sale Price		$165,400	$164,800	$171,100	$163,200	$148,300
Comparable Estimate	$162,600 ($104.9/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-14	125.06-16-13	125.10-2-7	125.06-2-13	125.06-17-47	125.10-5-12
Owner	Ranick, Linda M	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Kishbaugh, Jack P	Strohm, Katlyn
Address	52 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	194 Le Havre Dr	76 Toulon Dr	22 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 101	50 x 110	56 x 114	50 x 109	50 x 110	54 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	1040	962	936	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	260 0	0 0
SFLA	936	1040	962	936	1300	936
Att/Det Gar Sqft				200 214		
Prior Land	$12,300					
Prior Total	$98,000					
Comp Land Estimate	$15,900	$16,700	$18,700	$16,600	$16,700	$19,300
Sale Date		8/14/2019	7/27/2018	9/9/2019	7/1/2019	5/19/2020
Sale Price		$140,000	$145,000	$172,000	$155,267	$163,000
Time Adj Sale Price		$143,800	$157,600	$176,000	$160,000	$163,500
TADJSP/SQFT		$138.27	$163.83	$188.03	$123.08	$174.68
Model Estimate	$53,300	$62,200	$56,600	$83,200	$73,900	$74,700
Total Adj Factors	$53,300	$62,200	$56,600	$83,200	$73,900	$74,700
Adjusted Sale Price		$134,900	$154,300	$146,100	$139,400	$142,100
Comparable Estimate	$143,400 ($153.21/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-6	125.06-18-38	125.06-18-11	125.06-14-28	125.06-14-36	125.06-14-31
Owner	Wolff, Joan	Lojacono, Daniel M	Dirienzo, Carlo	Phelps, Erika D	Sumner, Max C	Stack, Madison
Address	55 Le Havre Dr	44 Rouen Dr	75 Le Havre Dr	110 Seine Dr	74 Seine Dr	98 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1971 / 0	1968 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1020	1224	1008	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 0
SFLA	1064	1020	1224	1008	960	960
Att/Det Gar Sqft	308	210	400	308	352	308
Prior Land	$12,700					
Prior Total	$109,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$14,900	$16,700
Sale Date		9/23/2020	3/14/2019	1/8/2018	6/11/2019	9/20/2018
Sale Price		$160,000	$130,000	$130,000	$160,000	$142,500
Time Adj Sale Price		$160,000	$135,700	$146,100	$165,400	$153,200
TADJSP/SQFT		$156.86	$110.87	$144.94	$172.29	$159.58
Model Estimate	$75,200	$72,500	$86,800	$64,100	$72,100	$70,500
Total Adj Factors	$75,200	$72,500	$86,800	$64,100	$72,100	$70,500
Adjusted Sale Price		$162,700	$124,100	$157,200	$168,500	$157,900
Comparable Estimate	$154,100 ($144.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-15	125.06-18-38	125.06-14-36	125.06-14-31	125.06-4-23	125.06-14-28
Owner	Makowski, Stanley M Jr	Lojacono, Daniel M	Sumner, Max C	Stack, Madison	Roneker, Andrew W	Phelps, Erika D
Address	56 Le Havre Dr	44 Rouen Dr	74 Seine Dr	98 Seine Dr	23 Rouen Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1020	960	960	971	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	936	1020	960	960	971	1008
Att/Det Gar Sqft		210	352	308	440	308
Prior Land	$12,300					
Prior Total	$86,900					
Comp Land Estimate	$16,000	$16,700	$14,900	$16,700	$16,700	$16,700
Sale Date		9/23/2020	6/11/2019	9/20/2018	6/28/2019	1/8/2018
Sale Price		$160,000	$160,000	$142,500	$150,000	$130,000
Time Adj Sale Price		$160,000	$165,400	$153,200	$155,000	$146,100
TADJSP/SQFT		$156.86	$172.29	$159.58	$159.63	$144.94
Model Estimate	$61,700	$72,500	$72,100	$70,500	$79,300	$64,100
Total Adj Factors	$61,700	$72,500	$72,100	$70,500	$79,300	$64,100
Adjusted Sale Price		$149,200	$155,000	$144,400	$137,400	$143,700
Comparable Estimate	$145,900 ($155.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-7	125.06-16-8	125.06-16-14	125.06-1-2	125.06-17-10	125.06-17-20
Owner	Kossow, Rosemary	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Lojacono, Mark C	Gilley, John M
Address	59 Le Havre Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre Dr	75 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	936	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 286	0 0	0 0	500 0	506 0
SFLA	936	936	936	1137	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$98,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		12/30/2019	6/10/2019	5/31/2019	10/23/2020	12/6/2019
Sale Price		$140,000	$140,000	$147,500	$170,000	$149,900
Time Adj Sale Price		$141,900	$144,700	$152,900	$170,000	$151,900
TADJSP/SQFT		$151.60	$154.59	$134.48	$121.43	$108.04
Model Estimate	$57,500	$58,200	$57,500	$68,900	$80,900	$78,700
Total Adj Factors	$57,500	$58,200	$57,500	$68,900	$80,900	$78,700
Adjusted Sale Price		$141,200	$144,700	$141,500	$146,600	$130,700

Comparable Estimate $140,900 ($150.53/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-16	125.06-16-13	125.10-2-7	125.06-2-13	125.06-17-47	125.10-5-12
Owner	Kandefer, Anthony L Jr	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Kishbaugh, Jack P	Strohm, Katlyn
Address	60 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	194 Le Havre Dr	76 Toulon Dr	22 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 110	56 x 114	50 x 109	50 x 110	54 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	938	1040	962	936	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	260 0	0 0
SFLA	938	1040	962	936	1300	936
Att/Det Gar Sqft				200 214		
Prior Land	$12,300					
Prior Total	$100,000					
Comp Land Estimate	$16,000	$16,700	$18,700	$16,600	$16,700	$19,300
Sale Date		8/14/2019	7/27/2018	9/9/2019	7/1/2019	5/19/2020
Sale Price		$140,000	$145,000	$172,000	$155,267	$163,000
Time Adj Sale Price		$143,800	$157,600	$176,000	$160,000	$163,500
TADJSP/SQFT		$138.27	$163.83	$188.03	$123.08	$174.68
Model Estimate	$57,300	$62,200	$56,600	$83,200	$73,900	$74,700
Total Adj Factors	$57,300	$62,200	$56,600	$83,200	$73,900	$74,700
Adjusted Sale Price		$138,900	$158,300	$150,100	$143,400	$146,100
Comparable Estimate	$147,400 ($157.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-8	125.06-18-38	125.06-14-36	125.06-14-31	125.06-4-23	125.06-14-28
Owner	Accordino David V & Ci	Lojacono, Daniel M	Sumner, Max C	Stack, Madison	Roneker, Andrew W	Phelps, Erika D
Address	63 Le Havre Dr	44 Rouen Dr	74 Seine Dr	98 Seine Dr	23 Rouen Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1020	960	960	971	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	936	1020	960	960	971	1008
Att/Det Gar Sqft	440	210	352	308	440	308
Prior Land	$12,700					
Prior Total	$102,000					
Comp Land Estimate	$16,700	$16,700	$14,900	$16,700	$16,700	$16,700
Sale Date		9/23/2020	6/11/2019	9/20/2018	6/28/2019	1/8/2018
Sale Price		$160,000	$160,000	$142,500	$150,000	$130,000
Time Adj Sale Price		$160,000	$165,400	$153,200	$155,000	$146,100
TADJSP/SQFT		$156.86	$172.29	$159.58	$159.63	$144.94
Model Estimate	$69,200	$72,500	$72,100	$70,500	$79,300	$64,100
Total Adj Factors	$69,200	$72,500	$72,100	$70,500	$79,300	$64,100
Adjusted Sale Price		$156,700	$162,500	$151,900	$144,900	$151,200
Comparable Estimate	$153,400 ($163.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-17	125.06-17-10	125.06-17-20	125.06-17-26	125.06-16-38	125.06-16-12
Owner	Sivula, Steven D	Lojacono, Mark C	Gilley, John M	Ambellan-Zuppelli, Jill	McCoy, William	Pascucci, John
Address	64 Le Havre Dr	75 Rouen Dr	35 Rouen Dr	11 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 102	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	928	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	500 0	506 0	500 0	506 0	500 0
SFLA	1360	1400	1406	1400	1406	1436
Att/Det Gar Sqft						
Prior Land	$12,900					
Prior Total	$121,180					
Comp Land Estimate	$17,400	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/23/2020	12/6/2019	10/15/2020	1/25/2018	4/24/2020
Sale Price		$170,000	$149,900	$165,000	$136,000	$162,000
Time Adj Sale Price		$170,000	$151,900	$165,000	$152,900	$162,800
TADJSP/SQFT		$121.43	$108.04	$117.86	$108.75	$113.37
Model Estimate	$81,200	$80,900	$78,700	$80,400	$77,300	$80,000
Total Adj Factors	$81,200	$80,900	$78,700	$80,400	$77,300	$80,000
Adjusted Sale Price		$170,300	$154,400	$165,800	$156,800	$164,000
Comparable Estimate	$162,300 ($119.34/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-9	125.06-18-51	125.06-16-12	125.06-16-28	125.06-17-10	125.06-17-20
Owner	Nagowski, Brittany M	Coric, Jonathan A	Pascucci, John	Robinson, John Jr	Lojacono, Mark C	Gilley, John M
Address	67 Le Havre Dr	96 Rouen Dr	63 Toulon Dr	4 Cherbourg Dr	75 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	75 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	926	900	936	1100	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	598 0	500 0	506 0	500 0	506 0
SFLA	1550	1498	1436	1606	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$122,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$21,900	$16,700	$16,700
Sale Date		12/4/2019	4/24/2020	8/9/2018	10/23/2020	12/6/2019
Sale Price		$161,000	$162,000	$160,000	$170,000	$149,900
Time Adj Sale Price		$163,200	$162,800	$173,000	$170,000	$151,900
TADJSP/SQFT		$108.95	$113.37	$107.72	$121.43	$108.04
Model Estimate	$88,600	$79,800	$80,000	$91,800	$80,900	$78,700
Total Adj Factors	$88,600	$79,800	$80,000	$91,800	$80,900	$78,700
Adjusted Sale Price		$172,000	$171,400	$169,800	$177,700	$161,800

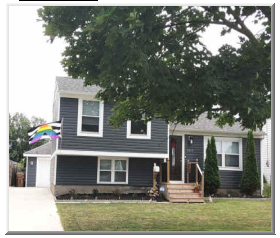
Comparable Estimate $170,500 ($110/SFLA)

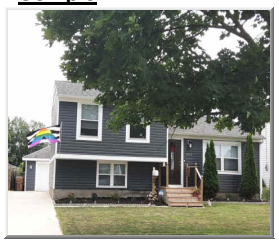
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-18	125.06-18-38	125.06-14-36	125.06-14-31	125.06-4-23	125.06-4-10
Owner	Bunche, Zoriana M	Lojacono, Daniel M	Sumner, Max C	Stack, Madison	Roneker, Andrew W	Justinger, Bonnie L
Address	68 Le Havre Dr	44 Rouen Dr	74 Seine Dr	98 Seine Dr	23 Rouen Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1020	960	960	971	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	936	1020	960	960	971	912
Att/Det Gar Sqft		210	352	308	440	374
Prior Land	$12,300					
Prior Total	$96,000					
Comp Land Estimate	$16,000	$16,700	$14,900	$16,700	$16,700	$16,700
Sale Date		9/23/2020	6/11/2019	9/20/2018	6/28/2019	12/3/2018
Sale Price		$160,000	$160,000	$142,500	$150,000	$144,500
Time Adj Sale Price		$160,000	$165,400	$153,200	$155,000	$152,700
TADJSP/SQFT		$156.86	$172.29	$159.58	$159.63	$167.43
Model Estimate	$62,700	$72,500	$72,100	$70,500	$79,300	$68,700
Total Adj Factors	$62,700	$72,500	$72,100	$70,500	$79,300	$68,700
Adjusted Sale Price		$150,200	$156,000	$145,400	$138,400	$146,700
Comparable Estimate	$147,300 ($157.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-10	125.06-16-13	125.10-2-7	125.06-2-13	125.06-17-47	125.10-5-12
Owner	Mahoney, Elaine E	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Kishbaugh, Jack P	Strohm, Katlyn
Address	71 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	194 Le Havre Dr	76 Toulon Dr	22 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	56 x 114	50 x 109	50 x 110	54 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	962	1040	962	936	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	260 0	0 0
SFLA	962	1040	962	936	1300	936
Att/Det Gar Sqft	320			200 214		
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$18,700	$16,600	$16,700	$19,300
Sale Date		8/14/2019	7/27/2018	9/9/2019	7/1/2019	5/19/2020
Sale Price		$140,000	$145,000	$172,000	$155,267	$163,000
Time Adj Sale Price		$143,800	$157,600	$176,000	$160,000	$163,500
TADJSP/SQFT		$138.27	$163.83	$188.03	$123.08	$174.68
Model Estimate	$56,600	$62,200	$56,600	$83,200	$73,900	$74,700
Total Adj Factors	$56,600	$62,200	$56,600	$83,200	$73,900	$74,700
Adjusted Sale Price		$138,200	$157,600	$149,400	$142,700	$145,400
Comparable Estimate	$146,700 ($152.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-19	125.06-17-10	125.06-17-20	125.06-17-26	125.06-16-38	125.06-16-12
Owner	Covell, Shawn	Lojacono, Mark C	Gilley, John M	Ambellan-Zuppelli, Jill	McCoy, William	Pascucci, John
Address	72 Le Havre Dr	75 Rouen Dr	35 Rouen Dr	11 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	928	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	500 0	506 0	500 0	506 0	500 0
SFLA	1336	1400	1406	1400	1406	1436
Att/Det Gar Sqft						
Prior Land	$12,300					
Prior Total	$101,900					
Comp Land Estimate	$16,000	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/23/2020	12/6/2019	10/15/2020	1/25/2018	4/24/2020
Sale Price		$170,000	$149,900	$165,000	$136,000	$162,000
Time Adj Sale Price		$170,000	$151,900	$165,000	$152,900	$162,800
TADJSP/SQFT		$121.43	$108.04	$117.86	$108.75	$113.37
Model Estimate	$75,200	$80,900	$78,700	$80,400	$77,300	$80,000
Total Adj Factors	$75,200	$80,900	$78,700	$80,400	$77,300	$80,000
Adjusted Sale Price		$164,300	$148,400	$159,800	$150,800	$158,000
Comparable Estimate	$156,300 ($116.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-11	125.06-18-11	125.06-3-33	125.06-3-39	125.06-2-21	125.06-18-38
Owner	Dirienzo Carlo	Dirienzo, Carlo	Kassirer, Leonard W	Klepfer, Michael Eugene	Strawder, Danielle	Lojacono, Daniel M
Address	75 Le Havre Dr	75 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	226 Le Havre Dr	44 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1224	1224	1218	1188	1254	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 432	0 432	0 305	0 0	0 500	0 0
SFLA	1224	1224	1218	1188	1254	1020
Att/Det Gar Sqft	400	400	200		308	210
Prior Land	$12,700					
Prior Total	$107,900					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$18,200	$16,700
Sale Date		3/14/2019	1/28/2020	10/9/2018	9/18/2018	9/23/2020
Sale Price		$130,000	$160,000	$155,000	$160,000	$160,000
Time Adj Sale Price		$135,700	$161,600	$165,700	$172,000	$160,000
TADJSP/SQFT		$110.87	$132.68	$139.48	$137.16	$156.86
Model Estimate	$86,800	$86,800	$84,200	$77,700	$87,500	$72,500
Total Adj Factors	$86,800	$86,800	$84,200	$77,700	$87,500	$72,500
Adjusted Sale Price		$135,700	$164,200	$174,800	$171,300	$174,300
Comparable Estimate	$164,100 ($134.07/SFLA)					

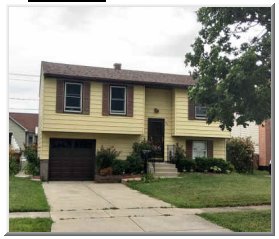
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-20	125.06-17-47	125.06-16-10	125.06-3-10	125.06-14-32	125.06-16-13
Owner	Weigand, Linda M	Kishbaugh, Jack P	Stiglmeier, Robert L	Giambrone, Stephanie E	Lane, Bryan J	Zbytek, Marissa A
Address	76 Le Havre Dr	76 Toulon Dr	71 Toulon Dr	185 Le Havre Dr	94 Seine Dr	59 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	936	1040	1040	1116	1115	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	260 0	441 0	432 0	264 0	0 0
SFLA	1344	1300	1481	1548	1379	1040
Att/Det Gar Sqft				280		
Prior Land	$12,400					
Prior Total	$109,000					
Comp Land Estimate	$16,100	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		7/1/2019	5/17/2019	12/11/2019	1/6/2020	8/14/2019
Sale Price		$155,267	$155,000	$181,500	$159,000	$140,000
Time Adj Sale Price		$160,000	$160,700	$183,900	$160,600	$143,800
TADJSP/SQFT		$123.08	$108.51	$118.80	$116.46	$138.27
Model Estimate	$75,700	$73,900	$82,000	$91,300	$91,900	$62,200
Total Adj Factors	$75,700	$73,900	$82,000	$91,300	$91,900	$62,200
Adjusted Sale Price		$161,800	$154,400	$168,300	$144,400	$157,300
Comparable Estimate	$157,200 ($116.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-12	125.06-15-11	125.06-16-4	125.10-6-19	125.06-16-10	125.06-3-10
Owner	Starch, Jonathan	Asif, Fnu	Hughes, Daina D	Meisenbrug, Sharon A	Stiglmeier, Robert L	Giambrone, Stephanie I
Address	79 Le Havre Dr	27 Cherbourg Dr	95 Toulon Dr	71 Cannas Ct	71 Toulon Dr	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1971 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 90	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1206	1735	1464	1468	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	170 400	526 0	288 0	441 0	432 0
SFLA	1830	1905	1990	1756	1481	1548
Att/Det Gar Sqft		320				280
Prior Land	$12,700					
Prior Total	$135,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,700	$16,700	$16,700
Sale Date		7/31/2018	8/3/2020	10/2/2018	5/17/2019	12/11/2019
Sale Price		$155,000	$187,020	$184,900	$155,000	$181,500
Time Adj Sale Price		$168,500	$187,000	$197,600	$160,700	$183,900
TADJSP/SQFT		$88.45	$93.97	$112.53	$108.51	$118.80
Model Estimate	$112,400	$93,800	$103,000	$95,300	$82,000	$91,300
Total Adj Factors	$112,400	$93,800	$103,000	$95,300	$82,000	$91,300
Adjusted Sale Price		$187,100	$196,400	$214,700	$191,100	$205,000
Comparable Estimate	$198,900 ($108.69/SFLA)					

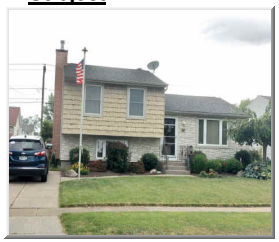
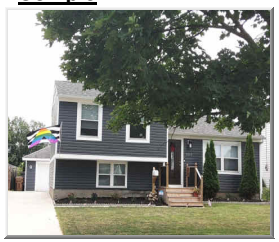
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

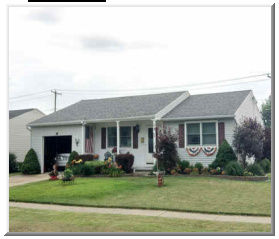
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-21	125.06-1-2	125.06-17-10	125.06-17-20	125.06-17-26	125.06-16-38
Owner	Webber, Sherrie J	Hilbrecht, Richard M	Lojacono, Mark C	Gilley, John M	Ambellan-Zuppelli, Jill	McCoy, William
Address	80 Le Havre Dr	4 Le Havre Dr	75 Rouen Dr	35 Rouen Dr	11 Rouen Dr	44 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	49 x 123	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	928	1137	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	0 0	500 0	506 0	500 0	506 0
SFLA	1240	1137	1400	1406	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,400					
Prior Total	$100,000					
Comp Land Estimate	$16,100	$17,300	$16,700	$16,700	$16,700	$16,700
Sale Date		5/31/2019	10/23/2020	12/6/2019	10/15/2020	1/25/2018
Sale Price		$147,500	$170,000	$149,900	$165,000	$136,000
Time Adj Sale Price		$152,900	$170,000	$151,900	$165,000	$152,900
TADJSP/SQFT		$134.48	$121.43	$108.04	$117.86	$108.75
Model Estimate	$73,200	$68,900	$80,900	$78,700	$80,400	$77,300
Total Adj Factors	$73,200	$68,900	$80,900	$78,700	$80,400	$77,300
Adjusted Sale Price		$157,200	$162,300	$146,400	$157,800	$148,800
Comparable Estimate	$154,500 ($124.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-13	125.06-18-38	125.06-14-36	125.06-14-31	125.06-4-23	125.06-14-28
Owner	Bauer, Donna M	Lojacono, Daniel M	Sumner, Max C	Stack, Madison	Roneker, Andrew W	Phelps, Erika D
Address	83 Le Havre Dr	44 Rouen Dr	74 Seine Dr	98 Seine Dr	23 Rouen Dr	110 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	45 x 106	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1020	960	960	971	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	936	1020	960	960	971	1008
Att/Det Gar Sqft	576	210	352	308	440	308
Prior Land	$12,700					
Prior Total	$103,000					
Comp Land Estimate	$16,700	$16,700	$14,900	$16,700	$16,700	$16,700
Sale Date		9/23/2020	6/11/2019	9/20/2018	6/28/2019	1/8/2018
Sale Price		$160,000	$160,000	$142,500	$150,000	$130,000
Time Adj Sale Price		$160,000	$165,400	$153,200	$155,000	$146,100
TADJSP/SQFT		$156.86	$172.29	$159.58	$159.63	$144.94
Model Estimate	$71,700	$72,500	$72,100	$70,500	$79,300	$64,100
Total Adj Factors	$71,700	$72,500	$72,100	$70,500	$79,300	$64,100
Adjusted Sale Price		$159,200	$165,000	$154,400	$147,400	$153,700
Comparable Estimate	$155,900 ($166.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-22	125.06-17-47	125.06-16-13	125.06-16-10	125.10-2-7	125.06-3-10
Owner	Dusza, Barbara J	Kishbaugh, Jack P	Zbytek, Marissa A	Stiglmeier, Robert L	Winkler, Kimberly M	Giambrone, Stephanie I
Address	84 Le Havre Dr	76 Toulon Dr	59 Toulon Dr	71 Toulon Dr	23 Lucerne Ct	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 110	50 x 110	50 x 110	56 x 114	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 240	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	4 Full 1	3 Partial 1	3 Partial 0
1st Sty Area	936	1040	1040	1040	962	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	260 0	0 0	441 0	0 0	432 0
SFLA	1176	1300	1040	1481	962	1548
Att/Det Gar Sqft						280
Prior Land	$12,400					
Prior Total	$105,000					
Comp Land Estimate	$16,100	$16,700	$16,700	$16,700	$18,700	$16,700
Sale Date		7/1/2019	8/14/2019	5/17/2019	7/27/2018	12/11/2019
Sale Price		$155,267	$140,000	$155,000	$145,000	$181,500
Time Adj Sale Price		$160,000	$143,800	$160,700	$157,600	$183,900
TADJSP/SQFT		$123.08	$138.27	$108.51	$163.83	$118.80
Model Estimate	$63,900	$73,900	$62,200	$82,000	$56,600	$91,300
Total Adj Factors	$63,900	$73,900	$62,200	$82,000	$56,600	$91,300
Adjusted Sale Price		$150,000	$145,500	$142,600	$164,900	$156,500
Comparable Estimate	$151,900 ($129.17/SFLA)					

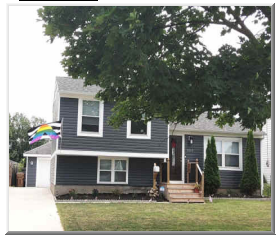
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-14	125.06-18-51	125.06-16-28	125.06-16-12	125.06-17-20	125.06-17-10
Owner	DeCecco, Judy L	Coric, Jonathan A	Robinson, John Jr	Pascucci, John	Gilley, John M	Lojacono, Mark C
Address	87 Le Havre Dr	96 Rouen Dr	4 Cherbourg Dr	63 Toulon Dr	35 Rouen Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	75 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	926	900	1100	936	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	598 0	506 0	500 0	506 0	500 0
SFLA	1550	1498	1606	1436	1406	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$16,700	$21,900	$16,700	$16,700	$16,700
Sale Date		12/4/2019	8/9/2018	4/24/2020	12/6/2019	10/23/2020
Sale Price		$161,000	$160,000	$162,000	$149,900	$170,000
Time Adj Sale Price		$163,200	$173,000	$162,800	$151,900	$170,000
TADJSP/SQFT		$108.95	$107.72	$113.37	$108.04	$121.43
Model Estimate	$83,600	$79,800	$91,800	$80,000	$78,700	$80,900
Total Adj Factors	$83,600	$79,800	$91,800	$80,000	$78,700	$80,900
Adjusted Sale Price		$167,000	$164,800	$166,400	$156,800	$172,700
Comparable Estimate	$165,500 ($106.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-23.1	125.06-2-18	125.06-18-11	125.06-12-5	125.06-11-9	125.06-5-4
Owner	Loffredo, Joseph A	Miskell, Christy R	Dirienzo, Carlo	Delpe, Stenly J	Landahl, Gerald R	Newton, Anthony John
Address	88 Le Havre Dr	214 Le Havre Dr	75 Le Havre Dr	91 Seine Dr	201 Seine Dr	16 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 103	50 x 110	50 x 110	50 x 105	50 x 105	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1978 / 0	1970 / 0	1971 / 0	1969 / 0	1972 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1404	1436	1224	1350	1424	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 400	0 160
SFLA	1404	1436	1224	1350	1424	1546
Att/Det Gar Sqft	220	330	400	315	264	
Prior Land	$15,500					
Prior Total	$125,000					
Comp Land Estimate	$21,100	$16,700	$16,700	$16,300	$16,300	$16,700
Sale Date		4/18/2019	3/14/2019	2/1/2019	7/2/2020	4/28/2020
Sale Price		$165,000	$130,000	$168,000	$170,000	$180,100
Time Adj Sale Price		$171,600	$135,700	$175,900	$170,000	$181,000
TADJSP/SQFT		$119.50	$110.87	$130.30	$119.38	$117.08
Model Estimate	$94,700	$99,300	$86,800	$97,200	$96,800	$100,800
Total Adj Factors	$94,700	$99,300	$86,800	$97,200	$96,800	$100,800
Adjusted Sale Price		$167,000	$143,600	$173,400	$167,900	$174,900
Comparable Estimate	$165,400 ($117.81/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

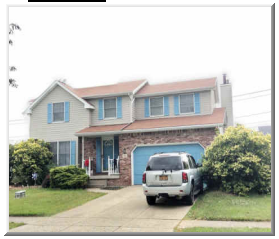
Option : 125_ENPM_OPTIONS

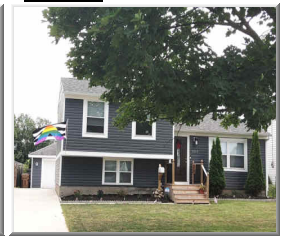
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-15	125.06-17-47	125.06-16-10	125.06-3-10	125.06-14-32	125.10-3-6
Owner	Salazar, Miguel A	Kishbaugh, Jack P	Stiglmeier, Robert L	Giambrone, Stephanie E	Lane, Bryan J	Rondinelli, Jacqueline
Address	91 Le Havre Dr	76 Toulon Dr	71 Toulon Dr	185 Le Havre Dr	94 Seine Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 456	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 1	3 Partial 0	4 Full 1	3 Partial 1
1st Sty Area	924	1040	1040	1116	1115	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	456 0	260 0	441 0	432 0	264 0	364 0
SFLA	1380	1300	1481	1548	1379	1504
Att/Det Gar Sqft				280		
Prior Land	$12,700					
Prior Total	$107,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$20,700
Sale Date		7/1/2019	5/17/2019	12/11/2019	1/6/2020	10/16/2019
Sale Price		$155,267	$155,000	$181,500	$159,000	$155,000
Time Adj Sale Price		$160,000	$160,700	$183,900	$160,600	$158,100
TADJSP/SQFT		$123.08	$108.51	$118.80	$116.46	$105.12
Model Estimate	$70,400	$73,900	$82,000	$91,300	$91,900	$88,300
Total Adj Factors	$70,400	$73,900	$82,000	$91,300	$91,900	$88,300
Adjusted Sale Price		$156,500	$149,100	$163,000	$139,100	$140,200
Comparable Estimate	$149,600 ($108.41/SFLA)					

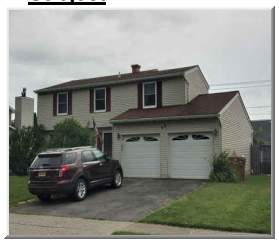
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-24.11	125.06-5-24	125.06-10-35	125.06-17-7	125.05-4-4	125.06-15-29
Owner	Berst Brian M	Pijanowski, Adam	Holzer, Drew M	Wielinski, Heather L	Hunter, David C Jr	Rea, Michael A
Address	92 Le Havre Dr	96 Toulon Dr	230 Seine Dr	87 Rouen Dr	78 Strasbourg Dr	7 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 103	62 x 133	55 x 110	55 x 110	55 x 101	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1971 / 0	1971 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	3	4	4
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	913	812	969	984	1008	916
2nd Sty Area	1040	1134	978	728	784	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	1953	1946	1947	1712	1792	1942
Att/Det Gar Sqft	462	400	405	286	280	312
Prior Land	$13,700					
Prior Total	$165,000					
Comp Land Estimate	$18,900	$21,800	$18,100	$18,100	$17,300	$16,700
Sale Date		10/15/2018	4/16/2018	7/20/2018	1/24/2020	6/26/2019
Sale Price		$193,000	$195,000	$164,900	$160,000	$210,000
Time Adj Sale Price		$206,300	$215,600	$179,300	$161,600	$217,000
TADJSP/SQFT		$106.01	$110.73	$104.73	$90.18	$111.74
Model Estimate	$140,800	$103,900	$123,800	$95,200	$96,200	$123,600
Total Adj Factors	$140,800	$103,900	$123,800	$95,200	$96,200	$123,600
Adjusted Sale Price		$243,200	$232,600	$224,900	$206,200	$234,200
Comparable Estimate	$228,200 ($116.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-16	125.06-17-47	125.06-16-10	125.06-16-13	125.06-3-10	125.06-14-32
Owner	Jensen Danielle M	Kishbaugh, Jack P	Stiglmeier, Robert L	Zbytek, Marissa A	Giambrone, Stephanie I	Lane, Bryan J
Address	95 Le Havre Dr	76 Toulon Dr	71 Toulon Dr	59 Toulon Dr	185 Le Havre Dr	94 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1305	1040	1040	1040	1116	1115
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	260 0	441 0	0 0	432 0	264 0
SFLA	1305	1300	1481	1040	1548	1379
Att/Det Gar Sqft					280	
Prior Land	$12,700					
Prior Total	$111,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		7/1/2019	5/17/2019	8/14/2019	12/11/2019	1/6/2020
Sale Price		$155,267	$155,000	$140,000	$181,500	$159,000
Time Adj Sale Price		$160,000	$160,700	$143,800	$183,900	$160,600
TADJSP/SQFT		$123.08	$108.51	$138.27	$118.80	$116.46
Model Estimate	$76,600	$73,900	$82,000	$62,200	$91,300	$91,900
Total Adj Factors	$76,600	$73,900	$82,000	$62,200	$91,300	$91,900
Adjusted Sale Price		$162,700	$155,300	$158,200	$169,200	$145,300
Comparable Estimate	$158,100 ($121.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-26.1	125.06-17-7	125.05-4-4	125.06-8-11	125.06-5-24	125.06-6-19
Owner	Chojnacki, Joseph	Wielinski, Heather L	Hunter, David C Jr	Sabia, Michelle	Pijanowski, Adam	Seufert, Heather C
Address	96 Le Havre Dr	87 Rouen Dr	78 Strasbourg Dr	52 Denise Dr	96 Toulon Dr	79 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 103	55 x 110	55 x 101	50 x 110	62 x 133	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1978 / 0	1969 / 0	1971 / 0	1968 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	5	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	864	984	1008	962	812	766
2nd Sty Area	988	728	784	806	1134	985
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 576	0 0	0 191
SFLA	1852	1712	1792	1768	1946	1751
Att/Det Gar Sqft	400	286	280	308	400	308
Prior Land	$15,500					
Prior Total	$136,600					
Comp Land Estimate	$21,100	$18,100	$17,300	$16,700	$21,800	$16,700
Sale Date		7/20/2018	1/24/2020	12/4/2018	10/15/2018	10/10/2018
Sale Price		$164,900	$160,000	$172,000	$193,000	$170,000
Time Adj Sale Price		$179,300	$161,600	$181,700	$206,300	$181,700
TADJSP/SQFT		$104.73	$90.18	$102.77	$106.01	$103.77
Model Estimate	$103,400	$95,200	$96,200	$100,400	$103,900	$97,000
Total Adj Factors	$103,400	$95,200	$96,200	$100,400	$103,900	$97,000
Adjusted Sale Price		$187,500	$168,800	$184,700	$205,800	$188,100
Comparable Estimate	$187,000 ($100.97/SFLA)					

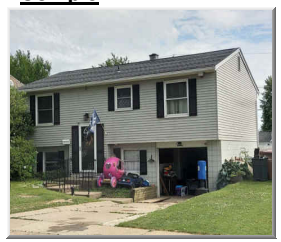
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-17	125.06-18-38	125.06-4-23	125.06-14-36	125.06-14-31	125.06-4-10
Owner	Jazwiecki, Valentine W	Lojacono, Daniel M	Roneker, Andrew W	Sumner, Max C	Stack, Madison	Justinger, Bonnie L
Address	99 Le Havre Dr	44 Rouen Dr	23 Rouen Dr	74 Seine Dr	98 Seine Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1020	971	960	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 200	0 0	0 0	0 0
SFLA	936	1020	971	960	960	912
Att/Det Gar Sqft		210	440	352	308	374
Prior Land	$12,700					
Prior Total	$99,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$14,900	$16,700	$16,700
Sale Date		9/23/2020	6/28/2019	6/11/2019	9/20/2018	12/3/2018
Sale Price		$160,000	$150,000	$160,000	$142,500	$144,500
Time Adj Sale Price		$160,000	$155,000	$165,400	$153,200	$152,700
TADJSP/SQFT		$156.86	$159.63	$172.29	$159.58	$167.43
Model Estimate	$62,800	$72,500	$79,300	$72,100	$70,500	$68,700
Total Adj Factors	$62,800	$72,500	$79,300	$72,100	$70,500	$68,700
Adjusted Sale Price		$150,300	$138,500	$156,100	$145,500	$146,800

Comparable Estimate $147,400 ($157.48/SFLA)

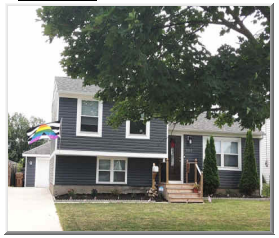
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-18	125.06-16-14	125.06-16-8	125.06-1-2	125.06-17-20	125.06-17-26
Owner	Wolf, Kelly	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	Gilley, John M	Ambellan-Zuppelli, Jill
Address	103 Le Havre Dr	55 Toulon Dr	79 Toulon Dr	4 Le Havre Dr	35 Rouen Dr	11 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 45	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	45 0	0 0	0 286	0 0	506 0	500 0
SFLA	945	936	936	1137	1406	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$92,070					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	12/6/2019	10/15/2020
Sale Price		$140,000	$140,000	$147,500	$149,900	$165,000
Time Adj Sale Price		$144,700	$141,900	$152,900	$151,900	$165,000
TADJSP/SQFT		$154.59	$151.60	$134.48	$108.04	$117.86
Model Estimate	$60,500	$57,500	$58,200	$68,900	$78,700	$80,400
Total Adj Factors	$60,500	$57,500	$58,200	$68,900	$78,700	$80,400
Adjusted Sale Price		$147,700	$144,200	$144,500	$133,700	$145,100
Comparable Estimate	$143,000 ($151.32/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

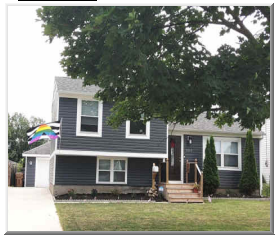
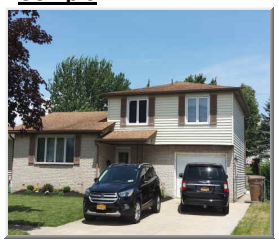
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-27	125.06-17-20	125.06-17-26	125.06-17-10	125.06-16-38	125.06-16-12
Owner	Kopacz Kenneth F & W	Gilley, John M	Ambellan-Zuppelli, Jill	Lojacono, Mark C	McCoy, William	Pascucci, John
Address	104 Le Havre Dr	35 Rouen Dr	11 Rouen Dr	75 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	926	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	506 0	500 0	500 0	506 0	500 0
SFLA	1358	1406	1400	1400	1406	1436
Att/Det Gar Sqft						
Prior Land	$12,400					
Prior Total	$114,000					
Comp Land Estimate	$16,200	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		12/6/2019	10/15/2020	10/23/2020	1/25/2018	4/24/2020
Sale Price		$149,900	$165,000	$170,000	$136,000	$162,000
Time Adj Sale Price		$151,900	$165,000	$170,000	$152,900	$162,800
TADJSP/SQFT		$108.04	$117.86	$121.43	$108.75	$113.37
Model Estimate	$74,900	$78,700	$80,400	$80,900	$77,300	$80,000
Total Adj Factors	$74,900	$78,700	$80,400	$80,900	$77,300	$80,000
Adjusted Sale Price		$148,100	$159,500	$164,000	$150,500	$157,700
Comparable Estimate	$156,000 ($114.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-19	125.06-3-10	125.06-16-10	125.06-10-16	125.10-3-6	125.06-20-35
Owner	Nicometi, Marc A Jr	Giambrone, Stephanie E	Stiglmeier, Robert L	Read, Amanda M	Rondinelli, Jacqueline	Algubani, Ali
Address	107 Le Havre Dr	185 Le Havre Dr	71 Toulon Dr	64 Janine Ct	52 Lucerne Ct	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	57 x 119	75 x 100	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1972 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 1	4 Full 2	3 Partial 1	3 Partial 0
1st Sty Area	962	1116	1040	1104	1140	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	432 0	441 0	465 0	364 0	455 0
SFLA	1586	1548	1481	1569	1504	1559
Att/Det Gar Sqft		280				286
Prior Land	$12,700					
Prior Total	$100,600					
Comp Land Estimate	$16,700	$16,700	$16,700	$19,400	$20,700	$20,600
Sale Date		12/11/2019	5/17/2019	4/12/2019	10/16/2019	7/30/2020
Sale Price		$181,500	$155,000	$182,000	$155,000	$186,000
Time Adj Sale Price		$183,900	$160,700	$189,300	$158,100	$186,000
TADJSP/SQFT		$118.80	$108.51	$120.65	$105.12	$119.31
Model Estimate	$83,800	$91,300	$82,000	$90,500	$88,300	$94,400
Total Adj Factors	$83,800	$91,300	$82,000	$90,500	$88,300	$94,400
Adjusted Sale Price		$176,400	$162,500	$182,600	$153,600	$175,400
Comparable Estimate	$170,100 ($107.25/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-28	125.06-18-38	125.06-4-23	125.06-14-31	125.06-14-36	125.06-4-10
Owner	Krotz, Danielle A	Lojacono, Daniel M	Roneker, Andrew W	Stack, Madison	Sumner, Max C	Justinger, Bonnie L
Address	108 Le Havre Dr	44 Rouen Dr	23 Rouen Dr	98 Seine Dr	74 Seine Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 104	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1020	971	960	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 648	0 0	0 200	0 0	0 0	0 0
SFLA	936	1020	971	960	960	912
Att/Det Gar Sqft	308	210	440	308	352	374
Prior Land	$13,100					
Prior Total	$103,000					
Comp Land Estimate	$17,600	$16,700	$16,700	$16,700	$14,900	$16,700
Sale Date		9/23/2020	6/28/2019	9/20/2018	6/11/2019	12/3/2018
Sale Price		$160,000	$150,000	$142,500	$160,000	$144,500
Time Adj Sale Price		$160,000	$155,000	$153,200	$165,400	$152,700
TADJSP/SQFT		$156.86	$159.63	$159.58	$172.29	$167.43
Model Estimate	$72,900	$72,500	$79,300	$70,500	$72,100	$68,700
Total Adj Factors	$72,900	$72,500	$79,300	$70,500	$72,100	$68,700
Adjusted Sale Price		$160,400	$148,600	$155,600	$166,200	$156,900
Comparable Estimate	$157,500 ($168.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-20	125.06-3-10	125.06-16-10	125.10-3-6	125.06-10-16	125.06-14-32
Owner	White, Robin A	Giambrone, Stephanie E	Stiglmeier, Robert L	Rondinelli, Jacqueline	Read, Amanda M	Lane, Bryan J
Address	111 Le Havre Dr	185 Le Havre Dr	71 Toulon Dr	52 Lucerne Ct	64 Janine Ct	94 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	75 x 100	57 x 119	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1969 / 0	1972 / 0	1969 / 0	1968 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 624	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	900	1116	1040	1140	1104	1115
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	432 0	441 0	364 0	465 0	264 0
SFLA	1524	1548	1481	1504	1569	1379
Att/Det Gar Sqft		280				
Prior Land	$12,700					
Prior Total	$104,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$20,700	$19,400	$16,700
Sale Date		12/11/2019	5/17/2019	10/16/2019	4/12/2019	1/6/2020
Sale Price		$181,500	$155,000	$155,000	$182,000	$159,000
Time Adj Sale Price		$183,900	$160,700	$158,100	$189,300	$160,600
TADJSP/SQFT		$118.80	$108.51	$105.12	$120.65	$116.46
Model Estimate	$66,700	$91,300	$82,000	$88,300	$90,500	$91,900
Total Adj Factors	$66,700	$91,300	$82,000	$88,300	$90,500	$91,900
Adjusted Sale Price		$159,300	$145,400	$136,500	$165,500	$135,400
Comparable Estimate	$148,400 ($97.38/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

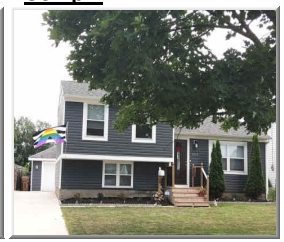
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-29	125.06-16-13	125.10-2-7	125.06-2-13	125.10-5-12	125.06-17-47
Owner	Schultz, Paul	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Strohm, Katlyn	Kishbaugh, Jack P
Address	112 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	194 Le Havre Dr	22 Cannas Ct	76 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 104	50 x 110	56 x 114	50 x 109	54 x 129	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	1040	962	936	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	260 0
SFLA	936	1040	962	936	936	1300
Att/Det Gar Sqft				200 214		
Prior Land	$13,100					
Prior Total	$101,000					
Comp Land Estimate	$17,600	$16,700	$18,700	$16,600	$19,300	$16,700
Sale Date		8/14/2019	7/27/2018	9/9/2019	5/19/2020	7/1/2019
Sale Price		$140,000	$145,000	$172,000	$163,000	$155,267
Time Adj Sale Price		$143,800	$157,600	$176,000	$163,500	$160,000
TADJSP/SQFT		$138.27	$163.83	$188.03	$174.68	$123.08
Model Estimate	$56,900	$62,200	$56,600	$83,200	$74,700	$73,900
Total Adj Factors	$56,900	$62,200	$56,600	$83,200	$74,700	$73,900
Adjusted Sale Price		$138,500	$157,900	$149,700	$145,700	$143,000
Comparable Estimate	$147,000 ($157.05/SFLA)					

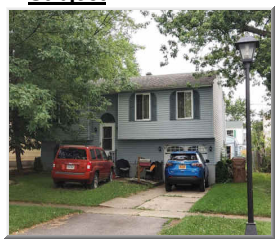
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

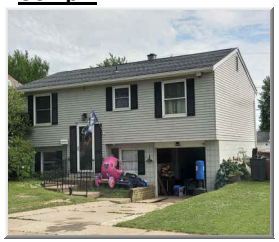
Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-21	125.06-4-23	125.06-18-38	125.06-14-31	125.06-14-36	125.06-4-10
Owner	Massara, Suzanne M	Roneker, Andrew W	Lojacono, Daniel M	Stack, Madison	Sumner, Max C	Justinger, Bonnie L
Address	115 Le Havre Dr	23 Rouen Dr	44 Rouen Dr	98 Seine Dr	74 Seine Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	1020	960	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 624	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	1020	960	960	912
Att/Det Gar Sqft	308	440	210	308	352	374
Prior Land	$12,700					
Prior Total	$103,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$14,900	$16,700
Sale Date		6/28/2019	9/23/2020	9/20/2018	6/11/2019	12/3/2018
Sale Price		$150,000	$160,000	$142,500	$160,000	$144,500
Time Adj Sale Price		$155,000	$160,000	$153,200	$165,400	$152,700
TADJSP/SQFT		$159.63	$156.86	$159.58	$172.29	$167.43
Model Estimate	$70,100	$79,300	$72,500	$70,500	$72,100	$68,700
Total Adj Factors	$70,100	$79,300	$72,500	$70,500	$72,100	$68,700
Adjusted Sale Price		$145,800	$157,600	$152,800	$163,400	$154,100
Comparable Estimate	$154,700 ($165.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-30	125.06-17-47	125.06-16-13	125.06-16-10	125.06-3-10	125.10-2-7
Owner	Domagala Michael J	Kishbaugh, Jack P	Zbytek, Marissa A	Stiglmeier, Robert L	Giambrone, Stephanie I	Winkler, Kimberly M
Address	116 Le Havre Dr	76 Toulon Dr	59 Toulon Dr	71 Toulon Dr	185 Le Havre Dr	23 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 110	50 x 110	50 x 110	50 x 110	56 x 114
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 264	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0	3 Partial 1
1st Sty Area	936	1040	1040	1040	1116	962
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	264 0	260 0	0 0	441 0	432 0	0 0
SFLA	1200	1300	1040	1481	1548	962
Att/Det Gar Sqft	576				280	
Prior Land	$13,200					
Prior Total	$110,000					
Comp Land Estimate	$17,700	$16,700	$16,700	$16,700	$16,700	$18,700
Sale Date		7/1/2019	8/14/2019	5/17/2019	12/11/2019	7/27/2018
Sale Price		$155,267	$140,000	$155,000	$181,500	$145,000
Time Adj Sale Price		$160,000	$143,800	$160,700	$183,900	$157,600
TADJSP/SQFT		$123.08	$138.27	$108.51	$118.80	$163.83
Model Estimate	$73,300	$73,900	$62,200	$82,000	$91,300	$56,600
Total Adj Factors	$73,300	$73,900	$62,200	$82,000	$91,300	$56,600
Adjusted Sale Price		$159,400	$154,900	$152,000	$165,900	$174,300
Comparable Estimate	$161,300 ($134.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-22	125.06-16-28	125.06-18-51	125.06-17-20	125.06-17-26	125.06-16-12
Owner	Belcer, Josephine	Robinson, John Jr	Coric, Jonathan A	Gilley, John M	Ambellan-Zuppelli, Jill	Pascucci, John
Address	119 Le Havre Dr	4 Cherbourg Dr	96 Rouen Dr	35 Rouen Dr	11 Rouen Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	75 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1968 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	926	1100	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	506 0	598 0	506 0	500 0	500 0
SFLA	1550	1606	1498	1406	1400	1436
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$118,100					
Comp Land Estimate	$16,700	$21,900	$16,700	$16,700	$16,700	$16,700
Sale Date		8/9/2018	12/4/2019	12/6/2019	10/15/2020	4/24/2020
Sale Price		$160,000	$161,000	$149,900	$165,000	$162,000
Time Adj Sale Price		$173,000	$163,200	$151,900	$165,000	$162,800
TADJSP/SQFT		$107.72	$108.95	$108.04	$117.86	$113.37
Model Estimate	$85,600	$91,800	$79,800	$78,700	$80,400	$80,000
Total Adj Factors	$85,600	$91,800	$79,800	$78,700	$80,400	$80,000
Adjusted Sale Price		$166,800	$169,000	$158,800	$170,200	$168,400
Comparable Estimate	$166,600 ($107.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-31	125.06-17-26	125.06-17-20	125.06-17-10	125.06-16-38	125.06-16-12
Owner	Grover, Dawn M	Ambellan-Zuppelli, Jill	Gilley, John M	Lojacono, Mark C	McCoy, William	Pascucci, John
Address	120 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	75 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	928	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	500 0	506 0	500 0	506 0	500 0
SFLA	1336	1400	1406	1400	1406	1436
Att/Det Gar Sqft						
Prior Land	$12,600					
Prior Total	$105,000					
Comp Land Estimate	$16,300	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	10/23/2020	1/25/2018	4/24/2020
Sale Price		$165,000	$149,900	$170,000	$136,000	$162,000
Time Adj Sale Price		$165,000	$151,900	$170,000	$152,900	$162,800
TADJSP/SQFT		$117.86	$108.04	$121.43	$108.75	$113.37
Model Estimate	$77,600	$80,400	$78,700	$80,900	$77,300	$80,000
Total Adj Factors	$77,600	$80,400	$78,700	$80,900	$77,300	$80,000
Adjusted Sale Price		$162,200	$150,800	$166,700	$153,200	$160,400
Comparable Estimate	$158,700 ($118.79/SFLA)					

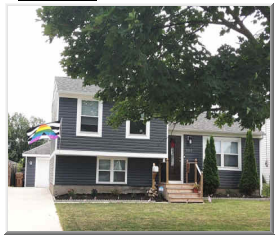
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-23	125.06-16-13	125.10-2-7	125.06-2-13	125.10-5-12	125.06-17-47
Owner	Mc Dougall, James R	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Strohm, Katlyn	Kishbaugh, Jack P
Address	123 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	194 Le Havre Dr	22 Cannas Ct	76 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	56 x 114	50 x 109	54 x 129	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	1040	962	936	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	260 0
SFLA	936	1040	962	936	936	1300
Att/Det Gar Sqft				200 214		
Prior Land	$12,700					
Prior Total	$97,000					
Comp Land Estimate	$16,700	$16,700	$18,700	$16,600	$19,300	$16,700
Sale Date		8/14/2019	7/27/2018	9/9/2019	5/19/2020	7/1/2019
Sale Price		$140,000	$145,000	$172,000	$163,000	$155,267
Time Adj Sale Price		$143,800	$157,600	$176,000	$163,500	$160,000
TADJSP/SQFT		$138.27	$163.83	$188.03	$174.68	$123.08
Model Estimate	$51,700	$62,200	$56,600	$83,200	$74,700	$73,900
Total Adj Factors	$51,700	$62,200	$56,600	$83,200	$74,700	$73,900
Adjusted Sale Price		$133,300	$152,700	$144,500	$140,500	$137,800
Comparable Estimate	$141,800 ($151.5/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

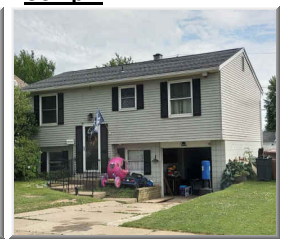
Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-32	125.06-4-23	125.06-18-38	125.06-4-10	125.06-14-31	125.06-14-36
Owner	Kowalewski, Michael P	Roneker, Andrew W	Lojacono, Daniel M	Justinger, Bonnie L	Stack, Madison	Sumner, Max C
Address	124 Le Havre Dr	23 Rouen Dr	44 Rouen Dr	75 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	1020	912	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	1020	912	960	960
Att/Det Gar Sqft	308	440	210	374	308	352
Prior Land	$13,200					
Prior Total	$102,000					
Comp Land Estimate	$17,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	9/23/2020	12/3/2018	9/20/2018	6/11/2019
Sale Price		$150,000	$160,000	$144,500	$142,500	$160,000
Time Adj Sale Price		$155,000	$160,000	$152,700	$153,200	$165,400
TADJSP/SQFT		$159.63	$156.86	$167.43	$159.58	$172.29
Model Estimate	$69,600	$79,300	$72,500	$68,700	$70,500	$72,100
Total Adj Factors	$69,600	$79,300	$72,500	$68,700	$70,500	$72,100
Adjusted Sale Price		$145,300	$157,100	$153,600	$152,300	$162,900
Comparable Estimate	$154,200 ($164.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-24	125.06-17-47	125.07-15-20	125.06-16-13	125.06-16-10	125.06-3-10
Owner	Gainey Timothy S	Kishbaugh, Jack P	Payne, Zachary W	Zbytek, Marissa A	Stiglmeier, Robert L	Giambrone, Stephanie I
Address	127 Le Havre Dr	76 Toulon Dr	16 Thornwood Dr	59 Toulon Dr	71 Toulon Dr	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	71 x 105	50 x 110	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 1990	1970 / 0	1983 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 156	C Average 100	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	1104	1040	936	1040	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	156 0	260 0	432 0	0 0	441 0	432 0
SFLA	1260	1300	1368	1040	1481	1548
Att/Det Gar Sqft			320			280
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,700	$16,700	$0	$16,700	$16,700	$16,700
Sale Date		7/1/2019	11/5/2020	8/14/2019	5/17/2019	12/11/2019
Sale Price		$155,267	$191,000	$140,000	$155,000	$181,500
Time Adj Sale Price		$160,000	$191,000	$143,800	$160,700	$183,900
TADJSP/SQFT		$123.08	$139.62	$138.27	$108.51	$118.80
Model Estimate	$70,800	$73,900	$0	$62,200	$82,000	$91,300
Total Adj Factors	$70,800	$73,900	$0	$62,200	$82,000	$91,300
Adjusted Sale Price		$156,900	$0	$152,400	$149,500	$163,400

Comparable Estimate $155,600 ($123.49/SFLA)

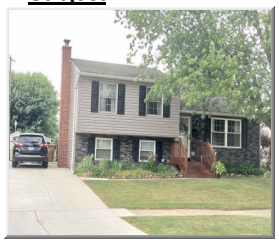
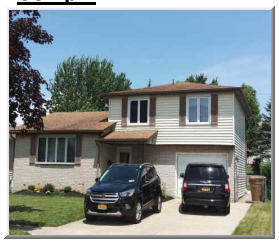
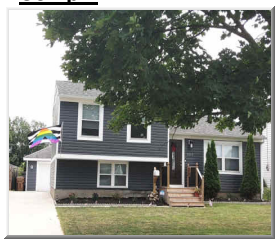
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-33	125.06-16-14	125.06-16-8	125.06-1-2	125.06-17-26	125.06-17-20
Owner	Dernbach, Karen M	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	Gilley, John M
Address	128 Le Havre Dr	55 Toulon Dr	79 Toulon Dr	4 Le Havre Dr	11 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 110	50 x 110	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	900	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	500 0	506 0
SFLA	900	936	936	1137	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,600					
Prior Total	$96,000					
Comp Land Estimate	$16,300	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	10/15/2020	12/6/2019
Sale Price		$140,000	$140,000	$147,500	$165,000	$149,900
Time Adj Sale Price		$144,700	$141,900	$152,900	$165,000	$151,900
TADJSP/SQFT		$154.59	$151.60	$134.48	$117.86	$108.04
Model Estimate	$54,900	$57,500	$58,200	$68,900	$80,400	$78,700
Total Adj Factors	$54,900	$57,500	$58,200	$68,900	$80,400	$78,700
Adjusted Sale Price		$142,100	$138,600	$138,900	$139,500	$128,100
Comparable Estimate	$137,400 ($152.67/SFLA)					

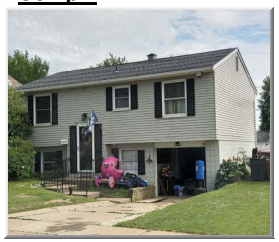
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

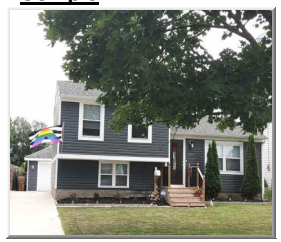
Option : 125_ENPM_OPTIONS

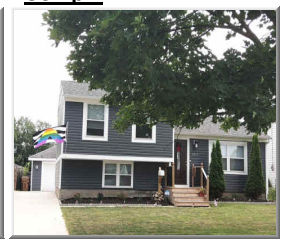
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-25	125.06-4-23	125.06-18-38	125.06-4-10	125.06-14-31	125.06-14-36
Owner	Voit, Evelyn G	Roneker, Andrew W	Lojacono, Daniel M	Justinger, Bonnie L	Stack, Madison	Sumner, Max C
Address	131 Le Havre Dr	23 Rouen Dr	44 Rouen Dr	75 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	1020	912	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	1020	912	960	960
Att/Det Gar Sqft		440	210	374	308	352
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	9/23/2020	12/3/2018	9/20/2018	6/11/2019
Sale Price		$150,000	$160,000	$144,500	$142,500	$160,000
Time Adj Sale Price		$155,000	$160,000	$152,700	$153,200	$165,400
TADJSP/SQFT		$159.63	$156.86	$167.43	$159.58	$172.29
Model Estimate	$63,900	$79,300	$72,500	$68,700	$70,500	$72,100
Total Adj Factors	$63,900	$79,300	$72,500	$68,700	$70,500	$72,100
Adjusted Sale Price		$139,600	$151,400	$147,900	$146,600	$157,200
Comparable Estimate	$148,500 ($158.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-34	125.06-17-47	125.06-14-32	125.06-16-10	125.06-3-10	125.07-15-20
Owner	Wallace John P	Kishbaugh, Jack P	Lane, Bryan J	Stiglmeier, Robert L	Giambrone, Stephanie I	Payne, Zachary W
Address	132 Le Havre Dr	76 Toulon Dr	94 Seine Dr	71 Toulon Dr	185 Le Havre Dr	16 Thornwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 110	50 x 110	50 x 110	50 x 110	71 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1968 / 0	1969 / 0	1970 / 0	1983 / 0
Condition	2 Fair	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 100	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	936	1040	1115	1040	1116	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	260 0	264 0	441 0	432 0	432 0
SFLA	1344	1300	1379	1481	1548	1368
Att/Det Gar Sqft					280	320
Prior Land	$13,200					
Prior Total	$100,000					
Comp Land Estimate	$17,700	$16,700	$16,700	$16,700	$16,700	$0
Sale Date		7/1/2019	1/6/2020	5/17/2019	12/11/2019	11/5/2020
Sale Price		$155,267	$159,000	$155,000	$181,500	$191,000
Time Adj Sale Price		$160,000	$160,600	$160,700	$183,900	$191,000
TADJSP/SQFT		$123.08	$116.46	$108.51	$118.80	$139.62
Model Estimate	$58,400	$73,900	$91,900	$82,000	$91,300	$0
Total Adj Factors	$58,400	$73,900	$91,900	$82,000	$91,300	$0
Adjusted Sale Price		$144,500	$127,100	$137,100	$151,000	$0
Comparable Estimate	$139,900 ($104.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-26	125.06-17-26	125.06-17-20	125.06-16-12	125.06-16-38	125.06-17-10
Owner	Guadagno, Kristin A	Ambellan-Zuppelli, Jill	Gilley, John M	Pascucci, John	McCoy, William	Lojacono, Mark C
Address	135 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	63 Toulon Dr	44 Cherbourg Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 504	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	900	936	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	504 0	500 0	506 0	500 0	506 0	500 0
SFLA	1428	1400	1406	1436	1406	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$114,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	4/24/2020	1/25/2018	10/23/2020
Sale Price		$165,000	$149,900	$162,000	$136,000	$170,000
Time Adj Sale Price		$165,000	$151,900	$162,800	$152,900	$170,000
TADJSP/SQFT		$117.86	$108.04	$113.37	$108.75	$121.43
Model Estimate	$78,200	$80,400	$78,700	$80,000	$77,300	$80,900
Total Adj Factors	$78,200	$80,400	$78,700	$80,000	$77,300	$80,900
Adjusted Sale Price		$162,800	$151,400	$161,000	$153,800	$167,300
Comparable Estimate	$159,300 ($111.55/SFLA)					

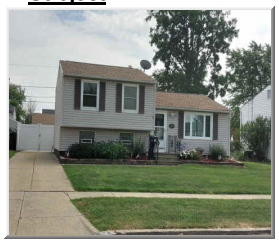
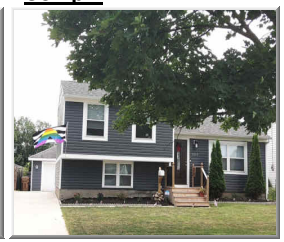
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-1-35	125.06-17-26	125.06-17-20	125.06-17-10	125.06-16-38	125.06-16-12
Owner	Vitello, Claudia	Ambellan-Zuppelli, Jill	Gilley, John M	Lojacono, Mark C	McCoy, William	Pascucci, John
Address	136 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	75 Rouen Dr	44 Cherbourg Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 106	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 442	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	926	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	442 0	500 0	506 0	500 0	506 0	500 0
SFLA	1368	1400	1406	1400	1406	1436
Att/Det Gar Sqft						
Prior Land	$15,800					
Prior Total	$117,000					
Comp Land Estimate	$21,400	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	10/23/2020	1/25/2018	4/24/2020
Sale Price		$165,000	$149,900	$170,000	$136,000	$162,000
Time Adj Sale Price		$165,000	$151,900	$170,000	$152,900	$162,800
TADJSP/SQFT		$117.86	$108.04	$121.43	$108.75	$113.37
Model Estimate	$77,800	$80,400	$78,700	$80,900	$77,300	$80,000
Total Adj Factors	$77,800	$80,400	$78,700	$80,900	$77,300	$80,000
Adjusted Sale Price		$162,400	$151,000	$166,900	$153,400	$160,600
Comparable Estimate	$158,900 ($116.15/SFLA)					

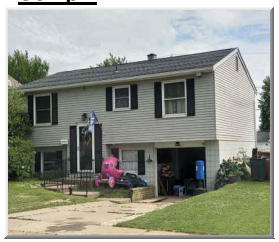
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-18-27	125.06-16-13	125.06-17-47	125.10-2-7	125.06-16-10	125.06-3-10
Owner	Slowinski, Gerald R	Zbytek, Marissa A	Kishbaugh, Jack P	Winkler, Kimberly M	Stiglmeier, Robert L	Giambrone, Stephanie I
Address	139 Le Havre Dr	59 Toulon Dr	76 Toulon Dr	23 Lucerne Ct	71 Toulon Dr	185 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	50 x 110	56 x 114	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 216	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	936	1040	1040	962	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	216 0	0 0	260 0	0 0	441 0	432 0
SFLA	1152	1040	1300	962	1481	1548
Att/Det Gar Sqft	400					280
Prior Land	$16,000					
Prior Total	$109,000					
Comp Land Estimate	$21,900	$16,700	$16,700	$18,700	$16,700	$16,700
Sale Date		8/14/2019	7/1/2019	7/27/2018	5/17/2019	12/11/2019
Sale Price		$140,000	$155,267	$145,000	$155,000	$181,500
Time Adj Sale Price		$143,800	$160,000	$157,600	$160,700	$183,900
TADJSP/SQFT		$138.27	$123.08	$163.83	$108.51	$118.80
Model Estimate	$70,200	$62,200	$73,900	$56,600	$82,000	$91,300
Total Adj Factors	$70,200	$62,200	$73,900	$56,600	$82,000	$91,300
Adjusted Sale Price		$151,800	$156,300	$171,200	$148,900	$162,800
Comparable Estimate	$158,200 ($137.33/SFLA)					

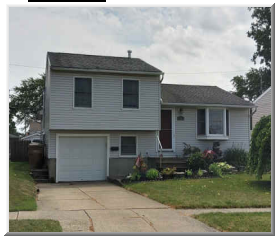
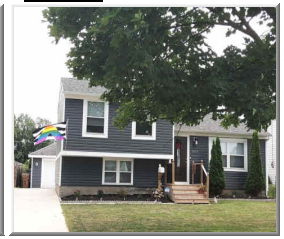
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-1	125.06-16-13	125.06-17-47	125.10-2-7	125.06-3-10	125.06-16-10
Owner	Mancini Mark J & W	Zbytek, Marissa A	Kishbaugh, Jack P	Winkler, Kimberly M	Giambrone, Stephanie I	Stiglmeier, Robert L
Address	146 Le Havre Dr	59 Toulon Dr	76 Toulon Dr	23 Lucerne Ct	185 Le Havre Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 106	50 x 110	50 x 110	56 x 114	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	1154	1040	1040	962	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	260 0	0 0	432 0	441 0
SFLA	1154	1040	1300	962	1548	1481
Att/Det Gar Sqft					280	
Prior Land	$15,800					
Prior Total	$109,000					
Comp Land Estimate	$21,400	$16,700	$16,700	$18,700	$16,700	$16,700
Sale Date		8/14/2019	7/1/2019	7/27/2018	12/11/2019	5/17/2019
Sale Price		$140,000	$155,267	$145,000	$181,500	$155,000
Time Adj Sale Price		$143,800	$160,000	$157,600	$183,900	$160,700
TADJSP/SQFT		$138.27	$123.08	$163.83	$118.80	$108.51
Model Estimate	$68,300	$62,200	$73,900	$56,600	$91,300	$82,000
Total Adj Factors	$68,300	$62,200	$73,900	$56,600	$91,300	$82,000
Adjusted Sale Price		$149,900	$154,400	$169,300	$160,900	$147,000
Comparable Estimate	$156,300 ($135.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-1	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10	125.06-18-29
Owner	Salisbury, Sarah	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C	Jones, Brittany M
Address	149 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	44 Cherbourg Dr	75 Rouen Dr	8 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 362	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	362 0	500 0	506 0	506 0	500 0	414 0
SFLA	1286	1400	1406	1406	1400	1314
Att/Det Gar Sqft						
Prior Land	$16,000					
Prior Total	$107,000					
Comp Land Estimate	$21,900	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	1/25/2018	10/23/2020	11/14/2020
Sale Price		$165,000	$149,900	$136,000	$170,000	$186,000
Time Adj Sale Price		$165,000	$151,900	$152,900	$170,000	$186,000
TADJSP/SQFT		$117.86	$108.04	$108.75	$121.43	$141.55
Model Estimate	$79,100	$80,400	$78,700	$77,300	$80,900	$87,700
Total Adj Factors	$79,100	$80,400	$78,700	$77,300	$80,900	$87,700
Adjusted Sale Price		$163,700	$152,300	$154,700	$168,200	$177,400
Comparable Estimate	$163,300 ($126.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-2	125.06-4-23	125.06-4-10	125.06-18-38	125.06-14-31	125.06-14-36
Owner	Durawa, Carol M	Roneker, Andrew W	Justinger, Bonnie L	Lojacono, Daniel M	Stack, Madison	Sumner, Max C
Address	150 Le Havre Dr	23 Rouen Dr	75 Rouen Dr	44 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	56 x 107	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	912	1020	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	912	1020	960	960
Att/Det Gar Sqft	572	440	374	210	308	352
Prior Land	$13,400					
Prior Total	$105,000					
Comp Land Estimate	$18,100	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	12/3/2018	9/23/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$144,500	$160,000	$142,500	$160,000
Time Adj Sale Price		$155,000	$152,700	$160,000	$153,200	$165,400
TADJSP/SQFT		$159.63	$167.43	$156.86	$159.58	$172.29
Model Estimate	$71,200	$79,300	$68,700	$72,500	$70,500	$72,100
Total Adj Factors	$71,200	$79,300	$68,700	$72,500	$70,500	$72,100
Adjusted Sale Price		$146,900	$155,200	$158,700	$153,900	$164,500
Comparable Estimate	$155,800 ($166.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-2	125.06-16-13	125.06-17-47	125.10-2-7	125.06-3-10	125.06-16-10
Owner	Janiszewski Kenneth &	Zbytek, Marissa A	Kishbaugh, Jack P	Winkler, Kimberly M	Giambrone, Stephanie I	Stiglmeier, Robert L
Address	153 Le Havre Dr	59 Toulon Dr	76 Toulon Dr	23 Lucerne Ct	185 Le Havre Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	56 x 114	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 216	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	936	1040	1040	962	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	216 0	0 0	260 0	0 0	432 0	441 0
SFLA	1152	1040	1300	962	1548	1481
Att/Det Gar Sqft	400				280	
Prior Land	$12,700					
Prior Total	$108,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$18,700	$16,700	$16,700
Sale Date		8/14/2019	7/1/2019	7/27/2018	12/11/2019	5/17/2019
Sale Price		$140,000	$155,267	$145,000	$181,500	$155,000
Time Adj Sale Price		$143,800	$160,000	$157,600	$183,900	$160,700
TADJSP/SQFT		$138.27	$123.08	$163.83	$118.80	$108.51
Model Estimate	$67,900	$62,200	$73,900	$56,600	$91,300	$82,000
Total Adj Factors	$67,900	$62,200	$73,900	$56,600	$91,300	$82,000
Adjusted Sale Price		$149,500	$154,000	$168,900	$160,500	$146,600
Comparable Estimate	$155,900 ($135.33/SFLA)					

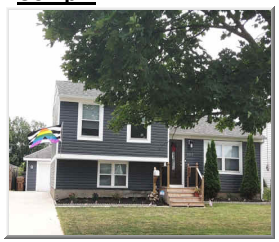
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-3	125.06-17-26	125.06-1-2	125.06-17-20	125.06-17-10	125.06-16-38
Owner	Szarowski Daniel J &	Ambellan-Zuppelli, Jill	Hilbrecht, Richard M	Gilley, John M	Lojacono, Mark C	McCoy, William
Address	154 Le Havre Dr	11 Rouen Dr	4 Le Havre Dr	35 Rouen Dr	75 Rouen Dr	44 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	49 x 123	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	1137	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	500 0	0 0	506 0	500 0	506 0
SFLA	1212	1400	1137	1406	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$107,000					
Comp Land Estimate	$16,400	$16,700	$17,300	$16,700	$16,700	$16,700
Sale Date		10/15/2020	5/31/2019	12/6/2019	10/23/2020	1/25/2018
Sale Price		$165,000	$147,500	$149,900	$170,000	$136,000
Time Adj Sale Price		$165,000	$152,900	$151,900	$170,000	$152,900
TADJSP/SQFT		$117.86	$134.48	$108.04	$121.43	$108.75
Model Estimate	$68,700	$80,400	$68,900	$78,700	$80,900	$77,300
Total Adj Factors	$68,700	$80,400	$68,900	$78,700	$80,900	$77,300
Adjusted Sale Price		$153,300	$152,700	$141,900	$157,800	$144,300
Comparable Estimate	$150,000 ($123.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-3	125.06-16-4	125.06-15-11	125.06-10-40	125.06-3-10	125.10-6-19
Owner	Ramos, George	Hughes, Daina D	Asif, Fnu	Principe, Marc A	Giambrone, Stephanie I	Meisenbrug, Sharon A
Address	157 Le Havre Dr	95 Toulon Dr	27 Cherbourg Dr	208 Seine Dr	185 Le Havre Dr	71 Cannas Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 110	50 x 110	55 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1968 / 0	1969 / 0	1969 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 558	C Average 100	C Average 90	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / Y	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 0	4 Full 2	3 Partial 0	3 Partial 0
1st Sty Area	1602	1464	1735	1834	1116	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	558 0	526 0	170 400	600 0	432 0	288 0
SFLA	2160	1990	1905	2434	1548	1756
Att/Det Gar Sqft			320		280	
Prior Land	$12,700					
Prior Total	$145,200					
Comp Land Estimate	$16,700	$16,700	$16,700	$18,100	$16,700	$17,700
Sale Date		8/3/2020	7/31/2018	6/27/2018	12/11/2019	10/2/2018
Sale Price		$187,020	$155,000	$192,000	$181,500	$184,900
Time Adj Sale Price		$187,000	$168,500	$209,900	$183,900	$197,600
TADJSP/SQFT		$93.97	$88.45	$86.24	$118.80	$112.53
Model Estimate	$116,100	$103,000	$93,800	$136,300	$91,300	$95,300
Total Adj Factors	$116,100	$103,000	$93,800	$136,300	$91,300	$95,300
Adjusted Sale Price		$200,100	$190,800	$189,700	$208,700	$218,400
Comparable Estimate	$201,500 ($93.29/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-4	125.06-17-47	125.06-3-10	125.06-16-13	125.06-16-10	125.07-15-20
Owner	Nicolas, Richard R	Kishbaugh, Jack P	Giambrone, Stephanie E	Zbytek, Marissa A	Stiglmeier, Robert L	Payne, Zachary W
Address	158 Le Havre Dr	76 Toulon Dr	185 Le Havre Dr	59 Toulon Dr	71 Toulon Dr	16 Thornwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	50 x 110	71 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1969 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 100	C Average 105	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	938	1040	1116	1040	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	260 0	432 0	0 0	441 0	432 0
SFLA	1250	1300	1548	1040	1481	1368
Att/Det Gar Sqft			280			320
Prior Land	$12,700					
Prior Total	$106,000					
Comp Land Estimate	$16,400	$16,700	$16,700	$16,700	$16,700	$0
Sale Date		7/1/2019	12/11/2019	8/14/2019	5/17/2019	11/5/2020
Sale Price		$155,267	$181,500	$140,000	$155,000	$191,000
Time Adj Sale Price		$160,000	$183,900	$143,800	$160,700	$191,000
TADJSP/SQFT		$123.08	$118.80	$138.27	$108.51	$139.62
Model Estimate	$66,900	$73,900	$91,300	$62,200	$82,000	$0
Total Adj Factors	$66,900	$73,900	$91,300	$62,200	$82,000	$0
Adjusted Sale Price		$153,000	$159,500	$148,500	$145,600	$0
Comparable Estimate	$151,700 ($121.36/SFLA)					

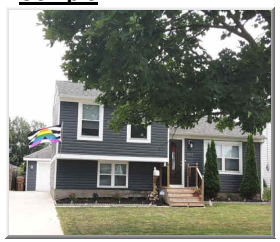
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

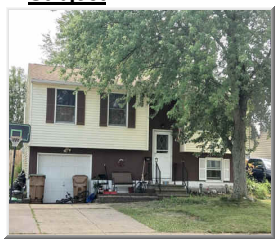
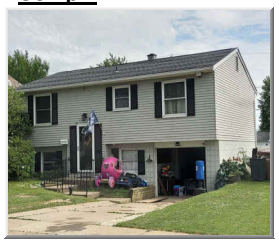
Roll Year: 2021

Option : 125_ENPM_OPTIONS

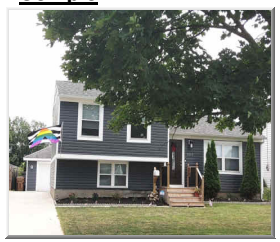
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-4	125.06-4-23	125.06-4-10	125.06-18-38	125.06-14-31	125.06-14-36
Owner	Williams, Sheilds	Roneker, Andrew W	Justinger, Bonnie L	Lojacono, Daniel M	Stack, Madison	Sumner, Max C
Address	161 Le Havre Dr	23 Rouen Dr	75 Rouen Dr	44 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	912	1020	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	912	1020	960	960
Att/Det Gar Sqft	280	440	374	210	308	352
Prior Land	$12,700					
Prior Total	$102,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	12/3/2018	9/23/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$144,500	$160,000	$142,500	$160,000
Time Adj Sale Price		$155,000	$152,700	$160,000	$153,200	$165,400
TADJSP/SQFT		$159.63	$167.43	$156.86	$159.58	$172.29
Model Estimate	$74,700	$79,300	$68,700	$72,500	$70,500	$72,100
Total Adj Factors	$74,700	$79,300	$68,700	$72,500	$70,500	$72,100
Adjusted Sale Price		$150,400	$158,700	$162,200	$157,400	$168,000

Comparable Estimate $159,300 ($170.19/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-5	125.06-16-13	125.06-17-47	125.06-3-10	125.10-2-7	125.06-2-13
Owner	Farina Michele L	Zbytek, Marissa A	Kishbaugh, Jack P	Giambrone, Stephanie E	Winkler, Kimberly M	Gorski, Sarah
Address	162 Le Havre Dr	59 Toulon Dr	76 Toulon Dr	185 Le Havre Dr	23 Lucerne Ct	194 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	56 x 114	50 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 0	3 Partial 1	3 Partial 1
1st Sty Area	1164	1040	1040	1116	962	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	260 0	432 0	0 0	0 0
SFLA	1164	1040	1300	1548	962	936
Att/Det Gar Sqft				280		200 214
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,400	$16,700	$16,700	$16,700	$18,700	$16,600
Sale Date		8/14/2019	7/1/2019	12/11/2019	7/27/2018	9/9/2019
Sale Price		$140,000	$155,267	$181,500	$145,000	$172,000
Time Adj Sale Price		$143,800	$160,000	$183,900	$157,600	$176,000
TADJSP/SQFT		$138.27	$123.08	$118.80	$163.83	$188.03
Model Estimate	$66,600	$62,200	$73,900	$91,300	$56,600	$83,200
Total Adj Factors	$66,600	$62,200	$73,900	$91,300	$56,600	$83,200
Adjusted Sale Price		$148,200	$152,700	$159,200	$167,600	$159,400
Comparable Estimate	$157,400 ($135.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-5	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10	125.06-16-12
Owner	AE Buffalo Properties L	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C	Pascucci, John
Address	165 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	44 Cherbourg Dr	75 Rouen Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	500 0	506 0	506 0	500 0	500 0
SFLA	1374	1400	1406	1406	1400	1436
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$97,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	1/25/2018	10/23/2020	4/24/2020
Sale Price		$165,000	$149,900	$136,000	$170,000	$162,000
Time Adj Sale Price		$165,000	$151,900	$152,900	$170,000	$162,800
TADJSP/SQFT		$117.86	$108.04	$108.75	$121.43	$113.37
Model Estimate	$79,200	$80,400	$78,700	$77,300	$80,900	$80,000
Total Adj Factors	$79,200	$80,400	$78,700	$77,300	$80,900	$80,000
Adjusted Sale Price		$163,800	$152,400	$154,800	$168,300	$162,000
Comparable Estimate	$160,300 ($116.67/SFLA)					

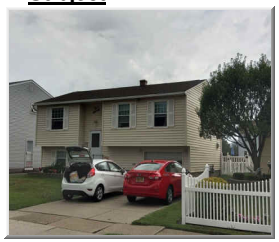
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-6	125.06-5-24	125.06-10-35	125.06-6-19	125.06-8-11	125.06-15-29
Owner	Laskowski, Joan	Pijanowski, Adam	Holzer, Drew M	Seufert, Heather C	Sabia, Michelle	Rea, Michael A
Address	166 Le Havre Dr	96 Toulon Dr	230 Seine Dr	79 Toulon Dr	52 Denise Dr	7 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 107	62 x 133	55 x 110	50 x 110	50 x 110	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	5	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	936	812	969	766	962	916
2nd Sty Area	1008	1134	978	985	806	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 191	0 576	0 0
SFLA	1944	1946	1947	1751	1768	1942
Att/Det Gar Sqft	506	400	405	308	308	312
Prior Land	$12,700					
Prior Total	$140,500					
Comp Land Estimate	$16,400	$21,800	$18,100	$16,700	$16,700	$16,700
Sale Date		10/15/2018	4/16/2018	10/10/2018	12/4/2018	6/26/2019
Sale Price		$193,000	$195,000	$170,000	$172,000	$210,000
Time Adj Sale Price		$206,300	$215,600	$181,700	$181,700	$217,000
TADJSP/SQFT		$106.01	$110.73	$103.77	$102.77	$111.74
Model Estimate	$107,500	$103,900	$123,800	$97,000	$100,400	$123,600
Total Adj Factors	$107,500	$103,900	$123,800	$97,000	$100,400	$123,600
Adjusted Sale Price		$209,900	$199,300	$192,200	$188,800	$200,900
Comparable Estimate	$198,200 ($101.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-6	125.06-17-47	125.06-16-13	125.06-3-10	125.07-15-20	125.06-16-10
Owner	Wissing, Richard	Kishbaugh, Jack P	Zbytek, Marissa A	Giambrone, Stephanie E	Payne, Zachary W	Stiglmeier, Robert L
Address	169 Le Havre Dr	76 Toulon Dr	59 Toulon Dr	185 Le Havre Dr	16 Thornwood Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	71 x 105	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1983 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 105	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	936	1040	1040	1116	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	260 0	0 0	432 0	432 0	441 0
SFLA	1224	1300	1040	1548	1368	1481
Att/Det Gar Sqft	352			280	320	
Prior Land	$12,700					
Prior Total	$109,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$0	$16,700
Sale Date		7/1/2019	8/14/2019	12/11/2019	11/5/2020	5/17/2019
Sale Price		$155,267	$140,000	$181,500	$191,000	$155,000
Time Adj Sale Price		$160,000	$143,800	$183,900	$191,000	$160,700
TADJSP/SQFT		$123.08	$138.27	$118.80	$139.62	$108.51
Model Estimate	$70,500	$73,900	$62,200	$91,300	$0	$82,000
Total Adj Factors	$70,500	$73,900	$62,200	$91,300	$0	$82,000
Adjusted Sale Price		$156,600	$152,100	$163,100	$0	$149,200
Comparable Estimate	$155,300 ($126.88/SFLA)					

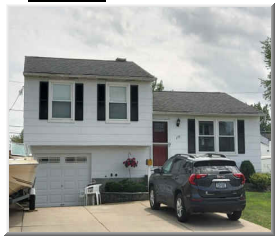
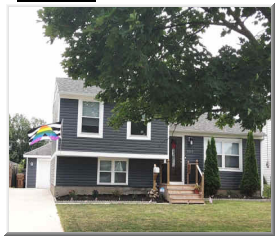
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

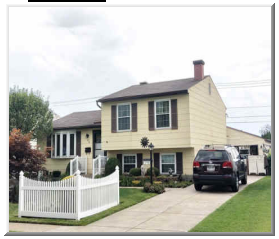
Roll Year: 2021

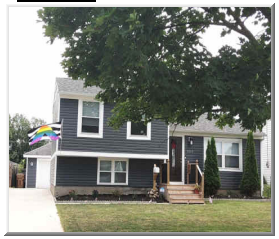
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-7	125.06-16-14	125.06-16-8	125.06-1-2	125.06-17-26	125.06-17-20
Owner	Bannerman, Robert G	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	Gilley, John M
Address	170 Le Havre Dr	55 Toulon Dr	79 Toulon Dr	4 Le Havre Dr	11 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 108	50 x 110	50 x 110	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	500 0	506 0
SFLA	924	936	936	1137	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$97,000					
Comp Land Estimate	$16,500	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	10/15/2020	12/6/2019
Sale Price		$140,000	$140,000	$147,500	$165,000	$149,900
Time Adj Sale Price		$144,700	$141,900	$152,900	$165,000	$151,900
TADJSP/SQFT		$154.59	$151.60	$134.48	$117.86	$108.04
Model Estimate	$56,000	$57,500	$58,200	$68,900	$80,400	$78,700
Total Adj Factors	$56,000	$57,500	$58,200	$68,900	$80,400	$78,700
Adjusted Sale Price		$143,200	$139,700	$140,000	$140,600	$129,200

Comparable Estimate $138,500 ($149.89/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-7	125.06-17-47	125.06-3-10	125.07-15-20	125.06-16-10	125.06-16-13
Owner	Straus James H & W	Kishbaugh, Jack P	Giambrone, Stephanie E	Payne, Zachary W	Stiglmeier, Robert L	Zbytek, Marissa A
Address	173 Le Havre Dr	76 Toulon Dr	185 Le Havre Dr	16 Thornwood Dr	71 Toulon Dr	59 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	71 x 105	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1983 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1296	1040	1116	936	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	260 0	432 0	432 0	441 0	0 0
SFLA	1296	1300	1548	1368	1481	1040
Att/Det Gar Sqft			280	320		
Prior Land	$12,700					
Prior Total	$106,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$0	$16,700	$16,700
Sale Date		7/1/2019	12/11/2019	11/5/2020	5/17/2019	8/14/2019
Sale Price		$155,267	$181,500	$191,000	$155,000	$140,000
Time Adj Sale Price		$160,000	$183,900	$191,000	$160,700	$143,800
TADJSP/SQFT		$123.08	$118.80	$139.62	$108.51	$138.27
Model Estimate	$69,800	$73,900	$91,300	$0	$82,000	$62,200
Total Adj Factors	$69,800	$73,900	$91,300	$0	$82,000	$62,200
Adjusted Sale Price		$155,900	$162,400	$0	$148,500	$151,400
Comparable Estimate	$154,600 ($119.29/SFLA)					



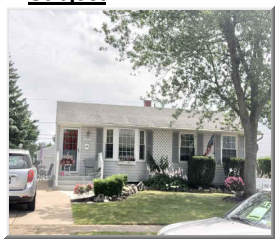


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-8	125.06-17-47	125.06-3-10	125.07-15-20	125.06-16-10	125.06-16-13
Owner	Brenon, Kathleen T	Kishbaugh, Jack P	Giambrone, Stephanie E	Payne, Zachary W	Stiglmeier, Robert L	Zbytek, Marissa A
Address	174 Le Havre Dr	76 Toulon Dr	185 Le Havre Dr	16 Thornwood Dr	71 Toulon Dr	59 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 108	50 x 110	50 x 110	71 x 105	50 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1983 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	938	1040	1116	936	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	260 0	432 0	432 0	441 0	0 0
SFLA	1290	1300	1548	1368	1481	1040
Att/Det Gar Sqft	576		280	320		
Prior Land	$12,700					
Prior Total	$109,000					
Comp Land Estimate	$16,500	$16,700	$16,700	$0	$16,700	$16,700
Sale Date		7/1/2019	12/11/2019	11/5/2020	5/17/2019	8/14/2019
Sale Price		$155,267	$181,500	$191,000	$155,000	$140,000
Time Adj Sale Price		$160,000	$183,900	$191,000	$160,700	$143,800
TADJSP/SQFT		$123.08	$118.80	$139.62	$108.51	$138.27
Model Estimate	$73,500	$73,900	$91,300	$0	$82,000	$62,200
Total Adj Factors	$73,500	$73,900	$91,300	$0	$82,000	$62,200
Adjusted Sale Price		$159,600	$166,100	$0	$152,200	$155,100
Comparable Estimate	$158,300 ($122.71/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

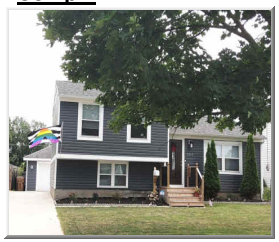
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-8	125.06-4-23	125.06-4-10	125.06-18-38	125.06-14-31	125.06-14-36
Owner	Jacks, Elaine R	Roneker, Andrew W	Justinger, Bonnie L	Lojacono, Daniel M	Stack, Madison	Sumner, Max C
Address	177 Le Havre Dr	23 Rouen Dr	75 Rouen Dr	44 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	912	1020	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	912	1020	960	960
Att/Det Gar Sqft	308	440	374	210	308	352
Prior Land	$12,700					
Prior Total	$103,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	12/3/2018	9/23/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$144,500	$160,000	$142,500	$160,000
Time Adj Sale Price		$155,000	$152,700	$160,000	$153,200	$165,400
TADJSP/SQFT		$159.63	$167.43	$156.86	$159.58	$172.29
Model Estimate	$67,600	$79,300	$68,700	$72,500	$70,500	$72,100
Total Adj Factors	$67,600	$79,300	$68,700	$72,500	$70,500	$72,100
Adjusted Sale Price		$143,300	$151,600	$155,100	$150,300	$160,900
Comparable Estimate	$152,200 ($162.61/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-9	125.06-17-47	125.06-3-10	125.07-15-20	125.06-16-10	125.07-15-38
Owner	Hale, Carrie A	Kishbaugh, Jack P	Giambrone, Stephanie E	Payne, Zachary W	Stiglmeier, Robert L	Bunn, Sean
Address	178 Le Havre Dr	76 Toulon Dr	185 Le Havre Dr	16 Thornwood Dr	71 Toulon Dr	92 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 108	50 x 110	50 x 110	71 x 105	50 x 110	65 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1983 / 0	1969 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 368	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	972	1040	1116	936	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	368 0	260 0	432 0	432 0	441 0	432 0
SFLA	1340	1300	1548	1368	1481	1472
Att/Det Gar Sqft			280	320		440
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,500	$16,700	$16,700	$0	$16,700	$20,400
Sale Date		7/1/2019	12/11/2019	11/5/2020	5/17/2019	2/1/2018
Sale Price		$155,267	$181,500	$191,000	$155,000	$170,000
Time Adj Sale Price		$160,000	$183,900	$191,000	$160,700	$190,000
TADJSP/SQFT		$123.08	$118.80	$139.62	$108.51	$129.08
Model Estimate	$79,800	$73,900	$91,300	$0	$82,000	$90,800
Total Adj Factors	$79,800	$73,900	$91,300	$0	$82,000	$90,800
Adjusted Sale Price		$165,900	$172,400	$0	$158,500	$179,000
Comparable Estimate	$169,000 ($126.12/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

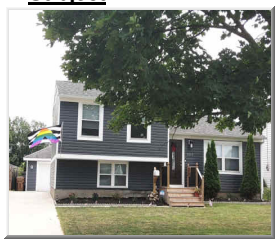
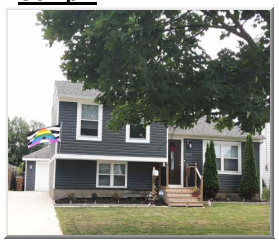
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-9	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10	125.06-16-12
Owner	Luczak, James M	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C	Pascucci, John
Address	181 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	44 Cherbourg Dr	75 Rouen Dr	63 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	976	900	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	500 0	506 0	506 0	500 0	500 0
SFLA	1408	1400	1406	1406	1400	1436
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$118,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	1/25/2018	10/23/2020	4/24/2020
Sale Price		$165,000	$149,900	$136,000	$170,000	$162,000
Time Adj Sale Price		$165,000	$151,900	$152,900	$170,000	$162,800
TADJSP/SQFT		$117.86	$108.04	$108.75	$121.43	$113.37
Model Estimate	$77,300	$80,400	$78,700	$77,300	$80,900	$80,000
Total Adj Factors	$77,300	$80,400	$78,700	$77,300	$80,900	$80,000
Adjusted Sale Price		$161,900	$150,500	$152,900	$166,400	$160,100
Comparable Estimate	$158,400 ($112.5/SFLA)					

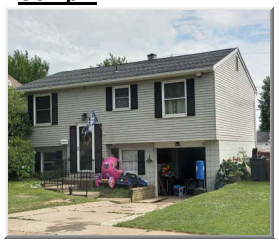
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-10	125.06-4-23	125.06-4-10	125.06-18-38	125.06-14-31	125.06-14-36
Owner	Weiss, John D	Roneker, Andrew W	Justinger, Bonnie L	Lojacono, Daniel M	Stack, Madison	Sumner, Max C
Address	182 Le Havre Dr	23 Rouen Dr	75 Rouen Dr	44 Rouen Dr	98 Seine Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 108	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	971	912	1020	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 432	0 200	0 0	0 0	0 0	0 0
SFLA	936	971	912	1020	960	960
Att/Det Gar Sqft		440	374	210	308	352
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,500	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		6/28/2019	12/3/2018	9/23/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$144,500	$160,000	$142,500	$160,000
Time Adj Sale Price		$155,000	$152,700	$160,000	$153,200	$165,400
TADJSP/SQFT		$159.63	$167.43	$156.86	$159.58	$172.29
Model Estimate	$65,000	$79,300	$68,700	$72,500	$70,500	$72,100
Total Adj Factors	$65,000	$79,300	$68,700	$72,500	$70,500	$72,100
Adjusted Sale Price		$140,700	$149,000	$152,500	$147,700	$158,300
Comparable Estimate	$149,600 ($159.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-10	125.06-3-10	125.06-10-16	125.06-20-35	125.06-16-10	125.10-3-6
Owner	Giambrone, Stephanie E	Giambrone, Stephanie E	Read, Amanda M	Algubani, Ali	Stiglmeier, Robert L	Rondinelli, Jacqueline
Address	185 Le Havre Dr	185 Le Havre Dr	64 Janine Ct	60 Martinique Dr	71 Toulon Dr	52 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	57 x 119	64 x 115	50 x 110	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1978 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / Y	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0	4 Full 1	3 Partial 1
1st Sty Area	1116	1116	1104	1104	1040	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	465 0	455 0	441 0	364 0
SFLA	1548	1548	1569	1559	1481	1504
Att/Det Gar Sqft	280	280		286		
Prior Land	$12,800					
Prior Total	$143,965					
Comp Land Estimate	$16,700	$16,700	$19,400	$20,600	$16,700	$20,700
Sale Date		12/11/2019	4/12/2019	7/30/2020	5/17/2019	10/16/2019
Sale Price		$181,500	$182,000	$186,000	$155,000	$155,000
Time Adj Sale Price		$183,900	$189,300	$186,000	$160,700	$158,100
TADJSP/SQFT		$118.80	$120.65	$119.31	$108.51	$105.12
Model Estimate	$91,300	$91,300	$90,500	$94,400	$82,000	$88,300
Total Adj Factors	$91,300	$91,300	$90,500	$94,400	$82,000	$88,300
Adjusted Sale Price		$183,900	$190,100	$182,900	$170,000	$161,100
Comparable Estimate	$177,600 ($114.73/SFLA)					

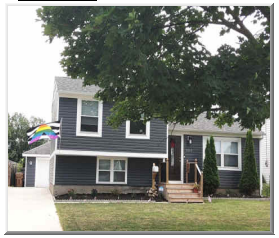
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-11	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10	125.06-18-29
Owner	Schreiber Mark & W	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C	Jones, Brittany M
Address	186 Le Havre Dr	11 Rouen Dr	35 Rouen Dr	44 Cherbourg Dr	75 Rouen Dr	8 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 109	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 350	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	350 0	500 0	506 0	506 0	500 0	414 0
SFLA	1274	1400	1406	1406	1400	1314
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$110,000					
Comp Land Estimate	$16,600	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		10/15/2020	12/6/2019	1/25/2018	10/23/2020	11/14/2020
Sale Price		$165,000	$149,900	$136,000	$170,000	$186,000
Time Adj Sale Price		$165,000	$151,900	$152,900	$170,000	$186,000
TADJSP/SQFT		$117.86	$108.04	$108.75	$121.43	$141.55
Model Estimate	$70,900	$80,400	$78,700	$77,300	$80,900	$87,700
Total Adj Factors	$70,900	$80,400	$78,700	$77,300	$80,900	$87,700
Adjusted Sale Price		$155,500	$144,100	$146,500	$160,000	$169,200
Comparable Estimate	$155,100 ($121.74/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-11	125.06-2-13	125.06-16-13	125.10-2-7	125.10-5-12	125.06-17-47
Owner	Kahabka, Raymond L Jr	Gorski, Sarah	Zbytek, Marissa A	Winkler, Kimberly M	Strohm, Katlyn	Kishbaugh, Jack P
Address	189 Le Havre Dr	194 Le Havre Dr	59 Toulon Dr	23 Lucerne Ct	22 Cannas Ct	76 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 109	50 x 110	56 x 114	54 x 129	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	936	936	1040	962	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	260 0
SFLA	936	936	1040	962	936	1300
Att/Det Gar Sqft		200 214				
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,600	$16,700	$18,700	$19,300	$16,700
Sale Date		9/9/2019	8/14/2019	7/27/2018	5/19/2020	7/1/2019
Sale Price		$172,000	$140,000	$145,000	$163,000	$155,267
Time Adj Sale Price		$176,000	$143,800	$157,600	$163,500	$160,000
TADJSP/SQFT		$188.03	$138.27	$163.83	$174.68	$123.08
Model Estimate	$56,600	$83,200	$62,200	$56,600	$74,700	$73,900
Total Adj Factors	$56,600	$83,200	$62,200	$56,600	$74,700	$73,900
Adjusted Sale Price		$149,400	$138,200	$157,600	$145,400	$142,700
Comparable Estimate	$146,700 ($156.73/SFLA)					

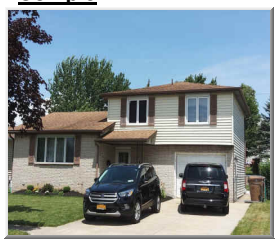
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-12	125.06-3-10	125.07-15-20	125.06-17-47	125.06-16-10	125.07-15-38
Owner	Frattura, Tracy L	Giambrone, Stephanie E	Payne, Zachary W	Kishbaugh, Jack P	Stiglmeier, Robert L	Bunn, Sean
Address	190 Le Havre Dr	185 Le Havre Dr	16 Thornwood Dr	76 Toulon Dr	71 Toulon Dr	92 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 109	50 x 110	71 x 105	50 x 110	50 x 110	65 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1983 / 0	1970 / 0	1969 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 105	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	936	1116	936	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	260 0	441 0	432 0
SFLA	1368	1548	1368	1300	1481	1472
Att/Det Gar Sqft		280	320			440
Prior Land	$12,700					
Prior Total	$90,000					
Comp Land Estimate	$16,600	$16,700	$0	$16,700	$16,700	$20,400
Sale Date		12/11/2019	11/5/2020	7/1/2019	5/17/2019	2/1/2018
Sale Price		$181,500	$191,000	$155,267	$155,000	$170,000
Time Adj Sale Price		$183,900	$191,000	$160,000	$160,700	$190,000
TADJSP/SQFT		$118.80	$139.62	$123.08	$108.51	$129.08
Model Estimate	$74,000	$91,300	$0	$73,900	$82,000	$90,800
Total Adj Factors	$74,000	$91,300	$0	$73,900	$82,000	$90,800
Adjusted Sale Price		$166,600	$0	$160,100	$152,700	$173,200
Comparable Estimate	$163,200 ($119.3/SFLA)					

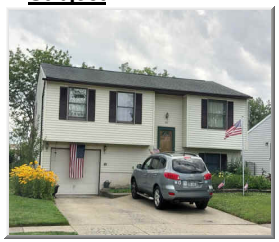
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

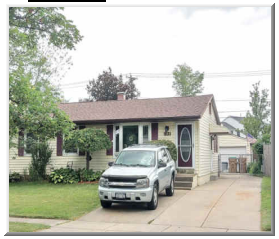
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-12	125.06-4-10	125.06-4-23	125.06-14-31	125.06-18-38	125.06-14-36
Owner	Bauer, Eric	Justinger, Bonnie L	Roneker, Andrew W	Stack, Madison	Lojacono, Daniel M	Sumner, Max C
Address	193 Le Havre Dr	75 Rouen Dr	23 Rouen Dr	98 Seine Dr	44 Rouen Dr	74 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	912	971	960	1020	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	936	912	971	960	1020	960
Att/Det Gar Sqft		374	440	308	210	352
Prior Land	$12,700					
Prior Total	$100,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$14,900
Sale Date		12/3/2018	6/28/2019	9/20/2018	9/23/2020	6/11/2019
Sale Price		$144,500	$150,000	$142,500	$160,000	$160,000
Time Adj Sale Price		$152,700	$155,000	$153,200	$160,000	$165,400
TADJSP/SQFT		$167.43	$159.63	$159.58	$156.86	$172.29
Model Estimate	$63,900	$68,700	$79,300	$70,500	$72,500	$72,100
Total Adj Factors	$63,900	$68,700	$79,300	$70,500	$72,500	$72,100
Adjusted Sale Price		$147,900	$139,600	$146,600	$151,400	$157,200
Comparable Estimate	$148,500 ($158.65/SFLA)					

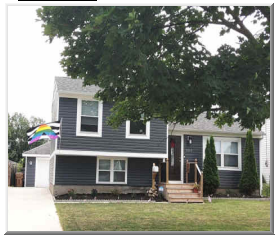
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-13	125.06-2-13	125.10-5-12	125.06-16-13	125.10-2-7	125.06-14-32
Owner	Gorski, Sarah	Gorski, Sarah	Strohm, Katlyn	Zbytek, Marissa A	Winkler, Kimberly M	Lane, Bryan J
Address	194 Le Havre Dr	194 Le Havre Dr	22 Cannas Ct	59 Toulon Dr	23 Lucerne Ct	94 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 109	50 x 109	54 x 129	50 x 110	56 x 114	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1971 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 1	4 Full 1	3 Partial 1	4 Full 1
1st Sty Area	936	936	936	1040	962	1115
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	264 0
SFLA	936	936	936	1040	962	1379
Att/Det Gar Sqft	200 214	200 214				
Prior Land	$12,700					
Prior Total	$107,400					
Comp Land Estimate	$16,600	$16,600	$19,300	$16,700	$18,700	$16,700
Sale Date		9/9/2019	5/19/2020	8/14/2019	7/27/2018	1/6/2020
Sale Price		$172,000	$163,000	$140,000	$145,000	$159,000
Time Adj Sale Price		$176,000	$163,500	$143,800	$157,600	$160,600
TADJSP/SQFT		$188.03	$174.68	$138.27	$163.83	$116.46
Model Estimate	$83,200	$83,200	$74,700	$62,200	$56,600	$91,900
Total Adj Factors	$83,200	$83,200	$74,700	$62,200	$56,600	$91,900
Adjusted Sale Price		$176,000	$172,000	$164,800	$184,200	$151,900
Comparable Estimate	$169,800 ($181.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-13	125.06-16-14	125.06-16-8	125.06-1-2	125.06-17-26	125.06-17-20
Owner	Knaus, Robert D	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	Gilley, John M
Address	197 Le Havre Dr	55 Toulon Dr	79 Toulon Dr	4 Le Havre Dr	11 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	500 0	506 0
SFLA	924	936	936	1137	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$96,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	10/15/2020	12/6/2019
Sale Price		$140,000	$140,000	$147,500	$165,000	$149,900
Time Adj Sale Price		$144,700	$141,900	$152,900	$165,000	$151,900
TADJSP/SQFT		$154.59	$151.60	$134.48	$117.86	$108.04
Model Estimate	$56,000	$57,500	$58,200	$68,900	$80,400	$78,700
Total Adj Factors	$56,000	$57,500	$58,200	$68,900	$80,400	$78,700
Adjusted Sale Price		$143,200	$139,700	$140,000	$140,600	$129,200
Comparable Estimate	$138,500 ($149.89/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-14	125.06-3-39	125.06-3-33	125.06-7-23	125.06-2-21	125.06-4-23
Owner	Mc Cormick, Phyllis A	Klepfer, Michael Eugene	Kassirer, Leonard W	Dombrowski, Joshua A	Strawder, Danielle	Roneker, Andrew W
Address	198 Le Havre Dr	16 Rouen Dr	40 Rouen Dr	91 Cherbourg Dr	226 Le Havre Dr	23 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 109	50 x 110	50 x 110	50 x 110	55 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1129	1188	1218	1092	1254	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 305	0 0	0 500	0 200
SFLA	1129	1188	1218	1092	1254	971
Att/Det Gar Sqft	440		200	308	308	440
Prior Land	$12,700					
Prior Total	$114,000					
Comp Land Estimate	$16,600	$16,700	$16,700	$16,700	$18,200	$16,700
Sale Date		10/9/2018	1/28/2020	9/21/2020	9/18/2018	6/28/2019
Sale Price		$155,000	$160,000	$165,000	$160,000	$150,000
Time Adj Sale Price		$165,700	$161,600	$165,000	$172,000	$155,000
TADJSP/SQFT		$139.48	$132.68	$151.10	$137.16	$159.63
Model Estimate	$80,400	$77,700	$84,200	$77,900	$87,500	$79,300
Total Adj Factors	$80,400	$77,700	$84,200	$77,900	$87,500	$79,300
Adjusted Sale Price		$168,400	$157,800	$167,500	$164,900	$156,100
Comparable Estimate	$162,900 ($144.29/SFLA)					

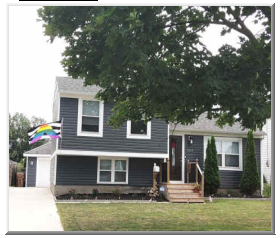
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-14	125.06-3-10	125.07-15-20	125.06-17-47	125.06-16-10	125.07-15-38
Owner	Weber, Scott M	Giambrone, Stephanie E	Payne, Zachary W	Kishbaugh, Jack P	Stiglmeier, Robert L	Bunn, Sean
Address	201 Le Havre Dr	185 Le Havre Dr	16 Thornwood Dr	76 Toulon Dr	71 Toulon Dr	92 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	71 x 105	50 x 110	50 x 110	65 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1983 / 0	1970 / 0	1969 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 105	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	936	1116	936	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	260 0	441 0	432 0
SFLA	1368	1548	1368	1300	1481	1472
Att/Det Gar Sqft	320	280	320			440
Prior Land	$12,700					
Prior Total	$109,000					
Comp Land Estimate	$16,700	$16,700	$0	$16,700	$16,700	$20,400
Sale Date		12/11/2019	11/5/2020	7/1/2019	5/17/2019	2/1/2018
Sale Price		$181,500	$191,000	$155,267	$155,000	$170,000
Time Adj Sale Price		$183,900	$191,000	$160,000	$160,700	$190,000
TADJSP/SQFT		$118.80	$139.62	$123.08	$108.51	$129.08
Model Estimate	$73,700	$91,300	$0	$73,900	$82,000	$90,800
Total Adj Factors	$73,700	$91,300	$0	$73,900	$82,000	$90,800
Adjusted Sale Price		$166,300	$0	$159,800	$152,400	$172,900
Comparable Estimate	$162,900 ($119.08/SFLA)					

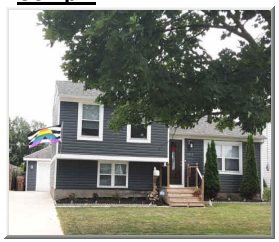
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-15	125.06-17-26	125.06-1-2	125.06-17-20	125.06-16-38	125.06-17-10
Owner	Hochulski, Paul J	Ambellan-Zuppelli, Jill	Hilbrecht, Richard M	Gilley, John M	McCoy, William	Lojacono, Mark C
Address	202 Le Havre Dr	11 Rouen Dr	4 Le Havre Dr	35 Rouen Dr	44 Cherbourg Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 109	50 x 110	49 x 123	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	1137	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	500 0	0 0	506 0	506 0	500 0
SFLA	1212	1400	1137	1406	1406	1400
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$109,000					
Comp Land Estimate	$16,600	$16,700	$17,300	$16,700	$16,700	$16,700
Sale Date		10/15/2020	5/31/2019	12/6/2019	1/25/2018	10/23/2020
Sale Price		$165,000	$147,500	$149,900	$136,000	$170,000
Time Adj Sale Price		$165,000	$152,900	$151,900	$152,900	$170,000
TADJSP/SQFT		$117.86	$134.48	$108.04	$108.75	$121.43
Model Estimate	$69,900	$80,400	$68,900	$78,700	$77,300	$80,900
Total Adj Factors	$69,900	$80,400	$68,900	$78,700	$77,300	$80,900
Adjusted Sale Price		$154,500	$153,900	$143,100	$145,500	$159,000
Comparable Estimate	$151,200 ($124.75/SFLA)					

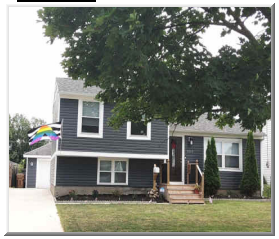
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

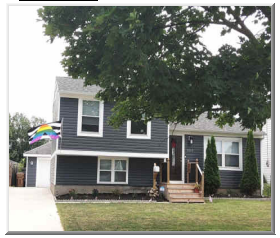
Roll Year: 2021

Option : 125_ENPM_OPTIONS

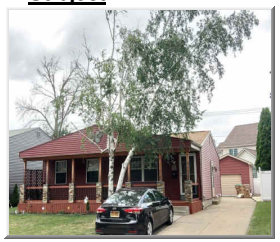
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-15	125.06-16-13	125.06-17-47	125.06-3-10	125.06-2-13	125.07-15-20
Owner	Lewicki Annette L	Zbytek, Marissa A	Kishbaugh, Jack P	Giambrone, Stephanie E	Gorski, Sarah	Payne, Zachary W
Address	205 Le Havre Dr	59 Toulon Dr	76 Toulon Dr	185 Le Havre Dr	194 Le Havre Dr	16 Thornwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 109	71 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	1152	1040	1040	1116	936	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	260 0	432 0	0 0	432 0
SFLA	1152	1040	1300	1548	936	1368
Att/Det Gar Sqft				280	200 214	320
Prior Land	$12,700					
Prior Total	$103,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,600	$0
Sale Date		8/14/2019	7/1/2019	12/11/2019	9/9/2019	11/5/2020
Sale Price		$140,000	$155,267	$181,500	$172,000	$191,000
Time Adj Sale Price		$143,800	$160,000	$183,900	$176,000	$191,000
TADJSP/SQFT		$138.27	$123.08	$118.80	$188.03	$139.62
Model Estimate	$63,800	$62,200	$73,900	$91,300	$83,200	$0
Total Adj Factors	$63,800	$62,200	$73,900	$91,300	$83,200	$0
Adjusted Sale Price		$145,400	$149,900	$156,400	$156,600	$0
Comparable Estimate	$152,100 ($132.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-16	125.06-17-47	125.06-3-10	125.07-15-20	125.07-15-38	125.06-16-10
Owner	Freeman, James F	Kishbaugh, Jack P	Giambrone, Stephanie E	Payne, Zachary W	Bunn, Sean	Stiglmeier, Robert L
Address	206 Le Havre Dr	76 Toulon Dr	185 Le Havre Dr	16 Thornwood Dr	92 Woodgate Dr	71 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 109	50 x 110	50 x 110	71 x 105	65 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1983 / 0	1980 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 368	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	936	1040	1116	936	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	368 0	260 0	432 0	432 0	432 0	441 0
SFLA	1304	1300	1548	1368	1472	1481
Att/Det Gar Sqft	484		280	320	440	
Prior Land	$12,700					
Prior Total	$116,000					
Comp Land Estimate	$16,600	$16,700	$16,700	$0	$20,400	$16,700
Sale Date		7/1/2019	12/11/2019	11/5/2020	2/1/2018	5/17/2019
Sale Price		$155,267	$181,500	$191,000	$170,000	$155,000
Time Adj Sale Price		$160,000	$183,900	$191,000	$190,000	$160,700
TADJSP/SQFT		$123.08	$118.80	$139.62	$129.08	$108.51
Model Estimate	$78,100	$73,900	$91,300	$0	$90,800	$82,000
Total Adj Factors	$78,100	$73,900	$91,300	$0	$90,800	$82,000
Adjusted Sale Price		$164,200	$170,700	$0	$177,300	$156,800
Comparable Estimate	$167,300 ($128.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-16	125.10-14-26	125.06-3-10	125.06-5-4	125.06-5-7	125.06-2-18
Owner	Redfern, Mark D	Siciliano, Sara J	Giambrone, Stephanie E	Newton, Anthony John	Kulesz, Tiffany L	Miskell, Christy R
Address	209 Le Havre Dr	21 Lois Dr	185 Le Havre Dr	16 Toulon Dr	28 Toulon Dr	214 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	126	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	57 x 121	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	14 other	14 Unknown	03 Split level	01 Ranch	05 Colonial	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1966 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	0 / N	1 / N
Stories	2.0	2.0	1.0	1.0	2.0	1.0
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	936	1066	1116	1546	598	1436
2nd Sty Area	624	520	0	0	999	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	432 0	0 160	0 0	0 0
SFLA	1560	1586	1548	1546	1597	1436
Att/Det Gar Sqft	484	484	280		364	330
Prior Land	$12,700					
Prior Total	$121,900					
Comp Land Estimate	$16,700	$19,600	$16,700	$16,700	$16,700	$16,700
Sale Date		6/18/2018	12/11/2019	4/28/2020	8/30/2019	4/18/2019
Sale Price		$177,706	$181,500	$180,100	$152,000	$165,000
Time Adj Sale Price		$194,300	$183,900	$181,000	$156,100	$171,600
TADJSP/SQFT		$122.51	$118.80	$117.08	$97.75	$119.50
Model Estimate	$83,700	$96,900	$91,300	$100,800	$87,800	$99,300
Total Adj Factors	$83,700	$96,900	$91,300	$100,800	$87,800	$99,300
Adjusted Sale Price		$181,100	$176,300	$163,900	$152,000	$156,000
Comparable Estimate	$165,900 ($106.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-17	125.06-17-47	125.07-15-20	125.06-3-10	125.06-16-13	125.07-15-38
Owner	Stilwell, Ryan M	Kishbaugh, Jack P	Payne, Zachary W	Giambrone, Stephanie E	Zbytek, Marissa A	Bunn, Sean
Address	210 Le Havre Dr	76 Toulon Dr	16 Thornwood Dr	185 Le Havre Dr	59 Toulon Dr	92 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	71 x 105	50 x 110	50 x 110	65 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1983 / 0	1970 / 0	1969 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1224	1040	936	1116	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	260 0	432 0	432 0	0 0	432 0
SFLA	1224	1300	1368	1548	1040	1472
Att/Det Gar Sqft			320	280		440
Prior Land	$12,700					
Prior Total	$105,000					
Comp Land Estimate	$16,700	$16,700	$0	$16,700	$16,700	$20,400
Sale Date		7/1/2019	11/5/2020	12/11/2019	8/14/2019	2/1/2018
Sale Price		$155,267	$191,000	$181,500	$140,000	$170,000
Time Adj Sale Price		$160,000	$191,000	$183,900	$143,800	$190,000
TADJSP/SQFT		$123.08	$139.62	$118.80	$138.27	$129.08
Model Estimate	$71,700	$73,900	$0	$91,300	$62,200	$90,800
Total Adj Factors	$71,700	$73,900	$0	$91,300	$62,200	$90,800
Adjusted Sale Price		$157,800	$0	$164,300	$153,300	$170,900
Comparable Estimate	$161,600 ($132.03/SFLA)					

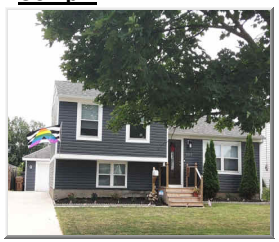
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-17	125.06-16-14	125.06-16-8	125.06-1-2	125.06-17-26	125.06-17-20
Owner	Knaus, Vickie L	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	Gilley, John M
Address	213 Le Havre Dr	55 Toulon Dr	79 Toulon Dr	4 Le Havre Dr	11 Rouen Dr	35 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	936	936	1137	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	500 0	506 0
SFLA	924	936	936	1137	1400	1406
Att/Det Gar Sqft						
Prior Land	$12,700					
Prior Total	$96,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$17,300	$16,700	$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	10/15/2020	12/6/2019
Sale Price		$140,000	$140,000	$147,500	$165,000	$149,900
Time Adj Sale Price		$144,700	$141,900	$152,900	$165,000	$151,900
TADJSP/SQFT		$154.59	$151.60	$134.48	$117.86	$108.04
Model Estimate	$56,000	$57,500	$58,200	$68,900	$80,400	$78,700
Total Adj Factors	$56,000	$57,500	$58,200	$68,900	$80,400	$78,700
Adjusted Sale Price		$143,200	$139,700	$140,000	$140,600	$129,200
Comparable Estimate	$138,500 ($149.89/SFLA)					

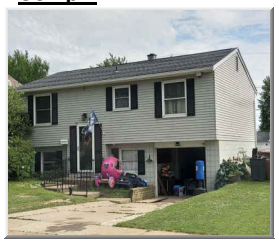
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-18	125.06-2-18	125.06-8-19	125.06-2-21	125.06-5-4	125.06-20-29
Owner	Miskell Christy R	Miskell, Christy R	Tetkowski, Aaron	Strawder, Danielle	Newton, Anthony John	American International
Address	214 Le Havre Dr	214 Le Havre Dr	88 Denise Dr	226 Le Havre Dr	16 Toulon Dr	40 Barbados Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 119	55 x 111	50 x 110	68 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1969 / 0	1970 / 0	1969 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1436	1436	1468	1254	1546	1470
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 624	0 500	0 160	0 616
SFLA	1436	1436	1468	1254	1546	1470
Att/Det Gar Sqft	330	330	440	308		285
Prior Land	$12,700					
Prior Total	$130,000					
Comp Land Estimate	$16,700	$16,700	$18,800	$18,200	$16,700	$21,200
Sale Date		4/18/2019	5/10/2019	9/18/2018	4/28/2020	3/12/2020
Sale Price		$165,000	$163,000	$160,000	$180,100	$190,000
Time Adj Sale Price		$171,600	$169,000	$172,000	$181,000	$191,300
TADJSP/SQFT		$119.50	$115.12	$137.16	$117.08	$130.14
Model Estimate	$99,300	$99,300	$103,200	$87,500	$100,800	$107,700
Total Adj Factors	$99,300	$99,300	$103,200	$87,500	$100,800	$107,700
Adjusted Sale Price		$171,600	$165,100	$183,800	$179,500	$182,900
Comparable Estimate	$176,600 ($122.98/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 125_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-18	125.06-3-10	125.07-15-38	125.07-15-20	125.06-16-10	125.06-20-35
Owner	Wroblewski Paul R & W	Giambrone, Stephanie E	Bunn, Sean	Payne, Zachary W	Stiglmeier, Robert L	Algubani, Ali
Address	217 Le Havre Dr	185 Le Havre Dr	92 Woodgate Dr	16 Thornwood Dr	71 Toulon Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	65 x 110	71 x 105	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1980 / 0	1983 / 0	1969 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 105	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1128	1116	1040	936	1040	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	432 0	432 0	432 0	441 0	455 0
SFLA	1416	1548	1472	1368	1481	1559
Att/Det Gar Sqft	308	280	440	320		286
Prior Land	$12,700					
Prior Total	$114,000					
Comp Land Estimate	$16,700	$16,700	$20,400	$0	$16,700	$20,600
Sale Date		12/11/2019	2/1/2018	11/5/2020	5/17/2019	7/30/2020
Sale Price		$181,500	$170,000	$191,000	$155,000	$186,000
Time Adj Sale Price		$183,900	$190,000	$191,000	$160,700	$186,000
TADJSP/SQFT		$118.80	$129.08	$139.62	$108.51	$119.31
Model Estimate	$78,400	$91,300	$90,800	$0	$82,000	$94,400
Total Adj Factors	$78,400	$91,300	$90,800	$0	$82,000	$94,400
Adjusted Sale Price		$171,000	$177,600	$0	$157,100	$170,000
Comparable Estimate	$168,900 ($119.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-19	125.06-17-26	125.06-1-2	125.06-17-20	125.06-16-38	125.06-17-10
Owner	Koncikowski, Jerome M	Ambellan-Zuppelli, Jill	Hilbrecht, Richard M	Gilley, John M	McCoy, William	Lojacono, Mark C
Address	218 Le Havre Dr	11 Rouen Dr	4 Le Havre Dr	35 Rouen Dr	44 Cherbourg Dr	75 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	49 x 123	50 x 110	50 x 110	50 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 285	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	924	900	1137	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	285 0	500 0	0 0	506 0	506 0	500 0
SFLA	1209	1400	1137	1406	1406	1400
Att/Det Gar Sqft						
Prior Land	$13,500					
Prior Total	$110,000					
Comp Land Estimate	$18,100	$16,700	$17,300	$16,700	$16,700	$16,700
Sale Date		10/15/2020	5/31/2019	12/6/2019	1/25/2018	10/23/2020
Sale Price		$165,000	$147,500	$149,900	$136,000	$170,000
Time Adj Sale Price		$165,000	$152,900	$151,900	$152,900	$170,000
TADJSP/SQFT		$117.86	$134.48	$108.04	$108.75	$121.43
Model Estimate	$70,400	$80,400	$68,900	$78,700	$77,300	$80,900
Total Adj Factors	$70,400	$80,400	$68,900	$78,700	$77,300	$80,900
Adjusted Sale Price		$155,000	$154,400	$143,600	$146,000	$159,500

Comparable Estimate $151,700 ($125.48/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-19	125.06-4-10	125.06-4-23	125.06-14-31	125.06-7-23	125.06-18-38
Owner	Weiss, Brian L	Justinger, Bonnie L	Roneker, Andrew W	Stack, Madison	Dombrowski, Joshua A	Lojacono, Daniel M
Address	221 Le Havre Dr	75 Rouen Dr	23 Rouen Dr	98 Seine Dr	91 Cherbourg Dr	44 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	912	971	960	1092	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 200	0 0	0 0	0 0
SFLA	960	912	971	960	1092	1020
Att/Det Gar Sqft	440	374	440	308	308	210
Prior Land	$12,700					
Prior Total	$102,000					
Comp Land Estimate	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		12/3/2018	6/28/2019	9/20/2018	9/21/2020	9/23/2020
Sale Price		$144,500	$150,000	$142,500	$165,000	$160,000
Time Adj Sale Price		$152,700	$155,000	$153,200	$165,000	$160,000
TADJSP/SQFT		$167.43	$159.63	$159.58	$151.10	$156.86
Model Estimate	$72,600	$68,700	$79,300	$70,500	$77,900	$72,500
Total Adj Factors	$72,600	$68,700	$79,300	$70,500	$77,900	$72,500
Adjusted Sale Price		$156,600	$148,300	$155,300	$159,700	$160,100
Comparable Estimate	$156,000 ($162.5/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

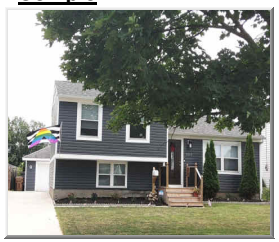
Option : 125_ENPM_OPTIONS

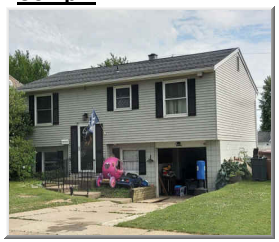
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-20	125.06-16-13	125.06-17-47	125.06-2-13	125.07-15-20	125.10-2-7
Owner	Szczempka, Norb J	Zbytek, Marissa A	Kishbaugh, Jack P	Gorski, Sarah	Payne, Zachary W	Winkler, Kimberly M
Address	222 Le Havre Dr	59 Toulon Dr	76 Toulon Dr	194 Le Havre Dr	16 Thornwood Dr	23 Lucerne Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 110	50 x 109	71 x 105	56 x 114
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1970 / 0	1983 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 0	3 Partial 1
1st Sty Area	1128	1040	1040	936	936	962
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	260 0	0 0	432 0	0 0
SFLA	1128	1040	1300	936	1368	962
Att/Det Gar Sqft				200 214	320	
Prior Land	$13,500					
Prior Total	$107,000					
Comp Land Estimate	$18,100	$16,700	$16,700	$16,600	$0	$18,700
Sale Date		8/14/2019	7/1/2019	9/9/2019	11/5/2020	7/27/2018
Sale Price		$140,000	$155,267	$172,000	$191,000	$145,000
Time Adj Sale Price		$143,800	$160,000	$176,000	$191,000	$157,600
TADJSP/SQFT		$138.27	$123.08	$188.03	$139.62	$163.83
Model Estimate	$65,600	$62,200	$73,900	$83,200	$0	$56,600
Total Adj Factors	$65,600	$62,200	$73,900	$83,200	$0	$56,600
Adjusted Sale Price		$147,200	$151,700	$158,400	$0	$166,600
Comparable Estimate	$156,000 ($138.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-20	125.06-2-21	125.06-3-33	125.06-19-13	125.06-3-39	125.06-18-11
Owner	Curry, Jonathan J	Strawder, Danielle	Kassirer, Leonard W	Sniezak, Gary R	Klepfer, Michael Eugen	Dirienzo, Carlo
Address	225 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	248 Le Havre Dr	16 Rouen Dr	75 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 111	50 x 110	95 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1981 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1231	1254	1218	1232	1188	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 500	0 305	0 0	0 0	0 432
SFLA	1231	1254	1218	1232	1188	1224
Att/Det Gar Sqft	330	308	200	460		400
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,700	$18,200	$16,700	$25,100	$16,700	$16,700
Sale Date		9/18/2018	1/28/2020	3/21/2018	10/9/2018	3/14/2019
Sale Price		$160,000	$160,000	$154,000	$155,000	$130,000
Time Adj Sale Price		$172,000	$161,600	$171,200	$165,700	$135,700
TADJSP/SQFT		$137.16	$132.68	$138.96	$139.48	$110.87
Model Estimate	$84,600	$87,500	$84,200	$94,400	$77,700	$86,800
Total Adj Factors	$84,600	$87,500	$84,200	$94,400	$77,700	$86,800
Adjusted Sale Price		$169,100	$162,000	$161,400	$172,600	$133,500
Comparable Estimate	$159,700 ($129.73/SFLA)					

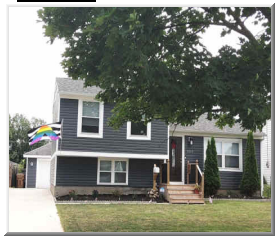
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-21	125.06-2-21	125.06-3-33	125.06-19-13	125.06-3-39	125.06-2-18
Owner	Strawder, Danielle	Strawder, Danielle	Kassirer, Leonard W	Sniezak, Gary R	Klepfer, Michael Eugen	Miskell, Christy R
Address	226 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	248 Le Havre Dr	16 Rouen Dr	214 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 111	55 x 111	50 x 110	95 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1981 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1254	1254	1218	1232	1188	1436
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 500	0 305	0 0	0 0	0 0
SFLA	1254	1254	1218	1232	1188	1436
Att/Det Gar Sqft	308	308	200	460		330
Prior Land	$13,500					
Prior Total	$118,100					
Comp Land Estimate	$18,200	$18,200	$16,700	$25,100	$16,700	$16,700
Sale Date		9/18/2018	1/28/2020	3/21/2018	10/9/2018	4/18/2019
Sale Price		$160,000	$160,000	$154,000	$155,000	$165,000
Time Adj Sale Price		$172,000	$161,600	$171,200	$165,700	$171,600
TADJSP/SQFT		$137.16	$132.68	$138.96	$139.48	$119.50
Model Estimate	$87,500	$87,500	$84,200	$94,400	$77,700	$99,300
Total Adj Factors	$87,500	$87,500	$84,200	$94,400	$77,700	$99,300
Adjusted Sale Price		$172,000	$164,900	$164,300	$175,500	$159,800
Comparable Estimate	$167,300 ($133.41/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

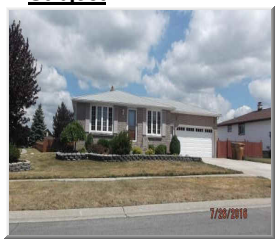
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-3-21	125.06-15-11	125.10-6-19	125.06-3-10	125.06-16-4	125.06-20-35
Owner	Ricci, Brent	Asif, Fnu	Meisenbrug, Sharon A	Giambrone, Stephanie E	Hughes, Daina D	Algubani, Ali
Address	229 Le Havre Dr	27 Cherbourg Dr	71 Cannas Ct	185 Le Havre Dr	95 Toulon Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	55 x 105	50 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1971 / 0	1970 / 0	1968 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 90	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1430	1735	1468	1116	1464	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	170 400	288 0	432 0	526 0	455 0
SFLA	1862	1905	1756	1548	1990	1559
Att/Det Gar Sqft		320		280		286
Prior Land	$16,000					
Prior Total	$130,000					
Comp Land Estimate	$21,900	$16,700	$17,700	$16,700	$16,700	$20,600
Sale Date		7/31/2018	10/2/2018	12/11/2019	8/3/2020	7/30/2020
Sale Price		$155,000	$184,900	$181,500	$187,020	$186,000
Time Adj Sale Price		$168,500	$197,600	$183,900	$187,000	$186,000
TADJSP/SQFT		$88.45	$112.53	$118.80	$93.97	$119.31
Model Estimate	$129,700	$93,800	$95,300	$91,300	$103,000	$94,400
Total Adj Factors	$129,700	$93,800	$95,300	$91,300	$103,000	$94,400
Adjusted Sale Price		$204,400	$232,000	$222,300	$213,700	$221,300
Comparable Estimate	$218,700 ($117.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-22	125.06-19-37	125.06-17-26	125.06-18-51	125.06-17-20	125.06-16-28
Owner	Sisti, Michael R	Murphy, Kevin C	Ambellan-Zuppelli, Jill	Coric, Jonathan A	Gilley, John M	Robinson, John Jr
Address	230 Le Havre Dr	88 Martinique Dr	11 Rouen Dr	96 Rouen Dr	35 Rouen Dr	4 Cherbourg Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 111	63 x 115	50 x 110	50 x 110	50 x 110	75 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1984 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 576	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	4 Full 2
1st Sty Area	924	924	900	900	900	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	576 0	500 0	598 0	506 0	506 0
SFLA	1500	1500	1400	1498	1406	1606
Att/Det Gar Sqft						
Prior Land	$13,500					
Prior Total	$121,180					
Comp Land Estimate	$18,200	$20,500	$16,700	$16,700	$16,700	$21,900
Sale Date		8/10/2018	10/15/2020	12/4/2019	12/6/2019	8/9/2018
Sale Price		$139,900	$165,000	$161,000	$149,900	$160,000
Time Adj Sale Price		$151,200	$165,000	$163,200	$151,900	$173,000
TADJSP/SQFT		$100.80	$117.86	$108.95	$108.04	$107.72
Model Estimate	$79,000	$82,900	$80,400	$79,800	$78,700	$91,800
Total Adj Factors	$79,000	$82,900	$80,400	$79,800	$78,700	$91,800
Adjusted Sale Price		$147,300	$163,600	$162,400	$152,200	$160,200
Comparable Estimate	$157,100 ($104.73/SFLA)					

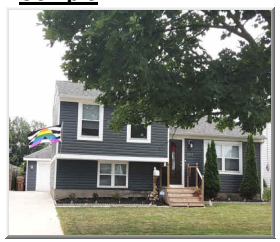
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-23	125.06-4-10	125.06-4-23	125.06-7-23	125.06-14-31	125.06-18-38
Owner	Rosario, Alberto	Justinger, Bonnie L	Roneker, Andrew W	Dombrowski, Joshua A	Stack, Madison	Lojacono, Daniel M
Address	234 Le Havre Dr	75 Rouen Dr	23 Rouen Dr	91 Cherbourg Dr	98 Seine Dr	44 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 110	50 x 110	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	912	971	1092	960	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	936	912	971	1092	960	1020
Att/Det Gar Sqft	480	374	440	308	308	210
Prior Land	$13,500					
Prior Total	$101,000					
Comp Land Estimate	$18,200	$16,700	$16,700	$16,700	$16,700	$16,700
Sale Date		12/3/2018	6/28/2019	9/21/2020	9/20/2018	9/23/2020
Sale Price		$144,500	$150,000	$165,000	$142,500	$160,000
Time Adj Sale Price		$152,700	$155,000	$165,000	$153,200	$160,000
TADJSP/SQFT		$167.43	$159.63	$151.10	$159.58	$156.86
Model Estimate	$69,300	$68,700	$79,300	$77,900	$70,500	$72,500
Total Adj Factors	$69,300	$68,700	$79,300	$77,900	$70,500	$72,500
Adjusted Sale Price		$153,300	$145,000	$156,400	$152,000	$156,800
Comparable Estimate	$152,700 ($163.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-2-24.1	125.07-15-20	125.06-3-10	125.07-15-38	125.06-17-47	125.06-20-35
Owner	Fraser, Marilyn J	Payne, Zachary W	Giambrone, Stephanie E	Bunn, Sean	Kishbaugh, Jack P	Algubani, Ali
Address	238 Le Havre Dr	16 Thornwood Dr	185 Le Havre Dr	92 Woodgate Dr	76 Toulon Dr	60 Martinique Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	58 x 111	71 x 105	50 x 110	65 x 110	50 x 110	64 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1983 / 0	1970 / 0	1980 / 0	1970 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 110	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	936	936	1116	1040	1040	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	432 0	260 0	455 0
SFLA	1368	1368	1548	1472	1300	1559
Att/Det Gar Sqft	484	320	280	440		286
Prior Land	$13,900					
Prior Total	$112,000					
Comp Land Estimate	$19,100	$0	$16,700	$20,400	$16,700	$20,600
Sale Date		11/5/2020	12/11/2019	2/1/2018	7/1/2019	7/30/2020
Sale Price		$191,000	$181,500	$170,000	$155,267	$186,000
Time Adj Sale Price		$191,000	$183,900	$190,000	$160,000	$186,000
TADJSP/SQFT		$139.62	$118.80	$129.08	$123.08	$119.31
Model Estimate	$76,500	$0	$91,300	$90,800	$73,900	$94,400
Total Adj Factors	$76,500	$0	$91,300	$90,800	$73,900	$94,400
Adjusted Sale Price		$0	$169,100	$175,700	$162,600	$168,100
Comparable Estimate	$168,900 ($123.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-44	125.06-19-44	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39
Owner	Short, Douglas J	Short, Douglas J	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen
Address	247 Le Havre Dr	247 Le Havre Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	95 x 111	55 x 111	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1980 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	B Good	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1232	1254	1218	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 305	0 0
SFLA	1232	1232	1232	1254	1218	1188
Att/Det Gar Sqft	440	440	460	308	200	
Prior Land	$18,000					
Prior Total	$133,900					
Comp Land Estimate	$24,400	$24,400	$25,100	$18,200	$16,700	$16,700
Sale Date		9/7/2018	3/21/2018	9/18/2018	1/28/2020	10/9/2018
Sale Price		$210,000	$154,000	$160,000	$160,000	$155,000
Time Adj Sale Price		$225,700	$171,200	$172,000	$161,600	$165,700
TADJSP/SQFT		$183.20	$138.96	$137.16	$132.68	$139.48
Model Estimate	$134,000	$134,000	$94,400	$87,500	$84,200	$77,700
Total Adj Factors	$134,000	$134,000	$94,400	$87,500	$84,200	$77,700
Adjusted Sale Price		$225,700	$210,800	$218,500	$211,400	$222,000
Comparable Estimate	$217,700 ($176.7/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-13	125.06-19-13	125.06-2-21	125.06-3-33	125.06-3-39	125.06-18-11
Owner	Sniezak Gary R	Sniezak, Gary R	Strawder, Danielle	Kassirer, Leonard W	Klepfer, Michael Eugen	Dirienzo, Carlo
Address	248 Le Havre Dr	248 Le Havre Dr	226 Le Havre Dr	40 Rouen Dr	16 Rouen Dr	75 Le Havre Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	95 x 111	95 x 111	55 x 111	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1232	1232	1254	1218	1188	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 305	0 0	0 432
SFLA	1232	1232	1254	1218	1188	1224
Att/Det Gar Sqft	460	460	308	200		400
Prior Land	$18,500					
Prior Total	$128,100					
Comp Land Estimate	$25,100	$25,100	$18,200	$16,700	$16,700	$16,700
Sale Date		3/21/2018	9/18/2018	1/28/2020	10/9/2018	3/14/2019
Sale Price		$154,000	$160,000	$160,000	$155,000	$130,000
Time Adj Sale Price		$171,200	$172,000	$161,600	$165,700	$135,700
TADJSP/SQFT		$138.96	$137.16	$132.68	$139.48	$110.87
Model Estimate	$94,400	$94,400	$87,500	$84,200	$77,700	$86,800
Total Adj Factors	$94,400	$94,400	$87,500	$84,200	$77,700	$86,800
Adjusted Sale Price		$171,200	$178,900	$171,800	$182,400	$143,300
Comparable Estimate	$169,500 ($137.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-19-43	125.06-20-35	125.07-15-38	125.06-3-10	125.06-10-16	125.07-15-20
Owner	Simmons Lawrence J &	Algubani, Ali	Bunn, Sean	Giambrone, Stephanie E	Read, Amanda M	Payne, Zachary W
Address	251 Le Havre Dr	60 Martinique Dr	92 Woodgate Dr	185 Le Havre Dr	64 Janine Ct	16 Thornwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 120	64 x 115	65 x 110	50 x 110	57 x 119	71 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1978 / 0	1980 / 0	1970 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 476	C Average 100	C Average 100	C Average 105	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0
1st Sty Area	1104	1104	1040	1116	1104	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	476 0	455 0	432 0	432 0	465 0	432 0
SFLA	1580	1559	1472	1548	1569	1368
Att/Det Gar Sqft	506	286	440	280		320
Prior Land	$14,700					
Prior Total	$131,900					
Comp Land Estimate	$20,400	$20,600	$20,400	$16,700	$19,400	$0
Sale Date		7/30/2020	2/1/2018	12/11/2019	4/12/2019	11/5/2020
Sale Price		$186,000	$170,000	$181,500	$182,000	$191,000
Time Adj Sale Price		$186,000	$190,000	$183,900	$189,300	$191,000
TADJSP/SQFT		$119.31	$129.08	$118.80	$120.65	$139.62
Model Estimate	$94,900	$94,400	$90,800	$91,300	$90,500	$0
Total Adj Factors	$94,900	$94,400	$90,800	$91,300	$90,500	$0
Adjusted Sale Price		$186,500	$194,100	$187,500	$193,700	$0
Comparable Estimate	$190,500 ($120.57/SFLA)					