



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-3	125.06-11-9	125.06-12-5	125.10-5-1	125.06-20-29
Owner	Marciniak, Diane M	Landahl, Gerald R	Delpe, Stenly J	Suy, Kim C	American International
Address	173 Seine Dr	201 Seine Dr	91 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 105	50 x 105	50 x 105	81 x 118	68 x 114
Building Style	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
Year Built/Eff Yr Built	1975 / 0	1972 / 0	1969 / 0	1971 / 0	1977 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	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
1st Sty Area	1332	1424	1350	1160	1470
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 300	0 616
SFLA	1332	1424	1350	1160	1470
Att/Det Gar Sqft	374	264	315	325	285
Prior Land	\$13,900				
Prior Total	\$125,000				
Comp Land Estimate	\$19,100	\$16,300	\$16,300	\$23,600	\$21,200
Sale Date		7/2/2020	2/1/2019	12/13/2018	3/12/2020
Sale Price		\$170,000	\$168,000	\$155,000	\$190,000
Time Adj Sale Price		\$170,000	\$175,900	\$163,800	\$191,300
TADJSP/SQFT		\$119.38	\$130.30	\$141.21	\$130.14
Model Estimate	\$93,700	\$96,800	\$97,200	\$85,900	\$107,700
Total Adj Factors	\$93,700	\$96,800	\$97,200	\$85,900	\$107,700
Adjusted Sale Price		\$166,900	\$172,400	\$171,600	\$177,300
Comparable Estimate	\$169,500 (\$127.25/SFLA)				

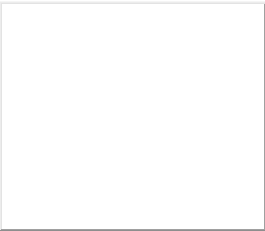
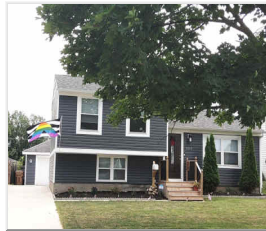
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-12-41	125.05-4-7	125.10-1-52	125.10-1-61	125.06-12-6
Owner	Vincheski, Candace C	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Tamulski, Travis T
Address	176 Seine Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	95 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 101	50 x 110	55 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1965 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	5
Full/Half Baths	3 / 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	1 Slab/pier 0
1st Sty Area	1020	1040	1040	1190	1296
2nd Sty Area	1054	1040	1040	1040	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0
SFLA	2074	2080	2080	2230	2340
Att/Det Gar Sqft					
Prior Land	\$12,100				
Prior Total	\$123,000				
Comp Land Estimate	\$15,800	\$15,900	\$16,700	\$18,100	\$16,300
Sale Date		3/9/2020	3/17/2020	6/28/2018	4/23/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$145,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$160,300
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$68.50
Model Estimate	\$88,400	\$66,600	\$81,400	\$94,000	\$68,800
Total Adj Factors	\$88,400	\$66,600	\$81,400	\$94,000	\$68,800
Adjusted Sale Price		\$162,100	\$168,100	\$169,300	\$179,900
Comparable Estimate	\$172,900 (\$83.37/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-46	125.06-11-10	125.06-8-2	125.06-5-4	125.06-11-9	125.06-8-19
Owner	Panek-Hortman, Joanne	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Landahl, Gerald R	Tetkowski, Aaron
Address	178 Seine Dr	205 Seine Dr	8 Denise Dr	16 Toulon Dr	201 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	75 x 110	65 x 105	65 x 110	50 x 110	50 x 105	55 x 119
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	1972 / 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	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 / 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	1568	1628	1628	1546	1424	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 400	0 624
SFLA	1568	1628	1628	1546	1424	1468
Att/Det Gar Sqft	418	484	484		264	440
Prior Land	\$16,000					
Prior Total	\$127,000					
Comp Land Estimate	\$21,900	\$19,800	\$20,400	\$16,700	\$16,300	\$18,800
Sale Date		10/25/2018	5/28/2020	4/28/2020	7/2/2020	5/10/2019
Sale Price		\$175,000	\$200,000	\$180,100	\$170,000	\$163,000
Time Adj Sale Price		\$187,000	\$200,700	\$181,000	\$170,000	\$169,000
TADJSP/SQFT		\$114.86	\$123.28	\$117.08	\$119.38	\$115.12
Model Estimate	\$106,800	\$113,600	\$112,200	\$100,800	\$96,800	\$103,200
Total Adj Factors	\$106,800	\$113,600	\$112,200	\$100,800	\$96,800	\$103,200
Adjusted Sale Price		\$180,200	\$195,300	\$187,000	\$180,000	\$172,600
Comparable Estimate	\$183,000 (\$116.71/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-12-42	125.10-1-61	125.05-4-7	125.10-1-52	125.06-12-6
Owner	Kania, Brad	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Tamulski, Travis T
Address	180 Seine Dr	73 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	95 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	59 x 100	55 x 110	50 x 101	50 x 110	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1965 / 0	1968 / 0	1969 / 0
Condition	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 90
Heat Type/Central Air	2 Hot air No	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	6	6	5
Full/Half Baths	3 / 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	1 Slab/pier 0
1st Sty Area	1054	1190	1040	1040	1296
2nd Sty Area	1088	1040	1040	1040	1044
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0
SFLA	2142	2230	2080	2080	2340
Att/Det Gar Sqft					
Prior Land	\$13,200				
Prior Total	\$110,000				
Comp Land Estimate	\$18,300	\$18,100	\$15,900	\$16,700	\$16,300
Sale Date		6/28/2018	3/9/2020	3/17/2020	4/23/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$145,000
Time Adj Sale Price		\$174,900	\$140,300	\$161,100	\$160,300
TADJSP/SQFT		\$78.43	\$67.45	\$77.45	\$68.50
Model Estimate	\$72,200	\$94,000	\$66,600	\$81,400	\$68,800
Total Adj Factors	\$72,200	\$94,000	\$66,600	\$81,400	\$68,800
Adjusted Sale Price		\$153,100	\$145,900	\$151,900	\$163,700
Comparable Estimate	\$157,900 (\$73.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-4	125.06-11-4	125.10-5-1	125.06-7-23	125.10-4-27.1
Owner	Anthony, Frances M	Anthony, Frances M	Suy, Kim C	Dombrowski, Joshua A	Humbert, Gabriel A
Address	181 Seine Dr	181 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 105	55 x 105	81 x 118	50 x 110	70 x 222
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	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 0	4 Full 0
1st Sty Area	1080	1080	1160	1092	1160
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 660	0 660	0 300	0 0	0 408
SFLA	1080	1080	1160	1092	1160
Att/Det Gar Sqft	440	440	325	308	462
Prior Land	\$13,200				
Prior Total	\$111,000				
Comp Land Estimate	\$17,700	\$17,700	\$23,600	\$16,700	\$27,100
Sale Date		7/25/2018	12/13/2018	9/21/2020	7/16/2019
Sale Price		\$176,000	\$155,000	\$165,000	\$180,500
Time Adj Sale Price		\$191,300	\$163,800	\$165,000	\$186,000
TADJSP/SQFT		\$177.13	\$141.21	\$151.10	\$160.34
Model Estimate	\$84,500	\$84,500	\$85,900	\$77,900	\$92,300
Total Adj Factors	\$84,500	\$84,500	\$85,900	\$77,900	\$92,300
Adjusted Sale Price		\$191,300	\$162,400	\$171,600	\$178,200
Comparable Estimate	\$174,000 (\$161.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-45	125.10-6-19	125.06-10-16	125.10-3-6	125.06-3-10
Owner	Yauch, Charles A	Meisenbrug, Sharon A	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie I
Address	182 Seine Dr	71 Cannas Ct	64 Janine Ct	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	55 x 105	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
Exterior Wall	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	1972 / 0	1970 / 0
Condition	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 105
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
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 2	3 Partial 1	3 Partial 0
1st Sty Area	1356	1468	1104	1735	1116
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	288 0	465 0	170 400	432 0
SFLA	1740	1756	1569	1905	1548
Att/Det Gar Sqft				320	280
Prior Land	\$13,500				
Prior Total	\$120,000				
Comp Land Estimate	\$18,100	\$17,700	\$19,400	\$16,700	\$16,700
Sale Date		10/2/2018	4/12/2019	7/31/2018	12/11/2019
Sale Price		\$184,900	\$182,000	\$155,000	\$181,500
Time Adj Sale Price		\$197,600	\$189,300	\$168,500	\$183,900
TADJSP/SQFT		\$112.53	\$120.65	\$88.45	\$118.80
Model Estimate	\$105,800	\$95,300	\$90,500	\$93,800	\$88,300
Total Adj Factors	\$105,800	\$95,300	\$90,500	\$93,800	\$88,300
Adjusted Sale Price		\$208,100	\$204,600	\$180,500	\$175,600
Comparable Estimate	\$193,400 (\$111.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-12-44	125.10-1-61	125.05-4-7	125.10-1-52	125.06-12-6
Owner	Miller, Jeffrey C	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Tamulski, Travis T
Address	184 Seine Dr	73 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	95 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 100	55 x 110	50 x 101	50 x 110	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1969 / 0	1965 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	6	6	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1070	1190	1040	1040	1296
2nd Sty Area	1085	1040	1040	1040	1044
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0
SFLA	2155	2230	2080	2080	2340
Att/Det Gar Sqft					
Prior Land	\$13,400				
Prior Total	\$116,900				
Comp Land Estimate	\$18,600	\$18,100	\$15,900	\$16,700	\$16,300
					\$17,200
Sale Date		6/28/2018	3/9/2020	3/17/2020	4/23/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$145,000
Time Adj Sale Price		\$174,900	\$140,300	\$161,100	\$160,300
TADJSP/SQFT		\$78.43	\$67.45	\$77.45	\$68.50
Model Estimate	\$87,800	\$94,000	\$66,600	\$81,400	\$68,800
Total Adj Factors	\$87,800	\$94,000	\$66,600	\$81,400	\$68,800
Adjusted Sale Price		\$168,700	\$161,500	\$167,500	\$179,300
					\$114,900
					\$114,900
					\$190,300
Comparable Estimate	\$173,500 (\$80.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-5	125.06-11-10	125.06-8-2	125.06-5-4	125.06-11-9
Owner	Urbino, Augustine	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Landahl, Gerald R
Address	185 Seine Dr	205 Seine Dr	8 Denise Dr	16 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 105	65 x 105	65 x 110	50 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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
1st Sty Area	1584	1628	1628	1546	1424
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 400
SFLA	1584	1628	1628	1546	1424
Att/Det Gar Sqft	528	484	484	264	264
Prior Land	\$14,500				
Prior Total	\$143,100				
Comp Land Estimate	\$19,800	\$19,800	\$20,400	\$16,700	\$16,300
Sale Date		10/25/2018	5/28/2020	4/28/2020	7/2/2020
Sale Price		\$175,000	\$200,000	\$180,100	\$170,000
Time Adj Sale Price		\$187,000	\$200,700	\$181,000	\$170,000
TADJSP/SQFT		\$114.86	\$123.28	\$117.08	\$119.38
Model Estimate	\$110,200	\$113,600	\$112,200	\$100,800	\$96,800
Total Adj Factors	\$110,200	\$113,600	\$112,200	\$100,800	\$96,800
Adjusted Sale Price		\$183,600	\$198,700	\$190,400	\$183,400
Comparable Estimate	\$186,400 (\$117.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-44	125.06-11-9	125.06-12-5	125.06-8-19	125.06-2-18
Owner	Sciolino, Philip	Landahl, Gerald R	Delpe, Stenly J	Tetkowski, Aaron	Miskell, Christy R
Address	186 Seine Dr	201 Seine Dr	91 Seine Dr	88 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 105	50 x 105	55 x 119	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1972 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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	3 Partial 0
1st Sty Area	1364	1424	1350	1468	1436
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 624	0 0
SFLA	1364	1424	1350	1468	1436
Att/Det Gar Sqft	440	264	315	440	330
Prior Land	\$13,500				
Prior Total	\$124,000				
Comp Land Estimate	\$18,100	\$16,300	\$16,300	\$18,800	\$16,700
Sale Date		7/2/2020	2/1/2019	5/10/2019	4/18/2019
Sale Price		\$170,000	\$168,000	\$163,000	\$165,000
Time Adj Sale Price		\$170,000	\$175,900	\$169,000	\$171,600
TADJSP/SQFT		\$119.38	\$130.30	\$115.12	\$119.50
Model Estimate	\$95,500	\$96,800	\$97,200	\$103,200	\$99,300
Total Adj Factors	\$95,500	\$96,800	\$97,200	\$103,200	\$99,300
Adjusted Sale Price		\$168,700	\$174,200	\$161,300	\$167,800
Comparable Estimate	\$170,200 (\$124.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-12-45	125.05-4-7	125.10-1-61	125.10-1-52	125.06-12-6
Owner	Labruno, Lisa M	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Tamulski, Travis T
Address	188 Seine Dr	66 Strasbourg Dr	73 Strasbourg Dr	37 Strasbourg Dr	95 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 100	50 x 101	55 x 110	50 x 110	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1969 / 0	1968 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	7	6	5
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1050	1040	1190	1040	1296
2nd Sty Area	1085	1040	1040	1040	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	2135	2080	2230	2080	2340
Att/Det Gar Sqft	360				
Prior Land	\$15,200				
Prior Total	\$125,000				
Comp Land Estimate	\$20,700	\$15,900	\$18,100	\$16,700	\$16,300
					\$17,200
Sale Date		3/9/2020	6/28/2018	3/17/2020	4/23/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$145,000
Time Adj Sale Price		\$140,300	\$174,900	\$161,100	\$160,300
TADJSP/SQFT		\$67.45	\$78.43	\$77.45	\$68.50
Model Estimate	\$93,200	\$66,600	\$94,000	\$81,400	\$68,800
Total Adj Factors	\$93,200	\$66,600	\$94,000	\$81,400	\$68,800
Adjusted Sale Price		\$166,900	\$174,100	\$172,900	\$184,700
					\$195,700
Comparable Estimate	\$178,900 (\$83.79/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-6	125.06-11-9	125.06-8-19	125.06-20-29	125.06-2-18	125.06-12-5
Owner	Kisker, Norman C	Landahl, Gerald R	Tetkowski, Aaron	American International	Miskell, Christy R	Delpe, Stenly J
Address	189 Seine Dr	201 Seine Dr	88 Denise Dr	40 Barbados 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	55 x 105	50 x 105	55 x 119	68 x 114	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	1970 / 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 Yes
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	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	1424	1424	1468	1470	1436	1350
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	1424	1424	1468	1470	1436	1350
Att/Det Gar Sqft	352	264	440	285	330	315
Prior Land	\$13,200					
Prior Total	\$131,900					
Comp Land Estimate	\$17,700	\$16,300	\$18,800	\$21,200	\$16,700	\$16,300
Sale Date		7/2/2020	5/10/2019	3/12/2020	4/18/2019	2/1/2019
Sale Price		\$170,000	\$163,000	\$190,000	\$165,000	\$168,000
Time Adj Sale Price		\$170,000	\$169,000	\$191,300	\$171,600	\$175,900
TADJSP/SQFT		\$119.38	\$115.12	\$130.14	\$119.50	\$130.30
Model Estimate	\$98,000	\$96,800	\$103,200	\$107,700	\$99,300	\$97,200
Total Adj Factors	\$98,000	\$96,800	\$103,200	\$107,700	\$99,300	\$97,200
Adjusted Sale Price		\$171,200	\$163,800	\$181,600	\$170,300	\$176,700
Comparable Estimate	\$172,700 (\$121.28/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-43	125.06-11-10	125.06-8-2	125.06-8-13	125.06-10-31
Owner	DiBartolomeo, Filomena	Abdulla, Gabriel F	Fish, Jacob T	Formwalt, Philip Michael	Pabst, Michael
Address	192 Seine Dr	205 Seine Dr	8 Denise 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	65 x 105	65 x 110	65 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	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 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1732	1628	1628	1737	1546
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 648	0 160
SFLA	1732	1628	1628	1737	1546
Att/Det Gar Sqft	484	484	484	462	484
Prior Land	\$14,800				
Prior Total	\$158,100				
Comp Land Estimate	\$20,400	\$19,800	\$20,400	\$20,400	\$16,700
Sale Date		10/25/2018	5/28/2020	8/23/2019	5/8/2018
Sale Price		\$175,000	\$200,000	\$225,000	\$225,013
Time Adj Sale Price		\$187,000	\$200,700	\$231,000	\$247,400
TADJSP/SQFT		\$114.86	\$123.28	\$132.99	\$146.56
Model Estimate	\$120,400	\$113,600	\$112,200	\$141,100	\$141,200
Total Adj Factors	\$120,400	\$113,600	\$112,200	\$141,100	\$141,200
Adjusted Sale Price		\$193,800	\$208,900	\$210,300	\$226,600
Comparable Estimate	\$208,000 (\$120.09/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-7	125.06-11-9	125.10-5-1	125.06-12-5	125.10-4-27.1	125.06-11-4
Owner	Calkins, Bernard V	Landahl, Gerald R	Suy, Kim C	Delpe, Stenly J	Humbert, Gabriel A	Anthony, Frances M
Address	193 Seine Dr	201 Seine Dr	4 Cannas Ct	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	50 x 105	50 x 105	81 x 118	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1972 / 0	1971 / 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	3	4	3	3	3
Full/Half Baths	1 / 1	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 0
1st Sty Area	1302	1424	1160	1350	1160	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 300	0 0	0 408	0 660
SFLA	1302	1424	1160	1350	1160	1080
Att/Det Gar Sqft	252	264	325	315	462	440
Prior Land	\$12,600					
Prior Total	\$120,000					
Comp Land Estimate	\$16,300	\$16,300	\$23,600	\$16,300	\$27,100	\$17,700
Sale Date		7/2/2020	12/13/2018	2/1/2019	7/16/2019	7/25/2018
Sale Price		\$170,000	\$155,000	\$168,000	\$180,500	\$176,000
Time Adj Sale Price		\$170,000	\$163,800	\$175,900	\$186,000	\$191,300
TADJSP/SQFT		\$119.38	\$141.21	\$130.30	\$160.34	\$177.13
Model Estimate	\$89,500	\$96,800	\$85,900	\$97,200	\$92,300	\$84,500
Total Adj Factors	\$89,500	\$96,800	\$85,900	\$97,200	\$92,300	\$84,500
Adjusted Sale Price		\$162,700	\$167,400	\$168,200	\$183,200	\$196,300
Comparable Estimate	\$175,600 (\$134.87/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-8	125.10-5-1	125.10-4-27.1	125.06-3-33	125.06-11-4
Owner	Wilson, Troy	Suy, Kim C	Humbert, Gabriel A	Kassirer, Leonard W	Anthony, Frances M
Address	197 Seine Dr	4 Cannas Ct	15 Seine Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	81 x 118	70 x 222	50 x 110	55 x 105
Building Style	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
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1970 / 0	1970 / 0	1972 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	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
1st Sty Area	1232	1160	1160	1218	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 436	0 300	0 408	0 305	0 660
SFLA	1232	1160	1160	1218	1080
Att/Det Gar Sqft	308	325	462	200	440
Prior Land	\$12,600				
Prior Total	\$116,000				
Comp Land Estimate	\$16,300	\$23,600	\$27,100	\$16,700	\$17,700
Sale Date		12/13/2018	7/16/2019	1/28/2020	7/25/2018
Sale Price		\$155,000	\$180,500	\$160,000	\$176,000
Time Adj Sale Price		\$163,800	\$186,000	\$161,600	\$191,300
TADJSP/SQFT		\$141.21	\$160.34	\$132.68	\$177.13
Model Estimate	\$86,700	\$85,900	\$92,300	\$84,200	\$84,500
Total Adj Factors	\$86,700	\$85,900	\$92,300	\$84,200	\$84,500
Adjusted Sale Price		\$164,600	\$180,400	\$164,100	\$193,500
Comparable Estimate	\$172,500 (\$140.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-42	125.06-10-31	125.06-8-13	125.06-11-10	125.06-8-2
Owner	Khoury, Nila	Pabst, Michael	Formwalt, Philip Michael	Abdulla, Gabriel F	Fish, Jacob T
Address	198 Seine Dr	135 Denise Dr	60 Denise Dr	205 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 110	65 x 110	65 x 110	65 x 105	65 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	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 Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1708	1688	1737	1628	1546
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 648	0 0	0 160
SFLA	1708	1688	1737	1628	1546
Att/Det Gar Sqft	440	484	462	484	484
Prior Land	\$16,000				
Prior Total	\$156,000				
Comp Land Estimate	\$21,900	\$20,400	\$20,400	\$19,800	\$20,400
					\$16,700
Sale Date		5/8/2018	8/23/2019	10/25/2018	5/28/2020
Sale Price		\$225,013	\$225,000	\$175,000	\$200,000
Time Adj Sale Price		\$247,400	\$231,000	\$187,000	\$200,700
TADJSP/SQFT		\$146.56	\$132.99	\$114.86	\$123.28
Model Estimate	\$135,600	\$141,200	\$141,100	\$113,600	\$112,200
Total Adj Factors	\$135,600	\$141,200	\$141,100	\$113,600	\$112,200
Adjusted Sale Price		\$241,800	\$225,500	\$209,000	\$224,100
					\$215,800
Comparable Estimate	\$223,200	(\$130.68/SFLA)			



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-9	125.06-11-9	125.06-8-19	125.06-20-29	125.06-2-18	125.06-11-10
Owner	Landahl, Gerald R	Landahl, Gerald R	Tetkowski, Aaron	American International	Miskell, Christy R	Abdulla, Gabriel F
Address	201 Seine Dr	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	50 x 105	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	1972 / 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 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	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 / 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	1424	1424	1468	1470	1436	1628
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 624	0 616	0 0	0 0
SFLA	1424	1424	1468	1470	1436	1628
Att/Det Gar Sqft	264	264	440	285	330	484
Prior Land	\$12,600					
Prior Total	\$135,000					
Comp Land Estimate	\$16,300	\$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	\$96,800	\$96,800	\$103,200	\$107,700	\$99,300	\$113,600
Total Adj Factors	\$96,800	\$96,800	\$103,200	\$107,700	\$99,300	\$113,600
Adjusted Sale Price		\$170,000	\$162,600	\$180,400	\$169,100	\$170,200
Comparable Estimate	\$170,500 (\$119.73/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-41	125.06-11-10	125.06-8-2	125.06-10-31	125.06-5-4
Owner	McCusker, Arlene A	Abdulla, Gabriel F	Fish, Jacob T	Pabst, Michael	Newton, Anthony John
Address	204 Seine Dr	205 Seine Dr	8 Denise Dr	135 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	73 x 110	65 x 105	65 x 110	65 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1688	1628	1628	1688	1546
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 160
SFLA	1688	1628	1628	1688	1546
Att/Det Gar Sqft	484	484	484	484	462
Prior Land	\$15,800				
Prior Total	\$151,900				
Comp Land Estimate	\$21,600	\$19,800	\$20,400	\$20,400	\$16,700
Sale Date		10/25/2018	5/28/2020	5/8/2018	4/28/2020
Sale Price		\$175,000	\$200,000	\$225,013	\$180,100
Time Adj Sale Price		\$187,000	\$200,700	\$247,400	\$181,000
TADJSP/SQFT		\$114.86	\$123.28	\$146.56	\$117.08
Model Estimate	\$117,900	\$113,600	\$112,200	\$141,200	\$100,800
Total Adj Factors	\$117,900	\$113,600	\$112,200	\$141,200	\$100,800
Adjusted Sale Price		\$191,300	\$206,400	\$224,100	\$198,100
Comparable Estimate	\$205,500 (\$121.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-10	125.06-11-10	125.06-8-2	125.06-5-4	125.06-11-9
Owner	Abdulla, Gabriel F	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Landahl, Gerald R
Address	205 Seine Dr	205 Seine Dr	8 Denise Dr	16 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 105	65 x 105	65 x 110	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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
1st Sty Area	1628	1628	1628	1546	1424
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 160	0 400
SFLA	1628	1628	1628	1546	1424
Att/Det Gar Sqft	484	484	484	264	264
Prior Land	\$14,500				
Prior Total	\$150,000				
Comp Land Estimate	\$19,800	\$19,800	\$20,400	\$16,700	\$16,300
Sale Date		10/25/2018	5/28/2020	4/28/2020	7/2/2020
Sale Price		\$175,000	\$200,000	\$180,100	\$170,000
Time Adj Sale Price		\$187,000	\$200,700	\$181,000	\$170,000
TADJSP/SQFT		\$114.86	\$123.28	\$117.08	\$119.38
Model Estimate	\$113,600	\$113,600	\$112,200	\$100,800	\$96,800
Total Adj Factors	\$113,600	\$113,600	\$112,200	\$100,800	\$96,800
Adjusted Sale Price		\$187,000	\$202,100	\$193,800	\$186,800
Comparable Estimate	\$189,800 (\$116.58/SFLA)				



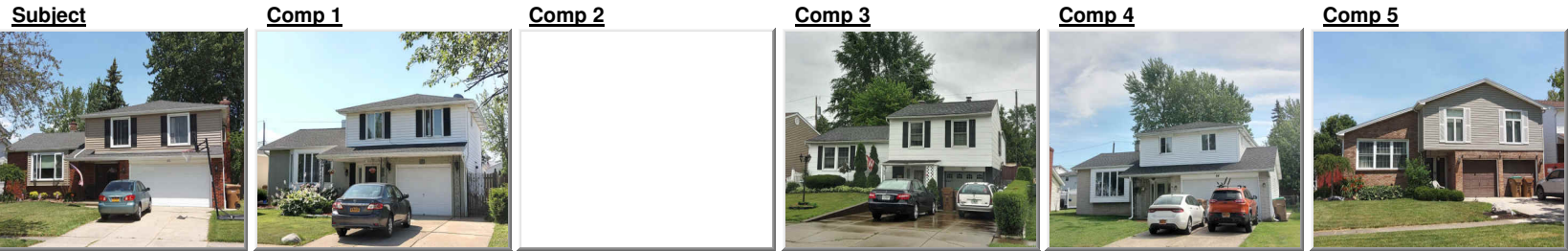
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-40	125.06-10-40	125.06-15-11	125.06-16-4	125.10-6-19	125.06-10-16
Owner	Principe, Marc A	Principe, Marc A	Asif, Fnu	Hughes, Daina D	Meisenbrug, Sharon A	Read, Amanda M
Address	208 Seine Dr	208 Seine Dr	27 Cherbourg Dr	95 Toulon Dr	71 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	55 x 110	55 x 110	50 x 110	50 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 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 600	C Average 100	C Average 90	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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	0 / 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 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 1	3 Partial 0	4 Full 2
1st Sty Area	1834	1834	1735	1464	1468	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	600 0	600 0	170 400	526 0	288 0	465 0
SFLA	2434	2434	1905	1990	1756	1569
Att/Det Gar Sqft			320			
Prior Land	\$13,500					
Prior Total	\$170,150					
Comp Land Estimate	\$18,100	\$18,100	\$16,700	\$16,700	\$17,700	\$19,400
Sale Date		6/27/2018	7/31/2018	8/3/2020	10/2/2018	4/12/2019
Sale Price		\$192,000	\$155,000	\$187,020	\$184,900	\$182,000
Time Adj Sale Price		\$209,900	\$168,500	\$187,000	\$197,600	\$189,300
TADJSP/SQFT		\$86.24	\$88.45	\$93.97	\$112.53	\$120.65
Model Estimate	\$136,300	\$136,300	\$93,800	\$103,000	\$95,300	\$90,500
Total Adj Factors	\$136,300	\$136,300	\$93,800	\$103,000	\$95,300	\$90,500
Adjusted Sale Price		\$209,900	\$211,000	\$220,300	\$238,600	\$235,100
Comparable Estimate	\$223,000 (\$91.62/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-39	125.06-10-39	125.06-10-35	125.06-5-24	125.06-8-11
Owner	Brown, Gina M	Brown, Gina M	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle
Address	212 Seine Dr	212 Seine Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	55 x 110	50 x 110	62 x 133	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1971 / 0	1968 / 0
Condition	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 100
Heat Type/Central Air	3 Hot wtr/stm No	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	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	968	968	916	812	962
2nd Sty Area	1008	1008	1026	978	806
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576
SFLA	1976	1976	1942	1946	1768
Att/Det Gar Sqft	440	440	312	405	308
Prior Land	\$13,500				
Prior Total	\$154,000				
Comp Land Estimate	\$18,100	\$18,100	\$16,700	\$18,100	\$21,800
					\$16,700
Sale Date		8/31/2020	6/26/2019	4/16/2018	10/15/2018
Sale Price		\$235,000	\$210,000	\$195,000	\$193,000
Time Adj Sale Price		\$235,000	\$217,000	\$215,600	\$206,300
TADJSP/SQFT		\$118.93	\$111.74	\$110.73	\$106.01
Model Estimate	\$127,800	\$127,800	\$123,600	\$123,800	\$103,900
Total Adj Factors	\$127,800	\$127,800	\$123,600	\$123,800	\$103,900
Adjusted Sale Price		\$235,000	\$221,200	\$219,600	\$230,200
					\$209,100
Comparable Estimate	\$223,000 (\$112.85/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-11	125.10-5-1	125.10-4-27.1	125.06-3-33	125.06-11-4	125.06-11-9
Owner	Vincheski, Charles J	Suy, Kim C	Humbert, Gabriel A	Kassirer, Leonard W	Anthony, Frances M	Landahl, Gerald R
Address	213 Seine Dr	4 Cannas Ct	15 Seine Dr	40 Rouen Dr	181 Seine 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	55 x 105	81 x 118	70 x 222	50 x 110	55 x 105	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	1973 / 0	1971 / 0	1970 / 0	1970 / 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	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	4	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	4 Full 0
1st Sty Area	1232	1160	1160	1218	1080	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 305	0 660	0 400
SFLA	1232	1160	1160	1218	1080	1424
Att/Det Gar Sqft	638	325	462	200	440	264
Prior Land	\$13,200					
Prior Total	\$120,000					
Comp Land Estimate	\$17,700	\$23,600	\$27,100	\$16,700	\$17,700	\$16,300
Sale Date		12/13/2018	7/16/2019	1/28/2020	7/25/2018	7/2/2020
Sale Price		\$155,000	\$180,500	\$160,000	\$176,000	\$170,000
Time Adj Sale Price		\$163,800	\$186,000	\$161,600	\$191,300	\$170,000
TADJSP/SQFT		\$141.21	\$160.34	\$132.68	\$177.13	\$119.38
Model Estimate	\$89,400	\$85,900	\$92,300	\$84,200	\$84,500	\$96,800
Total Adj Factors	\$89,400	\$85,900	\$92,300	\$84,200	\$84,500	\$96,800
Adjusted Sale Price		\$167,300	\$183,100	\$166,800	\$196,200	\$162,600
Comparable Estimate	\$175,200 (\$142.21/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-12	125.06-11-10	125.06-8-2	125.06-5-4	125.06-11-9
Owner	Szaras, Allan L	Abdulla, Gabriel F	Fish, Jacob T	Newton, Anthony John	Landahl, Gerald R
Address	215 Seine Dr	205 Seine Dr	8 Denise Dr	16 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	80 x 105	65 x 105	65 x 110	50 x 110	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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
1st Sty Area	1632	1628	1628	1546	1424
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 160	0 400
SFLA	1632	1628	1628	1546	1424
Att/Det Gar Sqft	360	484	484	264	264
Prior Land	\$16,300				
Prior Total	\$148,100				
Comp Land Estimate	\$22,100	\$19,800	\$20,400	\$16,700	\$16,300
Sale Date		10/25/2018	5/28/2020	4/28/2020	7/2/2020
Sale Price		\$175,000	\$200,000	\$180,100	\$170,000
Time Adj Sale Price		\$187,000	\$200,700	\$181,000	\$170,000
TADJSP/SQFT		\$114.86	\$123.28	\$117.08	\$119.38
Model Estimate	\$113,800	\$113,600	\$112,200	\$100,800	\$96,800
Total Adj Factors	\$113,800	\$113,600	\$112,200	\$100,800	\$96,800
Adjusted Sale Price		\$187,200	\$202,300	\$194,000	\$187,000
Comparable Estimate	\$190,000 (\$116.42/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-38	125.06-15-11	125.10-6-19	125.06-16-4	125.06-10-16	125.06-10-40
Owner	Frank, Nathan	Asif, Fnu	Meisenbrug, Sharon A	Hughes, Daina D	Read, Amanda M	Principe, Marc A
Address	216 Seine Dr	27 Cherbourg Dr	71 Cannas Ct	95 Toulon Dr	64 Janine Ct	208 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 110	50 x 110	55 x 105	50 x 110	57 x 119	55 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	1969 / 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 460	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / Y
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	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 0	4 Full 1	4 Full 2	4 Full 2
1st Sty Area	1456	1735	1468	1464	1104	1834
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	460 0	170 400	288 0	526 0	465 0	600 0
SFLA	1916	1905	1756	1990	1569	2434
Att/Det Gar Sqft		320				
Prior Land	\$14,200					
Prior Total	\$146,000					
Comp Land Estimate	\$19,600	\$16,700	\$17,700	\$16,700	\$19,400	\$18,100
Sale Date		7/31/2018	10/2/2018	8/3/2020	4/12/2019	6/27/2018
Sale Price		\$155,000	\$184,900	\$187,020	\$182,000	\$192,000
Time Adj Sale Price		\$168,500	\$197,600	\$187,000	\$189,300	\$209,900
TADJSP/SQFT		\$88.45	\$112.53	\$93.97	\$120.65	\$86.24
Model Estimate	\$108,200	\$93,800	\$95,300	\$103,000	\$90,500	\$136,300
Total Adj Factors	\$108,200	\$93,800	\$95,300	\$103,000	\$90,500	\$136,300
Adjusted Sale Price		\$182,900	\$210,500	\$192,200	\$207,000	\$181,800
Comparable Estimate	\$194,900 (\$101.72/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-13	125.06-11-10	125.06-8-2	125.06-10-31	125.06-5-4	125.06-11-9
Owner	Urbino, Joseph	Abdulla, Gabriel F	Fish, Jacob T	Pabst, Michael	Newton, Anthony John	Landahl, Gerald R
Address	221 Seine Dr	205 Seine Dr	8 Denise Dr	135 Denise Dr	16 Toulon 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 105	65 x 105	65 x 110	65 x 110	50 x 110	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	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 / 1	2 / 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	1670	1628	1628	1688	1546	1424
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 160	0 400
SFLA	1670	1628	1628	1688	1546	1424
Att/Det Gar Sqft	506	484	484	484		264
Prior Land	\$14,500					
Prior Total	\$156,000					
Comp Land Estimate	\$19,800	\$19,800	\$20,400	\$20,400	\$16,700	\$16,300
Sale Date		10/25/2018	5/28/2020	5/8/2018	4/28/2020	7/2/2020
Sale Price		\$175,000	\$200,000	\$225,013	\$180,100	\$170,000
Time Adj Sale Price		\$187,000	\$200,700	\$247,400	\$181,000	\$170,000
TADJSP/SQFT		\$114.86	\$123.28	\$146.56	\$117.08	\$119.38
Model Estimate	\$117,900	\$113,600	\$112,200	\$141,200	\$100,800	\$96,800
Total Adj Factors	\$117,900	\$113,600	\$112,200	\$141,200	\$100,800	\$96,800
Adjusted Sale Price		\$191,300	\$206,400	\$224,100	\$198,100	\$191,100

Comparable Estimate \$202,200 (\$121.08/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-37	125.06-10-35	125.06-8-11	125.06-6-19	125.06-5-24	125.05-4-4
Owner	Khoury Jeanette	Holzer, Drew M	Sabia, Michelle	Seufert, Heather C	Pijanowski, Adam	Hunter, David C Jr
Address	222 Seine Dr	230 Seine Dr	52 Denise Dr	79 Toulon 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	65 x 110	55 x 110	50 x 110	50 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	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1968 / 0	1969 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	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	0 / 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	924	969	962	766	812	1008
2nd Sty Area	924	978	806	985	1134	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 191	0 0	0 0
SFLA	1848	1947	1768	1751	1946	1792
Att/Det Gar Sqft	440	405	308	308	400	280
Prior Land	\$14,800					
Prior Total	\$139,000					
Comp Land Estimate	\$20,400	\$18,100	\$16,700	\$16,700	\$21,800	\$17,300
Sale Date		4/16/2018	12/4/2018	10/10/2018	10/15/2018	1/24/2020
Sale Price		\$195,000	\$172,000	\$170,000	\$193,000	\$160,000
Time Adj Sale Price		\$215,600	\$181,700	\$181,700	\$206,300	\$161,600
TADJSP/SQFT		\$110.73	\$102.77	\$103.77	\$106.01	\$90.18
Model Estimate	\$105,200	\$123,800	\$100,400	\$97,000	\$103,900	\$96,200
Total Adj Factors	\$105,200	\$123,800	\$100,400	\$97,000	\$103,900	\$96,200
Adjusted Sale Price		\$197,000	\$186,500	\$189,900	\$207,600	\$170,600
Comparable Estimate	\$190,300 (\$102.98/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-36	125.06-10-16	125.07-15-20	125.10-3-6	125.06-17-47	125.06-16-10
Owner	Kurk, Kevin C	Read, Amanda M	Payne, Zachary W	Rondinelli, Jacqueline	Kishbaugh, Jack P	Stiglmeier, Robert L
Address	226 Seine Dr	64 Janine Ct	16 Thornwood Dr	52 Lucerne Ct	76 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	50 x 110	57 x 119	71 x 105	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	1970 / 0	1969 / 0	1983 / 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 256	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	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	3 Partial 0	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	1104	1104	936	1140	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	256 0	465 0	432 0	364 0	260 0	441 0
SFLA	1360	1569	1368	1504	1300	1481
Att/Det Gar Sqft			320			
Prior Land	\$12,700					
Prior Total	\$125,000					
Comp Land Estimate	\$16,700	\$19,400	\$0	\$20,700	\$16,700	\$16,700
Sale Date		4/12/2019	11/5/2020	10/16/2019	7/1/2019	5/17/2019
Sale Price		\$182,000	\$191,000	\$155,000	\$155,267	\$155,000
Time Adj Sale Price		\$189,300	\$191,000	\$158,100	\$160,000	\$160,700
TADJSP/SQFT		\$120.65	\$139.62	\$105.12	\$123.08	\$108.51
Model Estimate	\$88,100	\$90,500	\$0	\$88,300	\$73,900	\$82,000
Total Adj Factors	\$88,100	\$90,500	\$0	\$88,300	\$73,900	\$82,000
Adjusted Sale Price		\$186,900	\$0	\$157,900	\$174,200	\$166,800
Comparable Estimate	\$171,500 (\$126.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-35	125.06-10-35	125.06-10-39	125.06-8-11	125.06-6-19
Owner	Holzer Drew M	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Seufert, Heather C
Address	230 Seine Dr	230 Seine Dr	96 Toulon Dr	212 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	55 x 110	62 x 133	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1969 / 0	1969 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	3
Full/Half Baths	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
1st Sty Area	969	969	812	968	766
2nd Sty Area	978	978	1134	1008	806
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 576
SFLA	1947	1947	1946	1976	1768
Att/Det Gar Sqft	405	405	400	440	308
Prior Land	\$13,500				
Prior Total	\$159,000				
Comp Land Estimate	\$18,100	\$18,100	\$21,800	\$18,100	\$16,700
Sale Date		4/16/2018	10/15/2018	8/31/2020	12/4/2018
Sale Price		\$195,000	\$193,000	\$235,000	\$172,000
Time Adj Sale Price		\$215,600	\$206,300	\$235,000	\$181,700
TADJSP/SQFT		\$110.73	\$106.01	\$118.93	\$102.77
Model Estimate	\$123,800	\$123,800	\$103,900	\$127,800	\$100,400
Total Adj Factors	\$123,800	\$123,800	\$103,900	\$127,800	\$100,400
Adjusted Sale Price		\$215,600	\$226,200	\$231,000	\$205,100
Comparable Estimate	\$217,300 (\$111.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-16	125.06-11-9	125.06-12-5	125.10-5-1	125.06-8-19
Owner	Guzman, Tomas	Landahl, Gerald R	Delpe, Stenly J	Suy, Kim C	Tetkowski, Aaron
Address	233 Seine Dr	201 Seine Dr	91 Seine Dr	4 Cannas 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	50 x 105	50 x 105	81 x 118	55 x 119
Building Style	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
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1969 / 0	1970 / 0	1969 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	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
1st Sty Area	1332	1424	1350	1160	1468
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 300	0 624
SFLA	1332	1424	1350	1160	1468
Att/Det Gar Sqft	242	264	315	325	440
Prior Land	\$12,600				
Prior Total	\$119,000				
Comp Land Estimate	\$16,300	\$16,300	\$16,300	\$23,600	\$18,800
Sale Date		7/2/2020	2/1/2019	12/13/2018	5/10/2019
Sale Price		\$170,000	\$168,000	\$155,000	\$163,000
Time Adj Sale Price		\$170,000	\$175,900	\$163,800	\$169,000
TADJSP/SQFT		\$119.38	\$130.30	\$141.21	\$115.12
Model Estimate	\$90,300	\$96,800	\$97,200	\$85,900	\$103,200
Total Adj Factors	\$90,300	\$96,800	\$97,200	\$85,900	\$103,200
Adjusted Sale Price		\$163,500	\$169,000	\$168,200	\$156,100
Comparable Estimate	\$168,200 (\$126.28/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-34	125.10-1-61	125.10-1-52	125.06-6-20	125.06-12-6
Owner	Anken, Jennifer M	Decmar Properties, LLC	Decmar Properties, LLC	Shareef, Ali A	Tamulski, Travis T
Address	236 Seine Dr	73 Strasbourg Dr	37 Strasbourg Dr	85 Toulon Dr	95 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	78 x 110	55 x 110	50 x 110	75 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1971 / 0	1969 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	6	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	1 Slab/pier 0
1st Sty Area	1092	1190	1040	1376	1296
2nd Sty Area	1092	1040	1040	777	1044
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0
SFLA	2184	2230	2080	2153	2340
Att/Det Gar Sqft	400			420	
Prior Land	\$16,500				
Prior Total	\$131,000				
Comp Land Estimate	\$22,300	\$18,100	\$16,700	\$21,900	\$16,300
Sale Date		6/28/2018	3/17/2020	3/19/2018	4/23/2018
Sale Price		\$160,000	\$160,000	\$175,000	\$145,000
Time Adj Sale Price		\$174,900	\$161,100	\$194,500	\$160,300
TADJSP/SQFT		\$78.43	\$77.45	\$90.34	\$68.50
Model Estimate	\$97,300	\$94,000	\$81,400	\$118,100	\$68,800
Total Adj Factors	\$97,300	\$94,000	\$81,400	\$118,100	\$68,800
Adjusted Sale Price		\$178,200	\$177,000	\$173,700	\$188,800
Comparable Estimate	\$177,700 (\$81.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-17	125.10-4-27.1	125.10-5-1	125.06-3-33	125.06-2-21
Owner	Jakubowski, Gary C	Humbert, Gabriel A	Suy, Kim C	Kassirer, Leonard W	Strawder, Danielle
Address	237 Seine Dr	15 Seine Dr	4 Cannas Ct	40 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	70 x 222	81 x 118	50 x 110	55 x 111
Building Style	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
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	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
1st Sty Area	1232	1160	1160	1218	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 408	0 300	0 305	0 660
SFLA	1232	1160	1160	1218	1080
Att/Det Gar Sqft	308	462	325	200	308
Prior Land	\$12,600				
Prior Total	\$116,000				
Comp Land Estimate	\$16,300	\$27,100	\$23,600	\$16,700	\$17,700
Sale Date		7/16/2019	12/13/2018	1/28/2020	9/18/2018
Sale Price		\$180,500	\$155,000	\$160,000	\$160,000
Time Adj Sale Price		\$186,000	\$163,800	\$161,600	\$172,000
TADJSP/SQFT		\$160.34	\$141.21	\$132.68	\$137.16
Model Estimate	\$85,600	\$92,300	\$85,900	\$84,200	\$87,500
Total Adj Factors	\$85,600	\$92,300	\$85,900	\$84,200	\$87,500
Adjusted Sale Price		\$179,300	\$163,500	\$163,000	\$170,100
Comparable Estimate	\$173,700 (\$140.99/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-18	125.06-11-9	125.10-4-27.1	125.06-12-5	125.10-5-1	125.06-8-19
Owner	Oliver, George N III	Landahl, Gerald R	Humbert, Gabriel A	Delpe, Stenly J	Suy, Kim C	Tetkowski, Aaron
Address	241 Seine Dr	201 Seine Dr	15 Seine Dr	91 Seine Dr	4 Cannas 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 105	50 x 105	70 x 222	50 x 105	81 x 118	55 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 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 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	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1332	1424	1160	1350	1160	1468
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 408	0 0	0 300	0 624
SFLA	1332	1424	1160	1350	1160	1468
Att/Det Gar Sqft	264	264	462	315	325	440
Prior Land	\$12,600					
Prior Total	\$120,000					
Comp Land Estimate	\$16,300	\$16,300	\$27,100	\$16,300	\$23,600	\$18,800
Sale Date		7/2/2020	7/16/2019	2/1/2019	12/13/2018	5/10/2019
Sale Price		\$170,000	\$180,500	\$168,000	\$155,000	\$163,000
Time Adj Sale Price		\$170,000	\$186,000	\$175,900	\$163,800	\$169,000
TADJSP/SQFT		\$119.38	\$160.34	\$130.30	\$141.21	\$115.12
Model Estimate	\$90,600	\$96,800	\$92,300	\$97,200	\$85,900	\$103,200
Total Adj Factors	\$90,600	\$96,800	\$92,300	\$97,200	\$85,900	\$103,200
Adjusted Sale Price		\$163,800	\$184,300	\$169,300	\$168,500	\$156,400
Comparable Estimate	\$168,500 (\$126.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-33	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Herbold, Mark S	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	242 Seine Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	77 x 124	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	7	6
Full/Half Baths	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	3 Partial 0
1st Sty Area	1390	1232	1296	1190	1040
2nd Sty Area	1040	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2430	2464	2340	2230	2080
Att/Det Gar Sqft	400	440			
Prior Land	\$17,300				
Prior Total	\$133,000				
Comp Land Estimate	\$23,500	\$15,800	\$16,300	\$18,100	\$16,700
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$108,600	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$108,600	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$195,100	\$200,100	\$189,500	\$188,300
Comparable Estimate	\$191,600 (\$78.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-19	125.10-4-27.1	125.10-5-1	125.06-3-33	125.06-2-21
Owner	Alessi, Richard M	Humbert, Gabriel A	Suy, Kim C	Kassirer, Leonard W	Strawder, Danielle
Address	245 Seine Dr	15 Seine Dr	4 Cannas Ct	40 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	70 x 222	81 x 118	50 x 110	55 x 111
Building Style	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
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	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
1st Sty Area	1232	1160	1160	1218	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 408	0 300	0 305	0 660
SFLA	1232	1160	1160	1218	1080
Att/Det Gar Sqft	308	462	325	200	308
Prior Land	\$12,600				
Prior Total	\$116,900				
Comp Land Estimate	\$16,300	\$27,100	\$23,600	\$16,700	\$18,200
Sale Date		7/16/2019	12/13/2018	1/28/2020	9/18/2018
Sale Price		\$180,500	\$155,000	\$160,000	\$160,000
Time Adj Sale Price		\$186,000	\$163,800	\$161,600	\$172,000
TADJSP/SQFT		\$160.34	\$141.21	\$132.68	\$137.16
Model Estimate	\$86,900	\$92,300	\$85,900	\$84,200	\$87,500
Total Adj Factors	\$86,900	\$92,300	\$85,900	\$84,200	\$87,500
Adjusted Sale Price		\$180,600	\$164,800	\$164,300	\$171,400
Comparable Estimate	\$175,000 (\$142.05/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-20	125.06-11-9	125.10-4-27.1	125.06-20-29	125.06-8-19	125.06-12-5
Owner	Casciano, Victor F	Landahl, Gerald R	Humbert, Gabriel A	American International	Tetkowski, Aaron	Delpe, Stenly J
Address	249 Seine Dr	201 Seine Dr	15 Seine Dr	40 Barbados Dr	88 Denise 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 105	50 x 105	70 x 222	68 x 114	55 x 119	50 x 105
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	02 Brick
Year Built/Eff Yr Built	1973 / 0	1972 / 0	1970 / 0	1977 / 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 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	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	2 / 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	1332	1424	1160	1470	1468	1350
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 408	0 616	0 624	0 0
SFLA	1332	1424	1160	1470	1468	1350
Att/Det Gar Sqft	264	264	462	285	440	315
Prior Land	\$12,600					
Prior Total	\$120,000					
Comp Land Estimate	\$16,300	\$16,300	\$27,100	\$21,200	\$18,800	\$16,300
Sale Date		7/2/2020	7/16/2019	3/12/2020	5/10/2019	2/1/2019
Sale Price		\$170,000	\$180,500	\$190,000	\$163,000	\$168,000
Time Adj Sale Price		\$170,000	\$186,000	\$191,300	\$169,000	\$175,900
TADJSP/SQFT		\$119.38	\$160.34	\$130.14	\$115.12	\$130.30
Model Estimate	\$90,600	\$96,800	\$92,300	\$107,700	\$103,200	\$97,200
Total Adj Factors	\$90,600	\$96,800	\$92,300	\$107,700	\$103,200	\$97,200
Adjusted Sale Price		\$163,800	\$184,300	\$174,200	\$156,400	\$169,300
Comparable Estimate	\$169,600 (\$127.33/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-21	125.06-20-29	125.06-11-10	125.06-11-9	125.06-8-19	125.06-5-4
Owner	Mc Carney, Peggy L	American International	Abdulla, Gabriel F	Landahl, Gerald R	Tetkowski, Aaron	Newton, Anthony John
Address	253 Seine Dr	40 Barbados Dr	205 Seine Dr	201 Seine 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	50 x 105	68 x 114	65 x 105	50 x 105	55 x 119	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	04 Composition
Year Built/Eff Yr Built	1973 / 0	1977 / 0	1969 / 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 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	1 / 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 / 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	1540	1470	1628	1424	1468	1546
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 0	0 400	0 624	0 160
SFLA	1540	1470	1628	1424	1468	1546
Att/Det Gar Sqft		285	484	264	440	
Prior Land	\$12,600					
Prior Total	\$131,900					
Comp Land Estimate	\$16,300	\$21,200	\$19,800	\$16,300	\$18,800	\$16,700
Sale Date		3/12/2020	10/25/2018	7/2/2020	5/10/2019	4/28/2020
Sale Price		\$190,000	\$175,000	\$170,000	\$163,000	\$180,100
Time Adj Sale Price		\$191,300	\$187,000	\$170,000	\$169,000	\$181,000
TADJSP/SQFT		\$130.14	\$114.86	\$119.38	\$115.12	\$117.08
Model Estimate	\$101,100	\$107,700	\$113,600	\$96,800	\$103,200	\$100,800
Total Adj Factors	\$101,100	\$107,700	\$113,600	\$96,800	\$103,200	\$100,800
Adjusted Sale Price		\$184,700	\$174,500	\$174,300	\$166,900	\$181,300
Comparable Estimate	\$176,300 (\$114.48/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-11-22	125.06-11-9	125.10-4-27.1	125.06-20-29	125.06-8-19
Owner	Cennane, Vincent A	Landahl, Gerald R	Humbert, Gabriel A	American International	Tetkowski, Aaron
Address	257 Seine Dr	201 Seine Dr	15 Seine Dr	40 Barbados 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	50 x 105	70 x 222	68 x 114	55 x 119
Building Style	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
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1977 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1424	1160	1470	1468
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 400	0 408	0 616	0 624
SFLA	1332	1424	1160	1470	1468
Att/Det Gar Sqft	264	264	462	285	440
Prior Land	\$12,600				
Prior Total	\$124,000				
Comp Land Estimate	\$16,300	\$16,300	\$27,100	\$21,200	\$18,800
Sale Date		7/2/2020	7/16/2019	3/12/2020	5/10/2019
Sale Price		\$170,000	\$180,500	\$190,000	\$163,000
Time Adj Sale Price		\$170,000	\$186,000	\$191,300	\$169,000
TADJSP/SQFT		\$119.38	\$160.34	\$130.14	\$115.12
Model Estimate	\$91,500	\$96,800	\$92,300	\$107,700	\$103,200
Total Adj Factors	\$91,500	\$96,800	\$92,300	\$107,700	\$103,200
Adjusted Sale Price		\$164,700	\$185,200	\$175,100	\$157,300
Comparable Estimate	\$170,500 (\$128/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-11-23.1	125.06-11-9	125.10-4-27.1	125.06-20-29	125.06-8-19	125.06-12-5
Owner	Orzano, Rose	Landahl, Gerald R	Humbert, Gabriel A	American International	Tetkowski, Aaron	Delpe, Stenly J
Address	261 Seine Dr	201 Seine Dr	15 Seine Dr	40 Barbados Dr	88 Denise 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 108	50 x 105	70 x 222	68 x 114	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1977 / 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 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	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	2 / 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	1332	1424	1160	1470	1468	1350
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 90	0 400	0 408	0 616	0 624	0 0
SFLA	1332	1424	1160	1470	1468	1350
Att/Det Gar Sqft	264	264	462	285	440	315
Prior Land	\$12,700					
Prior Total	\$126,000					
Comp Land Estimate	\$16,500	\$16,300	\$27,100	\$21,200	\$18,800	\$16,300
Sale Date		7/2/2020	7/16/2019	3/12/2020	5/10/2019	2/1/2019
Sale Price		\$170,000	\$180,500	\$190,000	\$163,000	\$168,000
Time Adj Sale Price		\$170,000	\$186,000	\$191,300	\$169,000	\$175,900
TADJSP/SQFT		\$119.38	\$160.34	\$130.14	\$115.12	\$130.30
Model Estimate	\$90,900	\$96,800	\$92,300	\$107,700	\$103,200	\$97,200
Total Adj Factors	\$90,900	\$96,800	\$92,300	\$107,700	\$103,200	\$97,200
Adjusted Sale Price		\$164,100	\$184,600	\$174,500	\$156,700	\$169,600
Comparable Estimate	\$169,900 (\$127.55/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-20-19	125.06-10-35	125.06-5-24	125.06-8-11	125.06-6-19
Owner	Lipczynski, Martin P	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Seufert, Heather C
Address	265 Seine Dr	230 Seine Dr	96 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	85 x 110	55 x 110	62 x 133	50 x 110	55 x 110
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0
Condition	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
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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1032	969	812	962	766
2nd Sty Area	840	978	1134	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 191
SFLA	1872	1947	1946	1768	1751
Att/Det Gar Sqft	462	405	400	308	308
Prior Land	\$17,300				
Prior Total	\$150,000				
Comp Land Estimate	\$23,400	\$18,100	\$21,800	\$16,700	\$17,300
Sale Date		4/16/2018	10/15/2018	12/4/2018	10/10/2018
Sale Price		\$195,000	\$193,000	\$172,000	\$170,000
Time Adj Sale Price		\$215,600	\$206,300	\$181,700	\$181,700
TADJSP/SQFT		\$110.73	\$106.01	\$102.77	\$103.77
Model Estimate	\$108,900	\$123,800	\$103,900	\$100,400	\$97,000
Total Adj Factors	\$108,900	\$123,800	\$103,900	\$100,400	\$97,000
Adjusted Sale Price		\$200,700	\$211,300	\$190,200	\$193,600
Comparable Estimate	\$194,000 (\$103.63/SFLA)				



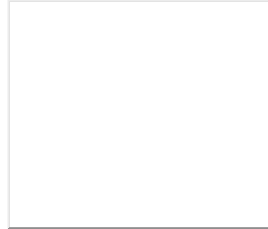
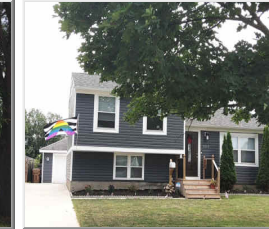
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-18	125.06-20-55	125.06-11-4	125.06-7-23	125.10-4-27.1	125.10-5-1
Owner	Ducotey Denis C & W	Zarcone, Ignatius	Anthony, Frances M	Dombrowski, Joshua A	Humbert, Gabriel A	Suy, Kim C
Address	269 Seine Dr	3 Martinique Dr	181 Seine Dr	91 Cherbourg 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 110	85 x 113	55 x 105	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	1978 / 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 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	1040	1088	1080	1092	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	1040	1088	1080	1092	1160	1160
Att/Det Gar Sqft	484	440	440	308	462	325
Prior Land	\$15,200					
Prior Total	\$103,100					
Comp Land Estimate	\$20,800	\$23,700	\$17,700	\$16,700	\$27,100	\$23,600
Sale Date		4/2/2018	7/25/2018	9/21/2020	7/16/2019	12/13/2018
Sale Price		\$155,000	\$176,000	\$165,000	\$180,500	\$155,000
Time Adj Sale Price		\$171,400	\$191,300	\$165,000	\$186,000	\$163,800
TADJSP/SQFT		\$157.54	\$177.13	\$151.10	\$160.34	\$141.21
Model Estimate	\$76,000	\$82,900	\$84,500	\$77,900	\$92,300	\$85,900
Total Adj Factors	\$76,000	\$82,900	\$84,500	\$77,900	\$92,300	\$85,900
Adjusted Sale Price		\$164,500	\$182,800	\$163,100	\$169,700	\$153,900
Comparable Estimate	\$166,800 (\$160.38/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-17	125.06-20-35	125.06-10-16	125.10-3-6	125.06-3-10	125.07-15-38
Owner	Chadwell, William H	Algubani, Ali	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie I	Bunn, Sean
Address	273 Seine Dr	60 Martinique Dr	64 Janine Ct	52 Lucerne 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 110	64 x 115	57 x 119	75 x 100	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	02 Brick	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	1972 / 0	1970 / 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 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	1.5	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	4 Full 0	3 Partial 0	4 Full 2	3 Partial 1	3 Partial 0	3 Partial 0
1st Sty Area	1070	1104	1104	1140	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	455 0	465 0	364 0	432 0	432 0
SFLA	1563	1559	1569	1504	1548	1472
Att/Det Gar Sqft	286	286			280	440
Prior Land	\$15,200					
Prior Total	\$128,000					
Comp Land Estimate	\$20,800	\$20,600	\$19,400	\$20,700	\$16,700	\$20,400
Sale Date		7/30/2020	4/12/2019	10/16/2019	12/11/2019	2/1/2018
Sale Price		\$186,000	\$182,000	\$155,000	\$181,500	\$170,000
Time Adj Sale Price		\$186,000	\$189,300	\$158,100	\$183,900	\$190,000
TADJSP/SQFT		\$119.31	\$120.65	\$105.12	\$118.80	\$129.08
Model Estimate	\$90,500	\$94,400	\$90,500	\$88,300	\$91,300	\$90,800
Total Adj Factors	\$90,500	\$94,400	\$90,500	\$88,300	\$91,300	\$90,800
Adjusted Sale Price		\$182,100	\$189,300	\$160,300	\$183,100	\$189,700
Comparable Estimate	\$180,900 (\$115.74/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-15	125.06-20-29	125.06-11-9	125.06-8-19	125.06-2-18	125.06-20-55
Owner	Geiger, Christine	American International	Landahl, Gerald R	Tetkowski, Aaron	Miskell, Christy R	Zarcone, Ignatius
Address	274 Seine Dr	40 Barbados Dr	201 Seine Dr	88 Denise Dr	214 Le Havre 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	85 x 120	68 x 114	50 x 105	55 x 119	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	1978 / 0	1977 / 0	1972 / 0	1969 / 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 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	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	3 Partial 0	4 Full 0
1st Sty Area	1398	1470	1424	1468	1436	1088
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 0
SFLA	1398	1470	1424	1468	1436	1088
Att/Det Gar Sqft	483	285	264	440	330	440
Prior Land	\$18,100					
Prior Total	\$142,000					
Comp Land Estimate	\$24,400	\$21,200	\$16,300	\$18,800	\$16,700	\$23,700
Sale Date		3/12/2020	7/2/2020	5/10/2019	4/18/2019	4/2/2018
Sale Price		\$190,000	\$170,000	\$163,000	\$165,000	\$155,000
Time Adj Sale Price		\$191,300	\$170,000	\$169,000	\$171,600	\$171,400
TADJSP/SQFT		\$130.14	\$119.38	\$115.12	\$119.50	\$157.54
Model Estimate	\$112,400	\$107,700	\$96,800	\$103,200	\$99,300	\$82,900
Total Adj Factors	\$112,400	\$107,700	\$96,800	\$103,200	\$99,300	\$82,900
Adjusted Sale Price		\$196,000	\$185,600	\$178,200	\$184,700	\$200,900
Comparable Estimate	\$189,100 (\$135.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-16	125.10-6-19	125.06-20-35	125.06-10-16	125.10-3-6	125.06-3-10
Owner	Sullivan, Michael P	Meisenbrug, Sharon A	Algubani, Ali	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie I
Address	277 Seine Dr	71 Cannas Ct	60 Martinique Dr	64 Janine Ct	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	68 x 110	55 x 105	64 x 115	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	1978 / 0	1971 / 0	1978 / 0	1969 / 0	1972 / 0	1970 / 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 100	C Average 105
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 / N	1 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 1	3 Partial 0
1st Sty Area	1172	1468	1104	1104	1140	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	288 0	455 0	465 0	364 0	432 0
SFLA	1716	1756	1559	1569	1504	1548
Att/Det Gar Sqft	364		286			280
Prior Land	\$15,200					
Prior Total	\$134,000					
Comp Land Estimate	\$20,800	\$17,700	\$20,600	\$19,400	\$20,700	\$16,700
Sale Date		10/2/2018	7/30/2020	4/12/2019	10/16/2019	12/11/2019
Sale Price		\$184,900	\$186,000	\$182,000	\$155,000	\$181,500
Time Adj Sale Price		\$197,600	\$186,000	\$189,300	\$158,100	\$183,900
TADJSP/SQFT		\$112.53	\$119.31	\$120.65	\$105.12	\$118.80
Model Estimate	\$99,000	\$95,300	\$94,400	\$90,500	\$88,300	\$91,300
Total Adj Factors	\$99,000	\$95,300	\$94,400	\$90,500	\$88,300	\$91,300
Adjusted Sale Price		\$201,300	\$190,600	\$197,800	\$168,800	\$191,600
Comparable Estimate	\$190,000 (\$110.72/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-20-49	125.06-20-55	125.06-19-13	125.10-4-27.1	125.10-5-1
Owner	Sulzbach, Mark D	Zarcone, Ignatius	Snieszak, Gary R	Humbert, Gabriel A	Suy, Kim C
Address	278 Seine Dr	3 Martinique Dr	248 Le Havre 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 120	85 x 113	95 x 111	70 x 222	81 x 118
Building Style	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
Year Built/Eff Yr Built	1980 / 0	1979 / 0	1981 / 0	1970 / 0	1971 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	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
1st Sty Area	1248	1088	1232	1160	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 364	0 0	0 0	0 408	0 300
SFLA	1248	1088	1232	1160	1254
Att/Det Gar Sqft	308	440	460	462	325
Prior Land	\$14,700				
Prior Total	\$121,900				
Comp Land Estimate	\$20,400	\$23,700	\$25,100	\$27,100	\$23,600
Sale Date		4/2/2018	3/21/2018	7/16/2019	12/13/2018
Sale Price		\$155,000	\$154,000	\$180,500	\$155,000
Time Adj Sale Price		\$171,400	\$171,200	\$186,000	\$163,800
TADJSP/SQFT		\$157.54	\$138.96	\$160.34	\$141.21
Model Estimate	\$89,700	\$82,900	\$94,400	\$92,300	\$85,900
Total Adj Factors	\$89,700	\$82,900	\$94,400	\$92,300	\$85,900
Adjusted Sale Price		\$178,200	\$166,500	\$183,400	\$167,600
Comparable Estimate	\$174,000 (\$139.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-20-51	125.06-10-35	125.06-5-24	125.06-8-11	125.06-6-19
Owner	Border , Robert W	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Seufert, Heather C
Address	281 Seine Dr	230 Seine Dr	96 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	68 x 110	55 x 110	62 x 133	50 x 110	55 x 110
Building Style	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
Year Built/Eff Yr Built	1978 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	3	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1023	969	812	962	766
2nd Sty Area	842	978	1134	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 191
SFLA	1865	1947	1946	1768	1751
Att/Det Gar Sqft	420	405	400	308	308
Prior Land	\$15,200				
Prior Total	\$135,800				
Comp Land Estimate	\$20,800	\$18,100	\$21,800	\$16,700	\$17,300
Sale Date		4/16/2018	10/15/2018	12/4/2018	10/10/2018
Sale Price		\$195,000	\$193,000	\$172,000	\$170,000
Time Adj Sale Price		\$215,600	\$206,300	\$181,700	\$181,700
TADJSP/SQFT		\$110.73	\$106.01	\$102.77	\$103.77
Model Estimate	\$104,100	\$123,800	\$103,900	\$100,400	\$97,000
Total Adj Factors	\$104,100	\$123,800	\$103,900	\$100,400	\$97,000
Adjusted Sale Price		\$195,900	\$206,500	\$185,400	\$188,800
Comparable Estimate	\$189,200 (\$101.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-50	125.06-11-10	125.06-8-2	125.06-20-29	125.06-10-31	125.06-8-13
Owner	Cieslikowski, Anthony	Abdulla, Gabriel F	Fish, Jacob T	American International	Pabst, Michael	Formwalt, Philip Michael
Address	282 Seine Dr	205 Seine Dr	8 Denise Dr	40 Barbados Dr	135 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	85 x 120	65 x 105	65 x 110	68 x 114	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1969 / 0	1970 / 0	1977 / 0	1970 / 0	1969 / 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	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm 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	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	2 / 1	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	1716	1628	1628	1470	1688	1737
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 616	0 450	0 648
SFLA	1716	1628	1628	1470	1688	1737
Att/Det Gar Sqft	220	484	484	285	484	462
Prior Land	\$18,100					
Prior Total	\$137,100					
Comp Land Estimate	\$24,400	\$19,800	\$20,400	\$21,200	\$20,400	\$20,400
Sale Date		10/25/2018	5/28/2020	3/12/2020	5/8/2018	8/23/2019
Sale Price		\$175,000	\$200,000	\$190,000	\$225,013	\$225,000
Time Adj Sale Price		\$187,000	\$200,700	\$191,300	\$247,400	\$231,000
TADJSP/SQFT		\$114.86	\$123.28	\$130.14	\$146.56	\$132.99
Model Estimate	\$115,300	\$113,600	\$112,200	\$107,700	\$141,200	\$141,100
Total Adj Factors	\$115,300	\$113,600	\$112,200	\$107,700	\$141,200	\$141,100
Adjusted Sale Price		\$188,700	\$203,800	\$198,900	\$221,500	\$205,200

Comparable Estimate \$203,600 (\$118.65/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-52	125.07-15-20	125.06-20-35	125.07-15-38	125.06-10-16	125.10-3-6
Owner	Cianciosi, Angelo	Payne, Zachary W	Algubani, Ali	Bunn, Sean	Read, Amanda M	Rondinelli, Jacqueline
Address	285 Seine Dr	16 Thornwood Dr	60 Martinique Dr	92 Woodgate Dr	64 Janine 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	68 x 110	71 x 105	64 x 115	65 x 110	57 x 119	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	1978 / 0	1983 / 0	1978 / 0	1980 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 304	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 No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / 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	2 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 1
1st Sty Area	1104	936	1104	1040	1104	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	304 0	432 0	455 0	432 0	465 0	364 0
SFLA	1408	1368	1559	1472	1569	1504
Att/Det Gar Sqft	308	320	286	440		
Prior Land	\$15,200					
Prior Total	\$118,000					
Comp Land Estimate	\$20,800	\$0	\$20,600	\$20,400	\$19,400	\$20,700
Sale Date		11/5/2020	7/30/2020	2/1/2018	4/12/2019	10/16/2019
Sale Price		\$191,000	\$186,000	\$170,000	\$182,000	\$155,000
Time Adj Sale Price		\$191,000	\$186,000	\$190,000	\$189,300	\$158,100
TADJSP/SQFT		\$139.62	\$119.31	\$129.08	\$120.65	\$105.12
Model Estimate	\$83,800	\$0	\$94,400	\$90,800	\$90,500	\$88,300
Total Adj Factors	\$83,800	\$0	\$94,400	\$90,800	\$90,500	\$88,300
Adjusted Sale Price		\$0	\$175,400	\$183,000	\$182,600	\$153,600
Comparable Estimate	\$173,700 (\$123.37/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-20-53.1	125.06-20-55	125.10-4-27.1	125.06-7-23	125.06-11-4	125.10-5-1
Owner	Berbach, Frances J	Zarcone, Ignatius	Humbert, Gabriel A	Dombrowski, Joshua A	Anthony, Frances M	Suy, Kim C
Address	289 Seine Dr	3 Martinique Dr	15 Seine Dr	91 Cherbourg 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	68 x 112	85 x 113	70 x 222	50 x 110	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	1983 / 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 / 1	1 / 0	2 / 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	1104	1088	1160	1092	1080	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 0	0 408	0 0	0 660	0 300
SFLA	1104	1088	1160	1092	1080	1160
Att/Det Gar Sqft	364 384	440	462	308	440	325
Prior Land	\$15,600					
Prior Total	\$111,900					
Comp Land Estimate	\$21,000	\$23,700	\$27,100	\$16,700	\$17,700	\$23,600
Sale Date		4/2/2018	7/16/2019	9/21/2020	7/25/2018	12/13/2018
Sale Price		\$155,000	\$180,500	\$165,000	\$176,000	\$155,000
Time Adj Sale Price		\$171,400	\$186,000	\$165,000	\$191,300	\$163,800
TADJSP/SQFT		\$157.54	\$160.34	\$151.10	\$177.13	\$141.21
Model Estimate	\$88,100	\$82,900	\$92,300	\$77,900	\$84,500	\$85,900
Total Adj Factors	\$88,100	\$82,900	\$92,300	\$77,900	\$84,500	\$85,900
Adjusted Sale Price		\$176,600	\$181,800	\$175,200	\$194,900	\$166,000
Comparable Estimate	\$178,900 (\$162.05/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-7-3.121	125.06-20-35	125.06-10-16	125.10-6-19	125.06-3-10	125.07-15-38
Owner	Benaglio, Joseph	Algubani, Ali	Read, Amanda M	Meisenbrug, Sharon A	Giambrone, Stephanie I	Bunn, Sean
Address	293 Seine 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	85 x 223	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	03 Alum/vinyl	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	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	2 Hot air Yes	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	5	4	3	3	4	3
Full/Half Baths	2 / 0	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	462	286			280	440
Prior Land	\$22,000					
Prior Total	\$134,000					
Comp Land Estimate	\$30,100	\$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	\$103,000	\$94,400	\$90,500	\$95,300	\$91,300	\$90,800
Total Adj Factors	\$103,000	\$94,400	\$90,500	\$95,300	\$91,300	\$90,800
Adjusted Sale Price		\$194,600	\$201,800	\$205,300	\$195,600	\$202,200
Comparable Estimate	\$199,900 (\$121.3/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-45	125.10-1-61	125.06-12-6	125.10-1-52	125.05-4-7	125.06-12-32
Owner	Cole, Janeen M	Decmar Properties, LLC	Tamulski, Travis T	Decmar Properties, LLC	Grady, Bart M	Craven, Charles R II
Address	9 Strasbourg Dr	73 Strasbourg Dr	95 Seine Dr	37 Strasbourg Dr	66 Strasbourg Dr	140 Seine 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	61 x 86	55 x 110	50 x 105	50 x 110	50 x 101	50 x 100
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	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1969 / 0	1968 / 0	1965 / 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 90	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	0 / 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	6	6
Full/Half Baths	3 / 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	4 Full 0	4 Full 0
1st Sty Area	1110	1190	1296	1040	1040	1232
2nd Sty Area	1148	1040	1044	1040	1040	1232
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 400
SFLA	2258	2230	2340	2080	2080	2464
Att/Det Gar Sqft						440
Prior Land	\$12,600					
Prior Total	\$121,000					
Comp Land Estimate	\$17,500	\$18,100	\$16,300	\$16,700	\$15,900	\$15,800
Sale Date		6/28/2018	4/23/2018	3/17/2020	3/9/2020	6/24/2019
Sale Price		\$160,000	\$145,000	\$160,000	\$139,400	\$187,000
Time Adj Sale Price		\$174,900	\$160,300	\$161,100	\$140,300	\$193,300
TADJSP/SQFT		\$78.43	\$68.50	\$77.45	\$67.45	\$78.45
Model Estimate	\$95,000	\$94,000	\$68,800	\$81,400	\$66,600	\$106,800
Total Adj Factors	\$95,000	\$94,000	\$68,800	\$81,400	\$66,600	\$106,800
Adjusted Sale Price		\$175,900	\$186,500	\$174,700	\$168,700	\$181,500
Comparable Estimate	\$177,500 (\$78.61/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-14	125.06-12-32	125.09-3-32	125.06-12-6	125.09-3-27
Owner	Brotz Richard K	Craven, Charles R II	Barker, Brandon M	Tamulski, Travis T	Larson, Douglas J
Address	10 Strasbourg Dr	140 Seine Dr	59 Fradine Dr	95 Seine Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 100	50 x 114	50 x 105	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1966 / 0	1969 / 0	1967 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1200	1232	1073	1296	1036
2nd Sty Area	1200	1232	1073	1044	1036
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 428
SFLA	2400	2464	2146	2340	2135
Att/Det Gar Sqft		440			
Prior Land	\$12,700				
Prior Total	\$140,000				
Comp Land Estimate	\$16,400	\$15,800	\$17,000	\$16,300	\$17,200
					\$18,400
Sale Date		6/24/2019	4/28/2020	4/23/2018	7/16/2018
Sale Price		\$187,000	\$194,250	\$145,000	\$200,000
Time Adj Sale Price		\$193,300	\$195,200	\$160,300	\$217,400
TADJSP/SQFT		\$78.45	\$90.96	\$68.50	\$101.83
Model Estimate	\$120,300	\$106,800	\$109,500	\$68,800	\$114,900
Total Adj Factors	\$120,300	\$106,800	\$109,500	\$68,800	\$114,900
Adjusted Sale Price		\$206,800	\$206,000	\$211,800	\$222,800
					\$216,900
Comparable Estimate	\$212,900	(\$88.71/SFLA)			



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-46	125.10-1-61	125.10-1-52	125.05-4-7	125.06-12-32
Owner	LeRoy, Sharon A	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M	Craven, Charles R II
Address	13 Strasbourg Dr	73 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	140 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	57 x 93	55 x 110	50 x 105	50 x 101	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	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	1968 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	5	6	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1110	1190	1296	1040	1232
2nd Sty Area	1148	1040	1044	1040	1232
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 400
SFLA	2258	2230	2340	2080	2464
Att/Det Gar Sqft					440
Prior Land	\$12,600				
Prior Total	\$125,000				
Comp Land Estimate	\$17,200	\$18,100	\$16,300	\$15,900	\$15,800
Sale Date		6/28/2018	4/23/2018	3/9/2020	6/24/2019
Sale Price		\$160,000	\$145,000	\$139,400	\$187,000
Time Adj Sale Price		\$174,900	\$160,300	\$140,300	\$193,300
TADJSP/SQFT		\$78.43	\$68.50	\$67.45	\$78.45
Model Estimate	\$91,500	\$94,000	\$68,800	\$66,600	\$106,800
Total Adj Factors	\$91,500	\$94,000	\$68,800	\$66,600	\$106,800
Adjusted Sale Price		\$172,400	\$183,000	\$165,200	\$178,000
Comparable Estimate	\$174,000 (\$77.06/SFLA)				



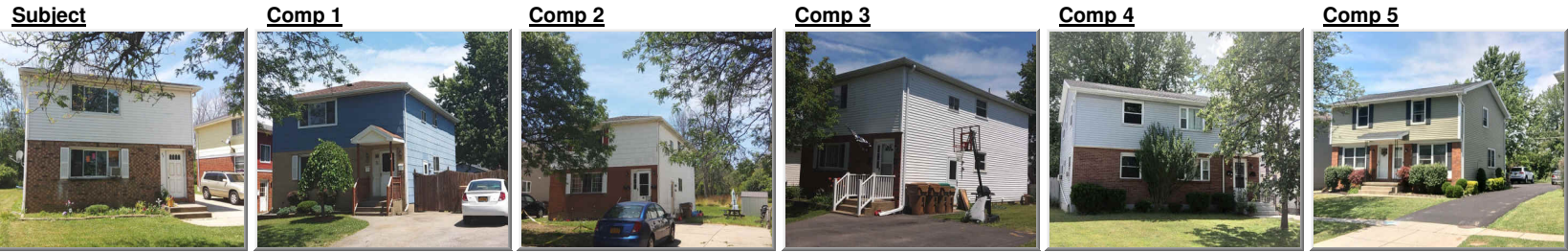
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-13	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	L&I Cohen Properties, L	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	14 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 103	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft		440			
Prior Land	\$12,400				
Prior Total	\$100,000				
Comp Land Estimate	\$16,100	\$15,800	\$16,300	\$18,100	\$16,700
					\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$96,700	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$96,700	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$183,200	\$188,200	\$177,600	\$176,400
					\$66,600
					\$66,600
					\$170,400
Comparable Estimate	\$179,200 (\$74.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-47	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Holly Schmitt Trust	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	17 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft	912	440			
Prior Land	\$12,700				
Prior Total	\$136,000				
Comp Land Estimate	\$16,700	\$15,800	\$16,300	\$18,100	\$16,700
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$107,800	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$107,800	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$194,300	\$199,300	\$188,700	\$187,500
Comparable Estimate	\$190,300 (\$78.7/SFLA)				

<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-12	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Fitch Ward M & Karen	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	18 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1190	1050
2nd Sty Area	1040	1040	1040	1040	1085
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,300				
Prior Total	\$111,000				
Comp Land Estimate	\$15,900	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$76,300	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$76,300	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$156,000	\$150,000	\$157,200	\$172,900
Comparable Estimate	\$163,000 (\$78.37/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-48	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Chamberland, Daniel P	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	21 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1968 / 0	1965 / 0
Condition	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 90
Heat Type/Central Air	4 Electric No	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	6	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1209	1232	1296	1040	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	2418	2464	2340	2080	2080
Att/Det Gar Sqft		440			
Prior Land	\$12,700				
Prior Total	\$126,900				
Comp Land Estimate	\$16,700	\$15,800	\$16,300	\$18,100	\$16,700
					\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$96,900	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$96,900	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$183,400	\$188,400	\$177,800	\$176,600
					\$66,600
					\$66,600
					\$170,600
Comparable Estimate	\$179,400 (\$74.19/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-5-11	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27	125.06-12-25
Owner	Werynski, Eric J	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Schlotterbeck, Jessica
Address	22 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr	112 Seine 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 101	50 x 110	50 x 101	55 x 110	55 x 114	55 x 100
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	1970 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
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	1040	1040	1040	1190	1036	1050
2nd Sty Area	1040	1040	1040	1040	1036	1085
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428	0 0
SFLA	2080	2080	2080	2230	2072	2135
Att/Det Gar Sqft	600					
Prior Land	\$12,300					
Prior Total	\$118,100					
Comp Land Estimate	\$15,900	\$16,700	\$15,900	\$18,100	\$18,400	\$17,200
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018	7/16/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000	\$200,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400	\$217,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65	\$101.83
Model Estimate	\$83,500	\$81,400	\$66,600	\$94,000	\$107,800	\$114,900
Total Adj Factors	\$83,500	\$81,400	\$66,600	\$94,000	\$107,800	\$114,900
Adjusted Sale Price		\$163,200	\$157,200	\$164,400	\$180,100	\$186,000
Comparable Estimate	\$170,200 (\$81.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-49	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Redenbach, Jeffrey D	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	25 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft		440			
Prior Land	\$12,700				
Prior Total	\$106,000				
Comp Land Estimate	\$16,700	\$15,800	\$16,300	\$18,100	\$16,700
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$92,100	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$92,100	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$178,600	\$183,600	\$173,000	\$171,800
Comparable Estimate	\$174,600 (\$72.21/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-5-10	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52	125.05-4-7
Owner	Decmar Properties, LLC	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M
Address	26 Strasbourg Dr	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	50 x 101	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 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	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	5	7	6	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	4 Full 0	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040	1040
2nd Sty Area	1209	1232	1044	1040	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0	0 0
SFLA	2418	2464	2340	2230	2080	2080
Att/Det Gar Sqft		440				
Prior Land	\$12,300					
Prior Total	\$126,900					
Comp Land Estimate	\$15,900	\$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	\$91,800	\$106,800	\$68,800	\$94,000	\$81,400	\$66,600
Total Adj Factors	\$91,800	\$106,800	\$68,800	\$94,000	\$81,400	\$66,600
Adjusted Sale Price		\$178,300	\$183,300	\$172,700	\$171,500	\$165,500
Comparable Estimate	\$174,300 (\$72.08/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-50	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27	125.06-12-25
Owner	Smith, Richard R	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J	Schlotterbeck, Jessica
Address	29 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr	112 Seine 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 110	50 x 110	50 x 101	55 x 110	55 x 114	55 x 100
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	1969 / 0	1967 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	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 Yes	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	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
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	1040	1040	1190	1036	1050
2nd Sty Area	1040	1040	1040	1040	1036	1085
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428	0 0
SFLA	2080	2080	2080	2230	2072	2135
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$125,000					
Comp Land Estimate	\$16,700	\$16,700	\$15,900	\$18,100	\$18,400	\$17,200
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018	7/16/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000	\$200,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400	\$217,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65	\$101.83
Model Estimate	\$87,700	\$81,400	\$66,600	\$94,000	\$107,800	\$114,900
Total Adj Factors	\$87,700	\$81,400	\$66,600	\$94,000	\$107,800	\$114,900
Adjusted Sale Price		\$167,400	\$161,400	\$168,600	\$184,300	\$190,200
Comparable Estimate	\$174,400 (\$83.85/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-9	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Woloszynski, Dennis	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	30 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 2	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
1st Sty Area	1020	1040	1040	1190	1036
2nd Sty Area	1020	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2040	2080	2080	2230	2072
Att/Det Gar Sqft	440				
Prior Land	\$12,300				
Prior Total	\$130,000				
Comp Land Estimate	\$15,900	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$94,600	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$94,600	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$174,300	\$168,300	\$175,500	\$191,200
Comparable Estimate	\$179,100 (\$87.79/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-51	125.06-10-35	125.05-4-4	125.06-5-24	125.06-15-29
Owner	NYSARC, Inc	Holzer, Drew M	Hunter, David C Jr	Pijanowski, Adam	Rea, Michael A
Address	33 Strasbourg Dr	230 Seine Dr	78 Strasbourg Dr	96 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	55 x 110	55 x 101	62 x 133	50 x 110
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1971 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	5	4
Full/Half Baths	3 / 0	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1209	969	1008	812	916
2nd Sty Area	1209	978	784	1134	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2418	1947	1792	1946	1942
Att/Det Gar Sqft		405	280	400	312
Prior Land	\$12,700				
Prior Total	\$161,900				
Comp Land Estimate	\$16,700	\$18,100	\$17,300	\$21,800	\$16,700
Sale Date		4/16/2018	1/24/2020	10/15/2018	6/26/2019
Sale Price		\$195,000	\$160,000	\$193,000	\$210,000
Time Adj Sale Price		\$215,600	\$161,600	\$206,300	\$217,000
TADJSP/SQFT		\$110.73	\$90.18	\$106.01	\$111.74
Model Estimate	\$128,200	\$123,800	\$96,200	\$103,900	\$123,600
Total Adj Factors	\$128,200	\$123,800	\$96,200	\$103,900	\$123,600
Adjusted Sale Price		\$220,000	\$193,600	\$230,600	\$221,600
Comparable Estimate	\$220,200 (\$91.07/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-8	125.06-12-6	125.10-1-61	125.06-12-32	125.10-1-52
Owner	Gonser, Robert A	Tamulski, Travis T	Decmar Properties, LLC	Craven, Charles R II	Decmar Properties, LLC
Address	34 Strasbourg Dr	95 Seine Dr	73 Strasbourg Dr	140 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 105	55 x 110	50 x 100	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1969 / 0	1969 / 0	1968 / 0	1968 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	5	7	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1178	1296	1190	1232	1040
2nd Sty Area	1178	1044	1040	1232	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 400	0 0
SFLA	2356	2340	2230	2464	2080
Att/Det Gar Sqft				440	
Prior Land	\$12,300				
Prior Total	\$124,000				
Comp Land Estimate	\$15,900	\$16,300	\$18,100	\$15,800	\$16,700
Sale Date		4/23/2018	6/28/2018	6/24/2019	3/17/2020
Sale Price		\$145,000	\$160,000	\$187,000	\$160,000
Time Adj Sale Price		\$160,300	\$174,900	\$193,300	\$161,100
TADJSP/SQFT		\$68.50	\$78.43	\$78.45	\$77.45
Model Estimate	\$89,800	\$68,800	\$94,000	\$106,800	\$81,400
Total Adj Factors	\$89,800	\$68,800	\$94,000	\$106,800	\$81,400
Adjusted Sale Price		\$181,300	\$170,700	\$176,300	\$169,500
Comparable Estimate	\$172,300 (\$73.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-52	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	37 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$121,000				
Comp Land Estimate	\$16,700	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$81,400	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$81,400	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$161,100	\$155,100	\$162,300	\$178,000
Comparable Estimate	\$168,100 (\$80.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-7	125.10-1-52	125.10-1-61	125.05-4-7	125.06-12-6
Owner	Spinnegan, Jason L	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M	Tamulski, Travis T
Address	38 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	66 Strasbourg Dr	95 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 110	55 x 110	50 x 101	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1968 / 0	1969 / 0	1965 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	7	6	5
Full/Half Baths	3 / 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	1 Slab/pier 0
1st Sty Area	1080	1040	1190	1040	1296
2nd Sty Area	1080	1040	1040	1040	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	2160	2080	2230	2080	2340
Att/Det Gar Sqft					
Prior Land	\$12,300				
Prior Total	\$126,000				
Comp Land Estimate	\$15,900	\$16,700	\$18,100	\$15,900	\$16,300
Sale Date		3/17/2020	6/28/2018	3/9/2020	4/23/2018
Sale Price		\$160,000	\$160,000	\$139,400	\$145,000
Time Adj Sale Price		\$161,100	\$174,900	\$140,300	\$160,300
TADJSP/SQFT		\$77.45	\$78.43	\$67.45	\$68.50
Model Estimate	\$93,600	\$81,400	\$94,000	\$66,600	\$68,800
Total Adj Factors	\$93,600	\$81,400	\$94,000	\$66,600	\$68,800
Adjusted Sale Price		\$173,300	\$174,500	\$167,300	\$185,100
Comparable Estimate	\$175,900 (\$81.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-53	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Argentieri, Maria Luisa	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Grady, Bart M
Address	41 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 100	50 x 105	55 x 110	50 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1969 / 0	1968 / 0	1965 / 0
Condition	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 90
Heat Type/Central Air	2 Hot air No	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	6	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft		440			
Prior Land	\$12,700				
Prior Total	\$124,000				
Comp Land Estimate	\$16,700	\$15,800	\$16,300	\$18,100	\$16,700
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$92,100	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$92,100	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$178,600	\$183,600	\$173,000	\$171,800
Comparable Estimate	\$174,600 (\$72.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-6	125.06-12-32	125.06-12-6	125.10-1-61	125.05-4-7
Owner	Krytus Joseph & Karyn	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Grady, Bart M
Address	42 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 100	50 x 105	55 x 110	50 x 101
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1969 / 0	1969 / 0	1965 / 0
Condition	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 90
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft	616	440			
Prior Land	\$12,300				
Prior Total	\$135,000				
Comp Land Estimate	\$15,900	\$15,800	\$16,300	\$18,100	\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/9/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$139,400
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$140,300
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$67.45
Model Estimate	\$106,400	\$106,800	\$68,800	\$94,000	\$66,600
Total Adj Factors	\$106,400	\$106,800	\$68,800	\$94,000	\$66,600
Adjusted Sale Price		\$192,900	\$197,900	\$187,300	\$180,100
Comparable Estimate	\$188,900 (\$78.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-54	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Neureuther, James L	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	45 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$121,000				
Comp Land Estimate	\$16,700	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$81,400	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$81,400	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$161,100	\$155,100	\$162,300	\$178,000
Comparable Estimate	\$168,100 (\$80.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-5	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Castlebrook Developme	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	46 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1050	1040	1040	1190	1036
2nd Sty Area	1050	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2100	2080	2080	2230	2072
Att/Det Gar Sqft	400				
Prior Land	\$12,300				
Prior Total	\$122,010				
Comp Land Estimate	\$15,900	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$65,800	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$65,800	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$145,500	\$139,500	\$146,700	\$162,400
Comparable Estimate	\$149,100 (\$71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-55	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Baskins, Patricia A	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	49 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$122,000				
Comp Land Estimate	\$16,700	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$83,500	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$83,500	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$163,200	\$157,200	\$164,400	\$180,100
Comparable Estimate	\$170,200 (\$81.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-4	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Bernoski, Kevin M Sr	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	50 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1969 / 0	1969 / 0	1965 / 0
Condition	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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft		440			
Prior Land	\$12,300				
Prior Total	\$80,000				
Comp Land Estimate	\$15,900	\$15,800	\$16,300	\$18,100	\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/9/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$139,400
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$140,300
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$67.45
Model Estimate	\$87,600	\$106,800	\$68,800	\$94,000	\$66,600
Total Adj Factors	\$87,600	\$106,800	\$68,800	\$94,000	\$66,600
Adjusted Sale Price		\$174,100	\$179,100	\$168,500	\$161,300
Comparable Estimate	\$170,100 (\$70.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-56	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	L&I Cohen Properties, L	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	53 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$107,000				
Comp Land Estimate	\$16,700	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$81,400	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$81,400	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$161,100	\$155,100	\$162,300	\$178,000
Comparable Estimate	\$168,100 (\$80.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-3	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Guinzoe Properties, LLC	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	54 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft		440			
Prior Land	\$12,300				
Prior Total	\$126,900				
Comp Land Estimate	\$15,900	\$15,800	\$16,300	\$18,100	\$16,700
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$87,600	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$87,600	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$174,100	\$179,100	\$168,500	\$167,300
Comparable Estimate	\$170,100 (\$70.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-57	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Fisher, Blake C	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	57 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1190	1050
2nd Sty Area	1040	1040	1040	1040	1085
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$121,000				
Comp Land Estimate	\$16,700	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$85,600	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$85,600	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$165,300	\$159,300	\$166,500	\$182,200
Comparable Estimate	\$172,300 (\$82.84/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-2	125.06-12-32	125.06-12-6	125.10-1-61	125.05-4-7
Owner	Bakardjiev, Krasimir M	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Grady, Bart M
Address	58 Strasbourg Dr	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 100	50 x 105	55 x 110	50 x 101
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1969 / 0	1969 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	5	7	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1209	1232	1296	1190	1040
2nd Sty Area	1209	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft	484	440			
Prior Land	\$12,300				
Prior Total	\$137,000				
Comp Land Estimate	\$15,900	\$15,800	\$16,300	\$18,100	\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/9/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$139,400
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$140,300
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$67.45
Model Estimate	\$95,800	\$106,800	\$68,800	\$94,000	\$66,600
Total Adj Factors	\$95,800	\$106,800	\$68,800	\$94,000	\$66,600
Adjusted Sale Price		\$182,300	\$187,300	\$176,700	\$169,500
Comparable Estimate	\$178,300 (\$73.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-58	125.10-1-52	125.05-4-7	125.10-1-61	125.09-3-27
Owner	Battaglia Daniel J	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Larson, Douglas J
Address	61 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 101	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	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
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$13,500				
Prior Total	\$121,000				
Comp Land Estimate	\$18,100	\$16,700	\$15,900	\$18,100	\$18,400
Sale Date		3/17/2020	3/9/2020	6/28/2018	7/11/2018
Sale Price		\$160,000	\$139,400	\$160,000	\$188,000
Time Adj Sale Price		\$161,100	\$140,300	\$174,900	\$204,400
TADJSP/SQFT		\$77.45	\$67.45	\$78.43	\$98.65
Model Estimate	\$82,000	\$81,400	\$66,600	\$94,000	\$107,800
Total Adj Factors	\$82,000	\$81,400	\$66,600	\$94,000	\$107,800
Adjusted Sale Price		\$161,700	\$155,700	\$162,900	\$178,600
Comparable Estimate	\$166,500 (\$80.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-5-1	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27
Owner	Jasm Mhi Y	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J
Address	62 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 101	50 x 110	55 x 110	55 x 114
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1968 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	2 / 0	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
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft	440				
Prior Land	\$12,300				
Prior Total	\$116,000				
Comp Land Estimate	\$15,900	\$15,900	\$16,700	\$18,100	\$18,400
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$188,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$204,400
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$98.65
Model Estimate	\$81,600	\$66,600	\$81,400	\$94,000	\$107,800
Total Adj Factors	\$81,600	\$66,600	\$81,400	\$94,000	\$107,800
Adjusted Sale Price		\$155,300	\$161,300	\$162,500	\$178,200
Comparable Estimate	\$164,900 (\$79.28/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-59	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27
Owner	Latshaw, Colleen D	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J
Address	65 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 101	50 x 110	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	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
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$13,500				
Prior Total	\$111,000				
Comp Land Estimate	\$18,100	\$15,900	\$16,700	\$18,100	\$18,400
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$188,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$204,400
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$98.65
Model Estimate	\$82,000	\$66,600	\$81,400	\$94,000	\$107,800
Total Adj Factors	\$82,000	\$66,600	\$81,400	\$94,000	\$107,800
Adjusted Sale Price		\$155,700	\$161,700	\$162,900	\$178,600
Comparable Estimate	\$166,500 (\$80.05/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.05-4-7	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27	125.06-12-6
Owner	Grady, Bart M	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J	Tamulski, Travis T
Address	66 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr	95 Seine 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 101	50 x 101	50 x 110	55 x 110	55 x 114	50 x 105
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	1965 / 0	1965 / 0	1968 / 0	1969 / 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 90	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 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	5
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	1 Slab/pier 0
1st Sty Area	1040	1040	1040	1190	1036	1296
2nd Sty Area	1040	1040	1040	1040	1036	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428	0 0
SFLA	2080	2080	2080	2230	2072	2340
Att/Det Gar Sqft						
Prior Land	\$12,300					
Prior Total	\$120,000					
Comp Land Estimate	\$15,900	\$15,900	\$16,700	\$18,100	\$18,400	\$16,300
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018	4/23/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$188,000	\$145,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$204,400	\$160,300
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$98.65	\$68.50
Model Estimate	\$66,600	\$66,600	\$81,400	\$94,000	\$107,800	\$68,800
Total Adj Factors	\$66,600	\$66,600	\$81,400	\$94,000	\$107,800	\$68,800
Adjusted Sale Price		\$140,300	\$146,300	\$147,500	\$163,200	\$158,100
Comparable Estimate	\$151,100 (\$72.64/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-60	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27
Owner	Welinski, Stephen F	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J
Address	69 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 101	50 x 110	55 x 110	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	6	7	6
Full/Half Baths	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	1 Slab/pier 0
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$13,500				
Prior Total	\$121,000				
Comp Land Estimate	\$18,100	\$15,900	\$16,700	\$18,100	\$18,400
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$188,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$204,400
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$98.65
Model Estimate	\$82,000	\$66,600	\$81,400	\$94,000	\$107,800
Total Adj Factors	\$82,000	\$66,600	\$81,400	\$94,000	\$107,800
Adjusted Sale Price		\$155,700	\$161,700	\$162,900	\$178,600
Comparable Estimate	\$166,500 (\$80.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.05-4-6	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27
Owner	Arvaniti, Maria	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J
Address	70 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 101	50 x 101	50 x 110	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1965 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	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
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,300				
Prior Total	\$122,000				
Comp Land Estimate	\$15,900	\$15,900	\$16,700	\$18,100	\$18,400
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$188,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$204,400
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$98.65
Model Estimate	\$81,100	\$66,600	\$81,400	\$94,000	\$107,800
Total Adj Factors	\$81,100	\$66,600	\$81,400	\$94,000	\$107,800
Adjusted Sale Price		\$154,800	\$160,800	\$162,000	\$177,700
Comparable Estimate	\$165,600 (\$79.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-61	125.10-1-61	125.05-4-7	125.10-1-52	125.06-12-32
Owner	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M	Decmar Properties, LLC	Craven, Charles R II
Address	73 Strasbourg Dr	73 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	140 Seine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	55 x 110	50 x 105	50 x 101	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1965 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	7	5	6	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1190	1190	1296	1040	1232
2nd Sty Area	1040	1040	1044	1040	1232
Fin Bsmt/Fin Rec Rm	0 240	0 240	0 0	0 0	0 400
SFLA	2230	2230	2340	2080	2464
Att/Det Gar Sqft					440
Prior Land	\$13,500				
Prior Total	\$121,000				
Comp Land Estimate	\$18,100	\$18,100	\$16,300	\$15,900	\$15,800
Sale Date		6/28/2018	4/23/2018	3/9/2020	3/17/2020
Sale Price		\$160,000	\$145,000	\$139,400	\$160,000
Time Adj Sale Price		\$174,900	\$160,300	\$140,300	\$161,100
TADJSP/SQFT		\$78.43	\$68.50	\$67.45	\$77.45
Model Estimate	\$94,000	\$94,000	\$68,800	\$66,600	\$81,400
Total Adj Factors	\$94,000	\$94,000	\$68,800	\$66,600	\$81,400
Adjusted Sale Price		\$174,900	\$185,500	\$167,700	\$173,700
Comparable Estimate	\$176,500 (\$79.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.05-4-5	125.05-4-7	125.10-1-52	125.10-1-61	125.09-3-27
Owner	Nguyen, Charline	Grady, Bart M	Decmar Properties, LLC	Decmar Properties, LLC	Larson, Douglas J
Address	74 Strasbourg Dr	66 Strasbourg Dr	37 Strasbourg Dr	73 Strasbourg Dr	39 Fradine Dr
Property Class	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
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 101	50 x 101	50 x 110	55 x 110	55 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	7	6
Full/Half Baths	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	1 Slab/pier 0
1st Sty Area	1040	1040	1040	1190	1036
2nd Sty Area	1040	1040	1040	1040	1036
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 428
SFLA	2080	2080	2080	2230	2072
Att/Det Gar Sqft					
Prior Land	\$12,900				
Prior Total	\$121,000				
Comp Land Estimate	\$17,300	\$15,900	\$16,700	\$18,100	\$18,400
Sale Date		3/9/2020	3/17/2020	6/28/2018	7/11/2018
Sale Price		\$139,400	\$160,000	\$160,000	\$188,000
Time Adj Sale Price		\$140,300	\$161,100	\$174,900	\$204,400
TADJSP/SQFT		\$67.45	\$77.45	\$78.43	\$98.65
Model Estimate	\$81,600	\$66,600	\$81,400	\$94,000	\$107,800
Total Adj Factors	\$81,600	\$66,600	\$81,400	\$94,000	\$107,800
Adjusted Sale Price		\$155,300	\$161,300	\$162,500	\$178,200
Comparable Estimate	\$166,100 (\$79.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-1-1	125.06-14-31	125.06-14-36	125.10-1-19	125.06-14-28
Owner	Wiehe, Christine B	Stack, Madison	Sumner, Max C	Turvey, Neal T III	Phelps, Erika D
Address	77 Strasbourg Dr	98 Seine Dr	74 Seine Dr	51 Audet 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	76 x 110	50 x 110	45 x 106	50 x 115	50 x 110
Building Style	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
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	968	960	960	960	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 200
SFLA	968	960	960	960	1008
Att/Det Gar Sqft	252	308	352	280	308
Prior Land	\$16,100				
Prior Total	\$108,000				
Comp Land Estimate	\$22,000	\$16,700	\$14,900	\$17,100	\$16,700
Sale Date		9/20/2018	6/11/2019	4/14/2020	1/8/2018
Sale Price		\$142,500	\$160,000	\$145,000	\$130,000
Time Adj Sale Price		\$153,200	\$165,400	\$145,700	\$146,100
TADJSP/SQFT		\$159.58	\$172.29	\$151.77	\$144.94
Model Estimate	\$73,000	\$70,500	\$72,100	\$69,800	\$64,100
Total Adj Factors	\$73,000	\$70,500	\$72,100	\$69,800	\$64,100
Adjusted Sale Price		\$155,700	\$166,300	\$148,900	\$155,000
Comparable Estimate	\$154,900 (\$160.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.05-4-4	125.05-4-4	125.06-17-7	125.06-8-11	125.06-6-19
Owner	Hunter, David C Jr	Hunter, David C Jr	Wielinski, Heather L	Sabia, Michelle	Seufert, Heather C
Address	78 Strasbourg Dr	78 Strasbourg Dr	87 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 101	55 x 101	55 x 110	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	5
Full/Half Baths	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
1st Sty Area	1008	1008	984	962	766
2nd Sty Area	784	784	728	806	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 576	0 191
SFLA	1792	1792	1712	1768	1751
Att/Det Gar Sqft	280	280	286	308	308
Prior Land	\$12,900				
Prior Total	\$130,000				
Comp Land Estimate	\$17,300	\$17,300	\$18,100	\$16,700	\$16,700
Sale Date		1/24/2020	7/20/2018	12/4/2018	10/10/2018
Sale Price		\$160,000	\$164,900	\$172,000	\$170,000
Time Adj Sale Price		\$161,600	\$179,300	\$181,700	\$181,700
TADJSP/SQFT		\$90.18	\$104.73	\$102.77	\$103.77
Model Estimate	\$96,200	\$96,200	\$95,200	\$100,400	\$97,000
Total Adj Factors	\$96,200	\$96,200	\$95,200	\$100,400	\$97,000
Adjusted Sale Price		\$161,600	\$180,300	\$177,500	\$180,900
Comparable Estimate	\$177,700 (\$99.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.05-4-3	125.05-4-4	125.06-17-7	125.06-8-11	125.06-10-35
Owner	Lenhardt William F Jr	Hunter, David C Jr	Wielinski, Heather L	Sabia, Michelle	Holzer, Drew M
Address	82 Strasbourg Dr	78 Strasbourg Dr	87 Rouen Dr	52 Denise Dr	230 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	81 x 102	55 x 101	55 x 110	50 x 110	55 x 110
Building Style	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
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1969 / 0	1968 / 0	1971 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1071	1008	984	962	812
2nd Sty Area	784	784	728	806	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 576	0 0
SFLA	1855	1792	1712	1768	1946
Att/Det Gar Sqft	480	280	286	308	400
Prior Land	\$16,100				
Prior Total	\$140,000				
Comp Land Estimate	\$21,900	\$17,300	\$18,100	\$16,700	\$21,800
Sale Date		1/24/2020	7/20/2018	12/4/2018	4/16/2018
Sale Price		\$160,000	\$164,900	\$172,000	\$195,000
Time Adj Sale Price		\$161,600	\$179,300	\$181,700	\$215,600
TADJSP/SQFT		\$90.18	\$104.73	\$102.77	\$110.73
Model Estimate	\$108,500	\$96,200	\$95,200	\$100,400	\$123,800
Total Adj Factors	\$108,500	\$96,200	\$95,200	\$100,400	\$123,800
Adjusted Sale Price		\$173,900	\$192,600	\$189,800	\$200,300
Comparable Estimate	\$193,500 (\$104.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-23	125.06-2-13	125.10-5-12	125.07-15-20	125.06-16-13
Owner	Williams, Renee D	Gorski, Sarah	Strohman, Katlyn	Payne, Zachary W	Zbytek, Marissa A
Address	4 Thornwood Dr	194 Le Havre Dr	22 Cannas Ct	16 Thornwood 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	86 x 105	50 x 109	54 x 129	71 x 105	50 x 110
Building Style	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
Year Built/Eff Yr Built	1983 / 0	1970 / 0	1971 / 0	1983 / 0	1970 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 144	C Average 110	C Average 110	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	936	936	936	936	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	144 0	0 0	0 0	432 0	0 0
SFLA	1080	936	936	1368	1040
Att/Det Gar Sqft		200 214		320	
Prior Land	\$17,100				
Prior Total	\$125,000				
Comp Land Estimate	\$23,000	\$16,600	\$19,300	\$0	\$16,700
Sale Date		9/9/2019	5/19/2020	11/5/2020	8/14/2019
Sale Price		\$172,000	\$163,000	\$191,000	\$140,000
Time Adj Sale Price		\$176,000	\$163,500	\$191,000	\$143,800
TADJSP/SQFT		\$188.03	\$174.68	\$139.62	\$138.27
Model Estimate	\$86,500	\$83,200	\$74,700	\$0	\$62,200
Total Adj Factors	\$86,500	\$83,200	\$74,700	\$0	\$62,200
Adjusted Sale Price		\$179,300	\$175,300	\$0	\$168,100
Comparable Estimate	\$177,600 (\$164.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-37	125.06-14-19	125.07-15-66	125.06-19-37	125.06-16-28
Owner	Rindfleisch, Timothy A	Partridge, Timothy	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr
Address	5 Thornwood Dr	46 Lille Ln	41 Woodgate Dr	88 Martinique 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	88 x 110	50 x 174	47 x 135	63 x 115	75 x 110
Building Style	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
Year Built/Eff Yr Built	1985 / 0	1969 / 0	1982 / 0	1984 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 0	3 Partial 1	4 Full 2
1st Sty Area	1548	1257	820	924	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	900 0	768 0	576 0	506 0
SFLA	2172	2157	1588	1500	1606
Att/Det Gar Sqft	700		468		
Prior Land	\$17,700				
Prior Total	\$159,360				
Comp Land Estimate	\$23,900	\$20,300	\$17,500	\$20,500	\$21,900
Sale Date		3/22/2018	1/23/2020	8/10/2018	8/9/2018
Sale Price		\$150,000	\$175,000	\$139,900	\$160,000
Time Adj Sale Price		\$166,800	\$176,800	\$151,200	\$173,000
TADJSP/SQFT		\$77.33	\$111.34	\$100.80	\$107.72
Model Estimate	\$124,800	\$97,200	\$91,300	\$82,900	\$91,800
Total Adj Factors	\$124,800	\$97,200	\$91,300	\$82,900	\$91,800
Adjusted Sale Price		\$194,400	\$210,300	\$193,100	\$206,000
Comparable Estimate	\$201,100 (\$92.59/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-22	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10	125.07-15-54
Owner	Wojcik, Lukasz	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele	Jewell, Domanic
Address	8 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr	89 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	70 x 105	47 x 135	63 x 115	75 x 110	50 x 105	60 x 130
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	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 768	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 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	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	820	820	924	1100	888	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	732 0	576 0
SFLA	1588	1588	1500	1606	1620	1440
Att/Det Gar Sqft	504	468			320	
Prior Land	\$15,200					
Prior Total	\$129,480					
Comp Land Estimate	\$20,600	\$17,500	\$20,500	\$21,900	\$16,300	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77	\$77.64
Model Estimate	\$93,100	\$91,300	\$82,900	\$91,800	\$91,100	\$56,100
Total Adj Factors	\$93,100	\$91,300	\$82,900	\$91,800	\$91,100	\$56,100
Adjusted Sale Price		\$178,600	\$161,400	\$174,300	\$170,100	\$148,800
Comparable Estimate	\$166,600 (\$104.91/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-36	125.07-15-20	125.07-15-38	125.06-20-35	125.06-10-16	125.06-3-10
Owner	Chee, Chester	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Read, Amanda M	Giambrone, Stephanie I
Address	9 Thornwood Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique Dr	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	65 x 110	71 x 105	65 x 110	64 x 115	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1982 / 0	1983 / 0	1980 / 0	1978 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 420	C Average 110	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 No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0
1st Sty Area	936	936	1040	1104	1104	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	420 0	432 0	432 0	455 0	465 0	432 0
SFLA	1356	1368	1472	1559	1569	1548
Att/Det Gar Sqft	576	320	440	286		280
Prior Land	\$14,800					
Prior Total	\$115,000					
Comp Land Estimate	\$20,400	\$0	\$20,400	\$20,600	\$19,400	\$16,700
Sale Date		11/5/2020	2/1/2018	7/30/2020	4/12/2019	12/11/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$182,000	\$181,500
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$189,300	\$183,900
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$120.65	\$118.80
Model Estimate	\$81,800	\$0	\$90,800	\$94,400	\$90,500	\$91,300
Total Adj Factors	\$81,800	\$0	\$90,800	\$94,400	\$90,500	\$91,300
Adjusted Sale Price		\$0	\$181,000	\$173,400	\$180,600	\$174,400
Comparable Estimate	\$177,400 (\$130.83/SFLA)					

<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-21	125.07-15-66	125.06-19-37	125.06-14-19	125.06-16-28
Owner	Beek, Kimberly M	Connolly, Matthew F	Murphy, Kevin C	Partridge, Timothy	Robinson, John Jr
Address	12 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	46 Lille Ln	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	70 x 105	47 x 135	63 x 115	50 x 174	75 x 110
Building Style	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
Year Built/Eff Yr Built	1983 / 0	1982 / 0	1984 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 768	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 1	4 Full 1	4 Full 2
1st Sty Area	1156	820	924	1257	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	900 0	506 0
SFLA	1924	1588	1500	2157	1606
Att/Det Gar Sqft	480	468			
Prior Land	\$15,200				
Prior Total	\$148,570				
Comp Land Estimate	\$20,600	\$17,500	\$20,500	\$20,300	\$21,900
Sale Date		1/23/2020	8/10/2018	3/22/2018	8/9/2018
Sale Price		\$175,000	\$139,900	\$150,000	\$160,000
Time Adj Sale Price		\$176,800	\$151,200	\$166,800	\$173,000
TADJSP/SQFT		\$111.34	\$100.80	\$77.33	\$107.72
Model Estimate	\$111,300	\$91,300	\$82,900	\$97,200	\$91,800
Total Adj Factors	\$111,300	\$91,300	\$82,900	\$97,200	\$91,800
Adjusted Sale Price		\$196,800	\$179,600	\$180,900	\$192,500
Comparable Estimate	\$187,600 (\$97.51/SFLA)				\$188,300

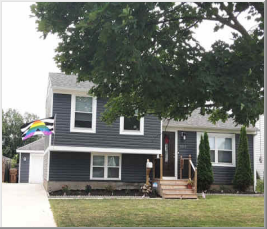


SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-35	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10	125.07-15-54
Owner	Padilla, Melanie A	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele	Jewell, Domanic
Address	13 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr	89 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	65 x 111	47 x 135	63 x 115	75 x 110	50 x 105	60 x 130
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	1982 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 768	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 No	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 / 1	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	820	820	924	1100	888	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	732 0	576 0
SFLA	1588	1588	1500	1606	1620	1440
Att/Det Gar Sqft		468			320	
Prior Land	\$14,800					
Prior Total	\$118,000					
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$16,300	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77	\$77.64
Model Estimate	\$85,300	\$91,300	\$82,900	\$91,800	\$91,100	\$56,100
Total Adj Factors	\$85,300	\$91,300	\$82,900	\$91,800	\$91,100	\$56,100
Adjusted Sale Price		\$170,800	\$153,600	\$166,500	\$162,300	\$141,000

Comparable Estimate \$158,800 (\$100/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-20	125.07-15-20	125.07-15-38	125.06-20-35	125.06-3-10	125.06-10-16
Owner	Payne, Zachary W	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I	Read, Amanda M
Address	16 Thornwood Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique Dr	185 Le Havre 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	71 x 105	71 x 105	65 x 110	64 x 115	50 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	1983 / 0	1983 / 0	1980 / 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 432	C Average 110	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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / 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 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	936	936	1040	1104	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	432 0	465 0
SFLA	1368	1368	1472	1559	1548	1569
Att/Det Gar Sqft	320	320	440	286	280	
Prior Land	\$15,200					
Prior Total	\$124,000					
Comp Land Estimate	\$20,700	\$0	\$20,400	\$20,600	\$16,700	\$19,400
Sale Date		11/5/2020	2/1/2018	7/30/2020	12/11/2019	4/12/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$181,500	\$182,000
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$183,900	\$189,300
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$118.80	\$120.65
Model Estimate	\$91,100	\$0	\$90,800	\$94,400	\$91,300	\$90,500
Total Adj Factors	\$91,100	\$0	\$90,800	\$94,400	\$91,300	\$90,500
Adjusted Sale Price		\$0	\$190,300	\$182,700	\$183,700	\$189,900
Comparable Estimate	\$186,700 (\$136.48/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-34	125.07-15-20	125.07-15-38	125.06-20-35	125.06-3-10
Owner	Hyla, Michael	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I
Address	17 Thornwood Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	71 x 105	65 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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1983 / 0	1980 / 0	1978 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	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	1 / N	1 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	936	936	1040	1104	1116
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	432 0
SFLA	1368	1368	1472	1559	1548
Att/Det Gar Sqft	352	320	440	286	280
Prior Land	\$14,800				
Prior Total	\$114,000				
Comp Land Estimate	\$20,400	\$0	\$20,400	\$20,600	\$16,700
Sale Date		11/5/2020	2/1/2018	7/30/2020	12/11/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$181,500
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$183,900
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$118.80
Model Estimate	\$80,300	\$0	\$90,800	\$94,400	\$91,300
Total Adj Factors	\$80,300	\$0	\$90,800	\$94,400	\$91,300
Adjusted Sale Price		\$0	\$179,500	\$171,900	\$172,900
Comparable Estimate	\$175,900 (\$128.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-19	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10	125.07-15-54
Owner	Barber Jeremy M	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele	Jewell, Domanic
Address	20 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr	89 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	71 x 105	47 x 135	63 x 115	75 x 110	50 x 105	60 x 130
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	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 768	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 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 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	820	820	924	1100	888	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	732 0	576 0
SFLA	1588	1588	1500	1606	1620	1440
Att/Det Gar Sqft	440	468			320	
Prior Land	\$15,200					
Prior Total	\$126,160					
Comp Land Estimate	\$20,700	\$17,500	\$20,500	\$21,900	\$16,300	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77	\$77.64
Model Estimate	\$89,300	\$91,300	\$82,900	\$91,800	\$91,100	\$56,100
Total Adj Factors	\$89,300	\$91,300	\$82,900	\$91,800	\$91,100	\$56,100
Adjusted Sale Price		\$174,800	\$157,600	\$170,500	\$166,300	\$145,000
Comparable Estimate	\$162,800 (\$102.52/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-33	125.06-19-37	125.07-15-54	125.07-15-66	125.06-15-46	125.06-18-29
Owner	Bochenek, James T	Murphy, Kevin C	Jewell, Domanic	Connolly, Matthew F	Frank, Kevin P	Jones, Brittany M
Address	21 Thornwood Dr	88 Martinique Dr	89 Woodgate Dr	41 Woodgate Dr	75 Lille Ln	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	65 x 111	63 x 115	60 x 130	47 x 135	80 x 85	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	1983 / 0	1984 / 0	1981 / 0	1982 / 0	1969 / 0	1967 / 0
Condition	4 Good	3 Normal	2 Fair	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average 576	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 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	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	4 Full 0	4 Full 2	4 Full 1
1st Sty Area	924	924	864	820	1138	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	576 0	576 0	768 0	384 0	414 0
SFLA	1500	1500	1440	1588	1522	1314
Att/Det Gar Sqft				468		
Prior Land	\$14,800					
Prior Total	\$135,290					
Comp Land Estimate	\$20,400	\$20,500	\$21,200	\$17,500	\$19,900	\$16,700
Sale Date		8/10/2018	2/26/2018	1/23/2020	12/6/2018	11/14/2020
Sale Price		\$139,900	\$100,000	\$175,000	\$175,000	\$186,000
Time Adj Sale Price		\$151,200	\$111,800	\$176,800	\$184,900	\$186,000
TADJSP/SQFT		\$100.80	\$77.64	\$111.34	\$121.48	\$141.55
Model Estimate	\$100,400	\$82,900	\$56,100	\$91,300	\$108,100	\$87,700
Total Adj Factors	\$100,400	\$82,900	\$56,100	\$91,300	\$108,100	\$87,700
Adjusted Sale Price		\$168,700	\$156,100	\$185,900	\$177,200	\$198,700
Comparable Estimate	\$177,300 (\$118.2/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-18	125.07-15-20	125.06-16-13	125.07-15-38	125.10-2-7	125.06-20-35
Owner	Sowinski, Jeffrey D	Payne, Zachary W	Zbytek, Marissa A	Bunn, Sean	Winkler, Kimberly M	Algubani, Ali
Address	24 Thornwood Dr	16 Thornwood Dr	59 Toulon Dr	92 Woodgate Dr	23 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	71 x 105	71 x 105	50 x 110	65 x 110	56 x 114	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	1983 / 0	1983 / 0	1969 / 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 144	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 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	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	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	936	936	1040	1040	962	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	144 0	432 0	0 0	432 0	0 0	455 0
SFLA	1080	1368	1040	1472	962	1559
Att/Det Gar Sqft		320		440		286
Prior Land	\$15,200					
Prior Total	\$108,000					
Comp Land Estimate	\$20,700	\$0	\$16,700	\$20,400	\$18,700	\$20,600
Sale Date		11/5/2020	8/14/2019	2/1/2018	7/27/2018	7/30/2020
Sale Price		\$191,000	\$140,000	\$170,000	\$145,000	\$186,000
Time Adj Sale Price		\$191,000	\$143,800	\$190,000	\$157,600	\$186,000
TADJSP/SQFT		\$139.62	\$138.27	\$129.08	\$163.83	\$119.31
Model Estimate	\$64,700	\$0	\$62,200	\$90,800	\$56,600	\$94,400
Total Adj Factors	\$64,700	\$0	\$62,200	\$90,800	\$56,600	\$94,400
Adjusted Sale Price		\$0	\$146,300	\$163,900	\$165,700	\$156,300
Comparable Estimate	\$158,100 (\$146.39/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-32	125.06-5-7	125.06-6-19	125.06-8-11	125.06-5-24
Owner	Kiera Dave & W	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam
Address	25 Thornwood Dr	28 Toulon Dr	79 Toulon Dr	52 Denise 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 111	50 x 110	50 x 110	50 x 110	62 x 133
Building Style	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
Year Built/Eff Yr Built	1982 / 0	1969 / 0	1969 / 0	1968 / 0	1971 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	3	5
Full/Half Baths	1 / 0	1 / 0	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
1st Sty Area	576	598	766	962	812
2nd Sty Area	624	999	985	806	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0
SFLA	1200	1597	1751	1768	1946
Att/Det Gar Sqft	462	364	308	308	400
Prior Land	\$14,800				
Prior Total	\$100,000				
Comp Land Estimate	\$20,400	\$16,700	\$16,700	\$16,700	\$21,800
Sale Date		8/30/2019	10/10/2018	12/4/2018	10/15/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$193,000
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$206,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$106.01
Model Estimate	\$74,300	\$87,800	\$97,000	\$100,400	\$103,900
Total Adj Factors	\$74,300	\$87,800	\$97,000	\$100,400	\$103,900
Adjusted Sale Price		\$142,600	\$159,000	\$155,600	\$176,700
Comparable Estimate	\$158,500 (\$132.08/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-17	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10
Owner	McManus Gregory S	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele
Address	28 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	71 x 105	47 x 135	63 x 115	75 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1983 / 2000	1982 / 0	1984 / 0	1968 / 0	1969 / 0
Condition	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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	1094	820	924	1100	888
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	768 0	576 0	506 0	732 0
SFLA	1718	1588	1500	1606	1620
Att/Det Gar Sqft		468			320
Prior Land	\$15,200				
Prior Total	\$145,250				
Comp Land Estimate	\$20,700	\$17,500	\$20,500	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77
Model Estimate	\$109,300	\$91,300	\$82,900	\$91,800	\$91,100
Total Adj Factors	\$109,300	\$91,300	\$82,900	\$91,800	\$91,100
Adjusted Sale Price		\$194,800	\$177,600	\$190,500	\$186,300
Comparable Estimate	\$182,800 (\$106.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-31	125.07-15-66	125.06-19-37	125.07-15-54	125.06-15-46
Owner	Kiel, Jason	Connolly, Matthew F	Murphy, Kevin C	Jewell, Domanic	Frank, Kevin P
Address	29 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	89 Woodgate Dr	75 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 111	47 x 135	63 x 115	60 x 130	80 x 85
Building Style	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
Year Built/Eff Yr Built	1982 / 0	1982 / 0	1984 / 0	1981 / 0	1969 / 0
Condition	4 Good	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average 768	C Average 100	C Average 100	C Average 90	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
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 1	4 Full 2
1st Sty Area	820	820	924	864	1138
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	576 0	384 0
SFLA	1588	1588	1500	1440	1522
Att/Det Gar Sqft	288	468			
Prior Land	\$14,800				
Prior Total	\$151,890				
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,200	\$19,900
Sale Date		1/23/2020	8/10/2018	2/26/2018	12/6/2018
Sale Price		\$175,000	\$139,900	\$100,000	\$175,000
Time Adj Sale Price		\$176,800	\$151,200	\$111,800	\$184,900
TADJSP/SQFT		\$111.34	\$100.80	\$77.64	\$121.48
Model Estimate	\$117,000	\$91,300	\$82,900	\$56,100	\$108,100
Total Adj Factors	\$117,000	\$91,300	\$82,900	\$56,100	\$108,100
Adjusted Sale Price		\$202,500	\$185,300	\$172,700	\$193,800
Comparable Estimate	\$193,500 (\$121.85/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-16	125.06-19-37	125.07-15-66	125.07-15-54	125.06-17-26	125.06-17-20
Owner	Testa, Vincent J	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Ambellan-Zuppelli, Jill	Gilley, John M
Address	32 Thornwood Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate 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	71 x 105	63 x 115	47 x 135	60 x 130	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	1983 / 0	1984 / 0	1982 / 0	1981 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	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 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 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1028	924	820	864	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	576 0	768 0	576 0	500 0	506 0
SFLA	1340	1500	1588	1440	1400	1406
Att/Det Gar Sqft			468			
Prior Land	\$15,200					
Prior Total	\$116,200					
Comp Land Estimate	\$20,700	\$20,500	\$17,500	\$21,200	\$16,700	\$16,700
Sale Date		8/10/2018	1/23/2020	2/26/2018	10/15/2020	12/6/2019
Sale Price		\$139,900	\$175,000	\$100,000	\$165,000	\$149,900
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$165,000	\$151,900
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$117.86	\$108.04
Model Estimate	\$81,100	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Total Adj Factors	\$81,100	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Adjusted Sale Price		\$149,400	\$166,600	\$136,800	\$165,700	\$154,300
Comparable Estimate	\$154,600 (\$115.37/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-30	125.06-19-37	125.07-15-66	125.07-15-54	125.06-17-26	125.06-17-20
Owner	DiChristopher, Michael	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Ambellan-Zuppelli, Jill	Gilley, John M
Address	33 Thornwood Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate 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	65 x 111	63 x 115	47 x 135	60 x 130	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	1982 / 0	1984 / 0	1982 / 0	1981 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	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 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 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1028	924	820	864	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	576 0	768 0	576 0	500 0	506 0
SFLA	1340	1500	1588	1440	1400	1406
Att/Det Gar Sqft			468			
Prior Land	\$14,800					
Prior Total	\$115,370					
Comp Land Estimate	\$20,400	\$20,500	\$17,500	\$21,200	\$16,700	\$16,700
Sale Date		8/10/2018	1/23/2020	2/26/2018	10/15/2020	12/6/2019
Sale Price		\$139,900	\$175,000	\$100,000	\$165,000	\$149,900
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$165,000	\$151,900
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$117.86	\$108.04
Model Estimate	\$80,200	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Total Adj Factors	\$80,200	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Adjusted Sale Price		\$148,500	\$165,700	\$135,900	\$164,800	\$153,400
Comparable Estimate	\$153,700 (\$114.7/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-15	125.06-5-7	125.06-6-19	125.06-8-11	125.06-5-24	125.06-17-7
Owner	Smith, Laureen A	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam	Wielinski, Heather L
Address	36 Thornwood Dr	28 Toulon Dr	79 Toulon Dr	52 Denise Dr	96 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	71 x 105	50 x 110	50 x 110	50 x 110	62 x 133	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	1983 / 0	1969 / 0	1969 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	3	5	3
Full/Half Baths	1 / 0	1 / 0	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	4 Full 0
1st Sty Area	576	598	766	962	812	984
2nd Sty Area	624	999	985	806	1134	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0	0 300
SFLA	1200	1597	1751	1768	1946	1712
Att/Det Gar Sqft	252	364	308	308	400	286
Prior Land	\$15,200					
Prior Total	\$100,000					
Comp Land Estimate	\$20,700	\$16,700	\$16,700	\$16,700	\$21,800	\$18,100
Sale Date		8/30/2019	10/10/2018	12/4/2018	10/15/2018	7/20/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$193,000	\$164,900
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$206,300	\$179,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$106.01	\$104.73
Model Estimate	\$71,700	\$87,800	\$97,000	\$100,400	\$103,900	\$95,200
Total Adj Factors	\$71,700	\$87,800	\$97,000	\$100,400	\$103,900	\$95,200
Adjusted Sale Price		\$140,000	\$156,400	\$153,000	\$174,100	\$155,800
Comparable Estimate	\$155,900 (\$129.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-29	125.07-15-20	125.06-16-13	125.10-2-7	125.07-15-38
Owner	Shriber Richard C & W	Payne, Zachary W	Zbytek, Marissa A	Winkler, Kimberly M	Bunn, Sean
Address	37 Thornwood Dr	16 Thornwood Dr	59 Toulon Dr	23 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	71 x 105	50 x 110	56 x 114	65 x 110
Building Style	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
Year Built/Eff Yr Built	1982 / 0	1983 / 0	1969 / 0	1970 / 0	1980 / 0
Condition	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
Heat Type/Central Air	4 Electric 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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 1	3 Partial 0
1st Sty Area	1040	936	1040	962	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	432 0	0 0	0 0	432 0
SFLA	1040	1368	1040	962	1472
Att/Det Gar Sqft		320			440
Prior Land	\$14,800				
Prior Total	\$109,000				
Comp Land Estimate	\$20,400	\$0	\$16,700	\$18,700	\$20,400
Sale Date		11/5/2020	8/14/2019	7/27/2018	2/1/2018
Sale Price		\$191,000	\$140,000	\$145,000	\$170,000
Time Adj Sale Price		\$191,000	\$143,800	\$157,600	\$190,000
TADJSP/SQFT		\$139.62	\$138.27	\$163.83	\$129.08
Model Estimate	\$62,600	\$0	\$62,200	\$56,600	\$90,800
Total Adj Factors	\$62,600	\$0	\$62,200	\$56,600	\$90,800
Adjusted Sale Price		\$0	\$144,200	\$163,600	\$161,800
Comparable Estimate	\$156,300 (\$150.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-14	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54
Owner	Bajer David J & Patricia	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic
Address	40 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	71 x 105	47 x 135	63 x 115	75 x 110	60 x 130
Building Style	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
Year Built/Eff Yr Built	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 768	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 No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	820	820	924	1100	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0
SFLA	1588	1588	1500	1606	1440
Att/Det Gar Sqft	480	468			
Prior Land	\$15,200				
Prior Total	\$134,460				
Comp Land Estimate	\$20,700	\$17,500	\$20,500	\$21,900	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64
Model Estimate	\$98,500	\$91,300	\$82,900	\$91,800	\$56,100
Total Adj Factors	\$98,500	\$91,300	\$82,900	\$91,800	\$56,100
Adjusted Sale Price		\$184,000	\$166,800	\$179,700	\$154,200
Comparable Estimate	\$172,000 (\$108.31/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-28	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54	125.06-12-10
Owner	Liska, Mary E	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic	Vickerd, Michele
Address	41 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr	111 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 111	47 x 135	63 x 115	75 x 110	60 x 130	50 x 105
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	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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	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 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	820	820	924	1100	864	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0	732 0
SFLA	1588	1588	1500	1606	1440	1620
Att/Det Gar Sqft	288	468				320
Prior Land	\$14,800					
Prior Total	\$126,990					
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$21,200	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64	\$103.77
Model Estimate	\$89,800	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Total Adj Factors	\$89,800	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Adjusted Sale Price		\$175,300	\$158,100	\$171,000	\$145,500	\$166,800
Comparable Estimate	\$163,300 (\$102.83/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-13	125.06-5-7	125.06-6-19	125.06-8-11	125.06-5-24	125.06-17-7
Owner	Alexandrowicz, Jonatha	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam	Wielinski, Heather L
Address	44 Thornwood Dr	28 Toulon Dr	79 Toulon Dr	52 Denise Dr	96 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	71 x 105	50 x 110	50 x 110	50 x 110	62 x 133	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	1983 / 0	1969 / 0	1969 / 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 Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / 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	5	3
Full/Half Baths	1 / 0	1 / 0	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	4 Full 0
1st Sty Area	576	598	766	962	812	984
2nd Sty Area	744	999	985	806	1134	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0	0 300
SFLA	1320	1597	1751	1768	1946	1712
Att/Det Gar Sqft	240	364	308	308	400	286
Prior Land	\$15,200					
Prior Total	\$74,000					
Comp Land Estimate	\$20,700	\$16,700	\$16,700	\$16,700	\$21,800	\$18,100
Sale Date		8/30/2019	10/10/2018	12/4/2018	10/15/2018	7/20/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$193,000	\$164,900
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$206,300	\$179,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$106.01	\$104.73
Model Estimate	\$75,600	\$87,800	\$97,000	\$100,400	\$103,900	\$95,200
Total Adj Factors	\$75,600	\$87,800	\$97,000	\$100,400	\$103,900	\$95,200
Adjusted Sale Price		\$143,900	\$160,300	\$156,900	\$178,000	\$159,700
Comparable Estimate	\$159,800 (\$121.06/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-27	125.06-19-37	125.07-15-66	125.07-15-54	125.06-17-26
Owner	Lobello Patrick A &	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Ambellan-Zuppelli, Jill
Address	45 Thornwood Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	63 x 115	47 x 135	60 x 130	50 x 110
Building Style	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
Year Built/Eff Yr Built	1984 / 0	1984 / 0	1982 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 416	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	884	924	820	864	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	416 0	576 0	768 0	576 0	500 0
SFLA	1300	1500	1588	1440	1400
Att/Det Gar Sqft	360		468		
Prior Land	\$14,800				
Prior Total	\$112,050				
Comp Land Estimate	\$20,400	\$20,500	\$17,500	\$21,200	\$16,700
Sale Date		8/10/2018	1/23/2020	2/26/2018	10/15/2020
Sale Price		\$139,900	\$175,000	\$100,000	\$165,000
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$165,000
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$117.86
Model Estimate	\$76,100	\$82,900	\$91,300	\$56,100	\$80,400
Total Adj Factors	\$76,100	\$82,900	\$91,300	\$56,100	\$80,400
Adjusted Sale Price		\$144,400	\$161,600	\$131,800	\$160,700
Comparable Estimate	\$149,600 (\$115.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-12	125.06-20-35	125.07-15-38	125.06-3-10	125.07-15-20	125.06-10-16
Owner	Buchholz, John R	Algubani, Ali	Bunn, Sean	Giambrone, Stephanie I	Payne, Zachary W	Read, Amanda M
Address	48 Thornwood Dr	60 Martinique Dr	92 Woodgate Dr	185 Le Havre Dr	16 Thornwood 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	71 x 105	64 x 115	65 x 110	50 x 110	71 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	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	1983 / 0	1969 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 105	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 Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	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 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	1040	1104	1040	1116	936	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	455 0	432 0	432 0	432 0	465 0
SFLA	1612	1559	1472	1548	1368	1569
Att/Det Gar Sqft		286	440	280	320	
Prior Land	\$15,200					
Prior Total	\$150,000					
Comp Land Estimate	\$20,700	\$20,600	\$20,400	\$16,700	\$0	\$19,400
Sale Date		7/30/2020	2/1/2018	12/11/2019	11/5/2020	4/12/2019
Sale Price		\$186,000	\$170,000	\$181,500	\$191,000	\$182,000
Time Adj Sale Price		\$186,000	\$190,000	\$183,900	\$191,000	\$189,300
TADJSP/SQFT		\$119.31	\$129.08	\$118.80	\$139.62	\$120.65
Model Estimate	\$119,100	\$94,400	\$90,800	\$91,300	\$0	\$90,500
Total Adj Factors	\$119,100	\$94,400	\$90,800	\$91,300	\$0	\$90,500
Adjusted Sale Price		\$210,700	\$218,300	\$211,700	\$0	\$217,900
Comparable Estimate	\$214,700 (\$133.19/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-26	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54	125.06-12-10
Owner	Kremblas, Steven J	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic	Vickerd, Michele
Address	49 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr	111 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 111	47 x 135	63 x 115	75 x 110	60 x 130	50 x 105
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	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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 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	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 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	820	820	924	1100	864	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0	732 0
SFLA	1588	1588	1500	1606	1440	1620
Att/Det Gar Sqft	288	468				320
Prior Land	\$14,800					
Prior Total	\$126,160					
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$21,200	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64	\$103.77
Model Estimate	\$89,400	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Total Adj Factors	\$89,400	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Adjusted Sale Price		\$174,900	\$157,700	\$170,600	\$145,100	\$166,400
Comparable Estimate	\$162,900 (\$102.58/SFLA)					

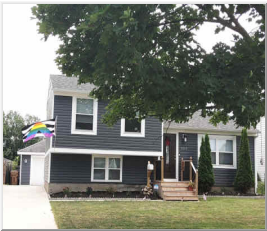
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-11	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54
Owner	Jakubczak, Tammy M	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic
Address	52 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	88 x 105	47 x 135	63 x 115	75 x 110	60 x 130
Building Style	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
Year Built/Eff Yr Built	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 768	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 No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	828	820	924	1100	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0
SFLA	1596	1588	1500	1606	1440
Att/Det Gar Sqft	384	468			
Prior Land	\$17,300				
Prior Total	\$131,970				
Comp Land Estimate	\$23,300	\$17,500	\$20,500	\$21,900	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64
Model Estimate	\$95,700	\$91,300	\$82,900	\$91,800	\$56,100
Total Adj Factors	\$95,700	\$91,300	\$82,900	\$91,800	\$56,100
Adjusted Sale Price		\$181,200	\$164,000	\$176,900	\$151,400
Comparable Estimate	\$169,200 (\$106.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-25	125.06-19-37	125.07-15-66	125.07-15-54	125.06-16-28	125.06-12-10
Owner	Damato Daniel S & Ann	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Robinson, John Jr	Vickerd, Michele
Address	53 Thornwood Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate Dr	4 Cherbourg Dr	111 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	63 x 115	47 x 135	60 x 130	75 x 110	50 x 105
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	1984 / 0	1984 / 0	1982 / 0	1981 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	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 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 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 1	4 Full 2	4 Full 0
1st Sty Area	1028	924	820	864	1100	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	576 0	768 0	576 0	506 0	732 0
SFLA	1556	1500	1588	1440	1606	1620
Att/Det Gar Sqft			468			320
Prior Land	\$14,800					
Prior Total	\$128,650					
Comp Land Estimate	\$20,400	\$20,500	\$17,500	\$21,200	\$21,900	\$16,300
Sale Date		8/10/2018	1/23/2020	2/26/2018	8/9/2018	5/1/2020
Sale Price		\$139,900	\$175,000	\$100,000	\$160,000	\$167,500
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$173,000	\$168,100
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$107.72	\$103.77
Model Estimate	\$91,800	\$82,900	\$91,300	\$56,100	\$91,800	\$91,100
Total Adj Factors	\$91,800	\$82,900	\$91,300	\$56,100	\$91,800	\$91,100
Adjusted Sale Price		\$160,100	\$177,300	\$147,500	\$173,000	\$168,800
Comparable Estimate	\$165,300 (\$106.23/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-24	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54	125.06-12-10
Owner	Linski Anthony J & W	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic	Vickerd, Michele
Address	57 Thornwood Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr	111 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	85 x 110	47 x 135	63 x 115	75 x 110	60 x 130	50 x 105
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	1983 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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 / 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	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	3 Partial 1	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	820	820	924	1100	864	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0	732 0
SFLA	1588	1588	1500	1606	1440	1620
Att/Det Gar Sqft	504	468				320
Prior Land	\$17,300					
Prior Total	\$133,630					
Comp Land Estimate	\$23,400	\$17,500	\$20,500	\$21,900	\$21,200	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64	\$103.77
Model Estimate	\$98,300	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Total Adj Factors	\$98,300	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Adjusted Sale Price		\$183,800	\$166,600	\$179,500	\$154,000	\$175,300
Comparable Estimate	\$171,800 (\$108.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-1	125.06-17-47	125.06-16-10	125.06-3-10	125.07-15-20
Owner	Conley, Brandon J	Kishbaugh, Jack P	Stiglmeier, Robert L	Giambrone, Stephanie I	Payne, Zachary W
Address	3 Toulon Dr	76 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 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
Exterior Wall	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	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 1	3 Partial 0	3 Partial 1
1st Sty Area	936	1040	1040	1116	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	260 0	441 0	432 0	364 0
SFLA	1368	1300	1481	1548	1368
Att/Det Gar Sqft	400			280	320
Prior Land	\$16,000				
Prior Total	\$106,900				
Comp Land Estimate	\$21,900	\$16,700	\$16,700	\$16,700	\$0
Sale Date		7/1/2019	5/17/2019	12/11/2019	11/5/2020
Sale Price		\$155,267	\$155,000	\$181,500	\$191,000
Time Adj Sale Price		\$160,000	\$160,700	\$183,900	\$191,000
TADJSP/SQFT		\$123.08	\$108.51	\$118.80	\$139.62
Model Estimate	\$77,000	\$73,900	\$82,000	\$91,300	\$0
Total Adj Factors	\$77,000	\$73,900	\$82,000	\$91,300	\$0
Adjusted Sale Price		\$163,100	\$155,700	\$169,600	\$0
Comparable Estimate	\$158,800 (\$116.08/SFLA)				\$20,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-27	125.06-15-46	125.06-18-29	125.06-17-26	125.06-16-12	125.06-17-20
Owner	Deneka, Kevin A	Frank, Kevin P	Jones, Brittany M	Ambellan-Zuppelli, Jill	Pascucci, John	Gilley, John M
Address	3 Toulon Dr	75 Lille Ln	8 Rouen Dr	11 Rouen 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	75 x 110	80 x 85	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	1969 / 0	1969 / 0	1967 / 0	1969 / 0	1969 / 0	1970 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 360	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	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 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1086	1138	900	900	936	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	360 0	384 0	414 0	500 0	500 0	506 0
SFLA	1446	1522	1314	1400	1436	1406
Att/Det Gar Sqft						
Prior Land	\$16,000					
Prior Total	\$130,000					
Comp Land Estimate	\$21,900	\$19,900	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		12/6/2018	11/14/2020	10/15/2020	4/24/2020	12/6/2019
Sale Price		\$175,000	\$186,000	\$165,000	\$162,000	\$149,900
Time Adj Sale Price		\$184,900	\$186,000	\$165,000	\$162,800	\$151,900
TADJSP/SQFT		\$121.48	\$141.55	\$117.86	\$113.37	\$108.04
Model Estimate	\$100,800	\$108,100	\$87,700	\$80,400	\$80,000	\$78,700
Total Adj Factors	\$100,800	\$108,100	\$87,700	\$80,400	\$80,000	\$78,700
Adjusted Sale Price		\$177,600	\$199,100	\$185,400	\$183,600	\$174,000
Comparable Estimate	\$183,900 (\$127.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-1	125.06-3-33	125.06-3-39	125.06-2-21	125.06-18-11
Owner	Boronczyk, Raymond M	Kassirer, Leonard W	Klepfer, Michael Eugene	Strawder, Danielle	Dirienzo, Carlo
Address	4 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 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
Exterior Wall	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
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	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
1st Sty Area	1248	1218	1188	1254	1224
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 0	0 500	0 432
SFLA	1248	1218	1188	1254	1224
Att/Det Gar Sqft	494	200		308	400
Prior Land	\$16,000				
Prior Total	\$123,100				
Comp Land Estimate	\$21,900	\$16,700	\$16,700	\$18,200	\$16,700
Sale Date		1/28/2020	10/9/2018	9/18/2018	3/14/2019
Sale Price		\$160,000	\$155,000	\$160,000	\$130,000
Time Adj Sale Price		\$161,600	\$165,700	\$172,000	\$135,700
TADJSP/SQFT		\$132.68	\$139.48	\$137.16	\$110.87
Model Estimate	\$92,800	\$84,200	\$77,700	\$87,500	\$86,800
Total Adj Factors	\$92,800	\$84,200	\$77,700	\$87,500	\$86,800
Adjusted Sale Price		\$170,200	\$180,800	\$177,300	\$141,700
Comparable Estimate	\$167,900 (\$134.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-29	125.06-3-39	125.06-3-33	125.06-18-11	125.06-2-21
Owner	Tartaro, Joseph M	Klepfer, Michael Eugene	Kassirer, Leonard W	Dirienzo, Carlo	Strawder, Danielle
Address	4 Toulon Dr	16 Rouen Dr	40 Rouen Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 110	50 x 110	50 x 110	50 x 110	55 x 111
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1200	1188	1218	1224	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 305	0 432	0 500
SFLA	1200	1188	1218	1224	1254
Att/Det Gar Sqft			200	400	308
Prior Land	\$16,000				
Prior Total	\$98,000				
Comp Land Estimate	\$21,900	\$16,700	\$16,700	\$16,700	\$18,200
Sale Date		10/9/2018	1/28/2020	3/14/2019	9/18/2018
Sale Price		\$155,000	\$160,000	\$130,000	\$160,000
Time Adj Sale Price		\$165,700	\$161,600	\$135,700	\$172,000
TADJSP/SQFT		\$139.48	\$132.68	\$110.87	\$137.16
Model Estimate	\$77,200	\$77,700	\$84,200	\$86,800	\$87,500
Total Adj Factors	\$77,200	\$77,700	\$84,200	\$86,800	\$87,500
Adjusted Sale Price		\$165,200	\$154,600	\$126,100	\$161,700
Comparable Estimate	\$152,500 (\$127.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-2	125.06-4-23	125.06-14-31	125.06-14-36	125.06-4-10	125.06-18-38
Owner	Pyszczyński, Nancy A	Roneker, Andrew W	Stack, Madison	Sumner, Max C	Justinger, Bonnie L	Lojacono, Daniel M
Address	7 Toulon Dr	23 Rouen Dr	98 Seine Dr	74 Seine Dr	75 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	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	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 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 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 / 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	971	960	960	912	1020
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	960	971	960	960	912	1020
Att/Det Gar Sqft	396	440	308	352	374	210
Prior Land	\$12,700					
Prior Total	\$103,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$14,900	\$16,700	\$16,700
Sale Date		6/28/2019	9/20/2018	6/11/2019	12/3/2018	9/23/2020
Sale Price		\$150,000	\$142,500	\$160,000	\$144,500	\$160,000
Time Adj Sale Price		\$155,000	\$153,200	\$165,400	\$152,700	\$160,000
TADJSP/SQFT		\$159.63	\$159.58	\$172.29	\$167.43	\$156.86
Model Estimate	\$71,700	\$79,300	\$70,500	\$72,100	\$68,700	\$72,500
Total Adj Factors	\$71,700	\$79,300	\$70,500	\$72,100	\$68,700	\$72,500
Adjusted Sale Price		\$147,400	\$154,400	\$165,000	\$155,700	\$159,200
Comparable Estimate	\$156,300 (\$162.81/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-26	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10
Owner	Frank, Adam D	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C
Address	7 Toulon Dr	11 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	900	900	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	500 0	506 0	506 0	500 0
SFLA	1368	1400	1406	1406	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$112,880				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		10/15/2020	12/6/2019	1/25/2018	10/23/2020
Sale Price		\$165,000	\$149,900	\$136,000	\$170,000
Time Adj Sale Price		\$165,000	\$151,900	\$152,900	\$170,000
TADJSP/SQFT		\$117.86	\$108.04	\$108.75	\$121.43
Model Estimate	\$75,600	\$80,400	\$78,700	\$77,300	\$80,900
Total Adj Factors	\$75,600	\$80,400	\$78,700	\$77,300	\$80,900
Adjusted Sale Price		\$160,200	\$148,800	\$151,200	\$164,700
Comparable Estimate	\$156,700 (\$114.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-2	125.06-3-33	125.06-3-39	125.06-2-21	125.06-18-11
Owner	Orlowski, Marie A	Kassirer, Leonard W	Klepfer, Michael Eugene	Strawder, Danielle	Dirienzo, Carlo
Address	8 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	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
1st Sty Area	1248	1218	1188	1254	1224
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 0	0 500	0 432
SFLA	1248	1218	1188	1254	1224
Att/Det Gar Sqft		200		308	400
Prior Land	\$12,700				
Prior Total	\$113,100				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$18,200	\$16,700
Sale Date		1/28/2020	10/9/2018	9/18/2018	3/14/2019
Sale Price		\$160,000	\$155,000	\$160,000	\$130,000
Time Adj Sale Price		\$161,600	\$165,700	\$172,000	\$135,700
TADJSP/SQFT		\$132.68	\$139.48	\$137.16	\$110.87
Model Estimate	\$81,000	\$84,200	\$77,700	\$87,500	\$86,800
Total Adj Factors	\$81,000	\$84,200	\$77,700	\$87,500	\$86,800
Adjusted Sale Price		\$158,400	\$169,000	\$165,500	\$129,900
Comparable Estimate	\$156,100 (\$125.08/SFLA)				\$157,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-30	125.06-1-2	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10
Owner	Taszreak, Nicholas Tho	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C
Address	8 Toulon Dr	4 Le Havre Dr	11 Rouen 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	51 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	1971 / 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 276	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	1137	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	276 0	0 0	500 0	506 0	506 0	500 0
SFLA	1200	1137	1400	1406	1406	1400
Att/Det Gar Sqft						
Prior Land	\$13,100					
Prior Total	\$116,000					
Comp Land Estimate	\$17,000	\$17,300	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		5/31/2019	10/15/2020	12/6/2019	1/25/2018	10/23/2020
Sale Price		\$147,500	\$165,000	\$149,900	\$136,000	\$170,000
Time Adj Sale Price		\$152,900	\$165,000	\$151,900	\$152,900	\$170,000
TADJSP/SQFT		\$134.48	\$117.86	\$108.04	\$108.75	\$121.43
Model Estimate	\$79,300	\$68,900	\$80,400	\$78,700	\$77,300	\$80,900
Total Adj Factors	\$79,300	\$68,900	\$80,400	\$78,700	\$77,300	\$80,900
Adjusted Sale Price		\$163,300	\$163,900	\$152,500	\$154,900	\$168,400
Comparable Estimate	\$160,600 (\$133.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-3	125.06-4-23	125.06-18-38	125.06-14-28	125.06-14-31
Owner	Abitzsch, Edith	Roneker, Andrew W	Lojacono, Daniel M	Phelps, Erika D	Stack, Madison
Address	11 Toulon Dr	23 Rouen Dr	44 Rouen Dr	110 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 105
Building Style	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
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1012	971	1020	1008	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 660
SFLA	1012	971	1020	1008	1080
Att/Det Gar Sqft	308	440	210	308	440
Prior Land	\$12,700				
Prior Total	\$111,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$17,700
Sale Date		6/28/2019	9/23/2020	1/8/2018	9/20/2018
Sale Price		\$150,000	\$160,000	\$130,000	\$142,500
Time Adj Sale Price		\$155,000	\$160,000	\$146,100	\$153,200
TADJSP/SQFT		\$159.63	\$156.86	\$144.94	\$159.58
Model Estimate	\$81,500	\$79,300	\$72,500	\$64,100	\$70,500
Total Adj Factors	\$81,500	\$79,300	\$72,500	\$64,100	\$70,500
Adjusted Sale Price		\$157,200	\$169,000	\$163,500	\$164,200
Comparable Estimate	\$168,400 (\$166.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-25	125.06-16-13	125.10-2-7	125.06-17-47	125.06-2-13
Owner	Brawdy, Coty M	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Gorski, Sarah
Address	11 Toulon Dr	59 Toulon Dr	23 Lucerne Ct	76 Toulon Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	56 x 114	50 x 110	50 x 109
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	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 1
1st Sty Area	1040	1040	962	1040	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	0 0
SFLA	1040	1040	962	1300	936
Att/Det Gar Sqft				200 214	
Prior Land	\$12,700				
Prior Total	\$105,000				
Comp Land Estimate	\$16,700	\$16,700	\$18,700	\$16,700	\$19,300
Sale Date		8/14/2019	7/27/2018	7/1/2019	9/9/2019
Sale Price		\$140,000	\$145,000	\$155,267	\$172,000
Time Adj Sale Price		\$143,800	\$157,600	\$160,000	\$176,000
TADJSP/SQFT		\$138.27	\$163.83	\$123.08	\$188.03
Model Estimate	\$64,200	\$62,200	\$56,600	\$73,900	\$83,200
Total Adj Factors	\$64,200	\$62,200	\$56,600	\$73,900	\$83,200
Adjusted Sale Price		\$145,800	\$165,200	\$150,300	\$157,000
Comparable Estimate	\$154,300 (\$148.37/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-3	125.06-4-23	125.06-14-31	125.06-4-10	125.06-18-38	125.06-14-36
Owner	Krathaus, William T Jr	Roneker, Andrew W	Stack, Madison	Justinger, Bonnie L	Lojacono, Daniel M	Sumner, Max C
Address	12 Toulon Dr	23 Rouen Dr	98 Seine Dr	75 Rouen 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	1969 / 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 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	960	971	960	912	1020	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	960	971	960	912	1020	960
Att/Det Gar Sqft	408	440	308	374	210	352
Prior Land	\$12,700					
Prior Total	\$104,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		6/28/2019	9/20/2018	12/3/2018	9/23/2020	6/11/2019
Sale Price		\$150,000	\$142,500	\$144,500	\$160,000	\$160,000
Time Adj Sale Price		\$155,000	\$153,200	\$152,700	\$160,000	\$165,400
TADJSP/SQFT		\$159.63	\$159.58	\$167.43	\$156.86	\$172.29
Model Estimate	\$70,900	\$79,300	\$70,500	\$68,700	\$72,500	\$72,100
Total Adj Factors	\$70,900	\$79,300	\$70,500	\$68,700	\$72,500	\$72,100
Adjusted Sale Price		\$146,600	\$153,600	\$154,900	\$158,400	\$164,200
Comparable Estimate	\$155,500 (\$161.98/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-31	125.06-16-13	125.10-2-7	125.06-2-13	125.10-5-12	125.06-17-47
Owner	Halter, Donna L	Zbytek, Marissa A	Winkler, Kimberly M	Gorski, Sarah	Strohm, Katlyn	Kishbaugh, Jack P
Address	12 Toulon 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 1	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 1	3 Partial 1
1st Sty Area	900	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	900	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	\$53,200	\$62,200	\$56,600	\$83,200	\$74,700	\$73,900
Total Adj Factors	\$53,200	\$62,200	\$56,600	\$83,200	\$74,700	\$73,900
Adjusted Sale Price		\$134,800	\$154,200	\$146,000	\$142,000	\$139,300
Comparable Estimate	\$143,300 (\$159.22/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-4	125.06-16-10	125.06-3-10	125.06-17-47	125.10-3-6
Owner	Rozak, Joseph P	Stiglmeier, Robert L	Giambrone, Stephanie I	Kishbaugh, Jack P	Rondinelli, Jacqueline
Address	15 Toulon Dr	71 Toulon Dr	185 Le Havre Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 264	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 1	4 Full 2
1st Sty Area	1145	1040	1116	1040	1140
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	264 0	441 0	432 0	260 0	364 0
SFLA	1409	1481	1548	1300	1504
Att/Det Gar Sqft			280		
Prior Land	\$12,700				
Prior Total	\$108,100				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$20,700
Sale Date		5/17/2019	12/11/2019	7/1/2019	10/16/2019
Sale Price		\$155,000	\$181,500	\$155,267	\$155,000
Time Adj Sale Price		\$160,700	\$183,900	\$160,000	\$158,100
TADJSP/SQFT		\$108.51	\$118.80	\$123.08	\$105.12
Model Estimate	\$80,800	\$82,000	\$91,300	\$73,900	\$88,300
Total Adj Factors	\$80,800	\$82,000	\$91,300	\$73,900	\$88,300
Adjusted Sale Price		\$159,500	\$173,400	\$166,900	\$150,600
Comparable Estimate	\$166,000 (\$117.81/SFLA)				

<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-24	125.06-1-2	125.06-17-26	125.06-16-38	125.06-17-20
Owner	Hawley, Vance M	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	McCoy, William	Gilley, John M
Address	15 Toulon Dr	4 Le Havre Dr	11 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 276	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	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
1st Sty Area	936	1137	900	900	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	276 0	0 0	500 0	506 0	500 0
SFLA	1212	1137	1400	1406	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$103,000				
Comp Land Estimate	\$16,700	\$17,300	\$16,700	\$16,700	\$16,700
Sale Date		5/31/2019	10/15/2020	12/6/2019	10/23/2020
Sale Price		\$147,500	\$165,000	\$149,900	\$170,000
Time Adj Sale Price		\$152,900	\$165,000	\$151,900	\$170,000
TADJSP/SQFT		\$134.48	\$117.86	\$108.75	\$108.04
Model Estimate	\$68,700	\$68,900	\$80,400	\$77,300	\$78,700
Total Adj Factors	\$68,700	\$68,900	\$80,400	\$77,300	\$78,700
Adjusted Sale Price		\$152,700	\$153,300	\$144,300	\$141,900
Comparable Estimate	\$150,000 (\$123.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-4	125.06-5-4	125.06-8-2	125.06-8-19	125.06-2-18
Owner	Newton, Anthony John	Newton, Anthony John	Fish, Jacob T	Tetkowski, Aaron	Miskell, Christy R
Address	16 Toulon Dr	16 Toulon Dr	8 Denise Dr	88 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	65 x 110	55 x 119	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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	3 Partial 0
1st Sty Area	1546	1546	1628	1468	1436
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 160	0 160	0 0	0 624	0 0
SFLA	1546	1546	1628	1468	1436
Att/Det Gar Sqft			484	440	330
Prior Land	\$12,700				
Prior Total	\$135,000				
Comp Land Estimate	\$16,700	\$16,700	\$20,400	\$18,800	\$16,700
Sale Date		4/28/2020	5/28/2020	5/10/2019	4/18/2019
Sale Price		\$180,100	\$200,000	\$163,000	\$165,000
Time Adj Sale Price		\$181,000	\$200,700	\$169,000	\$171,600
TADJSP/SQFT		\$117.08	\$123.28	\$115.12	\$119.50
Model Estimate	\$100,800	\$100,800	\$112,200	\$103,200	\$99,300
Total Adj Factors	\$100,800	\$100,800	\$112,200	\$103,200	\$99,300
Adjusted Sale Price		\$181,000	\$189,300	\$166,600	\$173,100
Comparable Estimate	\$176,800 (\$114.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-32	125.06-17-26	125.06-17-20	125.06-16-38	125.06-17-10
Owner	Graham, Mary Rose	Ambellan-Zuppelli, Jill	Gilley, John M	McCoy, William	Lojacono, Mark C
Address	16 Toulon Dr	11 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1968 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	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
1st Sty Area	924	900	900	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	500 0	506 0	506 0	500 0
SFLA	1356	1400	1406	1406	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$114,540				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		10/15/2020	12/6/2019	1/25/2018	10/23/2020
Sale Price		\$165,000	\$149,900	\$136,000	\$170,000
Time Adj Sale Price		\$165,000	\$151,900	\$152,900	\$170,000
TADJSP/SQFT		\$117.86	\$108.04	\$108.75	\$121.43
Model Estimate	\$77,100	\$80,400	\$78,700	\$77,300	\$80,900
Total Adj Factors	\$77,100	\$80,400	\$78,700	\$77,300	\$80,900
Adjusted Sale Price		\$161,700	\$150,300	\$152,700	\$166,200
Comparable Estimate	\$158,200 (\$116.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-5	125.06-4-23	125.06-14-31	125.06-4-10	125.06-18-38
Owner	Tollar, Nicholas J	Roneker, Andrew W	Stack, Madison	Justinger, Bonnie L	Lojacono, Daniel M
Address	19 Toulon Dr	23 Rouen Dr	98 Seine Dr	75 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	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	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	966	971	960	912	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	966	971	960	912	1020
Att/Det Gar Sqft	308	440	308	374	210
Prior Land	\$12,700				
Prior Total	\$100,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		6/28/2019	9/20/2018	12/3/2018	6/11/2019
Sale Price		\$150,000	\$142,500	\$144,500	\$160,000
Time Adj Sale Price		\$155,000	\$153,200	\$152,700	\$165,400
TADJSP/SQFT		\$159.63	\$159.58	\$167.43	\$172.29
Model Estimate	\$67,900	\$79,300	\$70,500	\$68,700	\$72,100
Total Adj Factors	\$67,900	\$79,300	\$70,500	\$68,700	\$72,100
Adjusted Sale Price		\$143,600	\$150,600	\$151,900	\$161,200
Comparable Estimate	\$152,500 (\$157.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-23	125.06-16-13	125.10-2-7	125.06-17-47	125.06-2-13
Owner	Daugherty Thomas R &	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Gorski, Sarah
Address	19 Toulon Dr	59 Toulon Dr	23 Lucerne Ct	76 Toulon Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	56 x 114	50 x 110	50 x 109
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 1
1st Sty Area	1040	1040	962	1040	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	0 0
SFLA	1040	1040	962	1300	936
Att/Det Gar Sqft				200 214	
Prior Land	\$12,700				
Prior Total	\$102,000				
Comp Land Estimate	\$16,700	\$16,700	\$18,700	\$16,700	\$19,300
Sale Date		8/14/2019	7/27/2018	7/1/2019	5/19/2020
Sale Price		\$140,000	\$145,000	\$155,267	\$163,000
Time Adj Sale Price		\$143,800	\$157,600	\$160,000	\$163,500
TADJSP/SQFT		\$138.27	\$163.83	\$123.08	\$174.68
Model Estimate	\$62,200	\$62,200	\$56,600	\$73,900	\$74,700
Total Adj Factors	\$62,200	\$62,200	\$56,600	\$73,900	\$74,700
Adjusted Sale Price		\$143,800	\$163,200	\$148,300	\$151,000
Comparable Estimate	\$152,300 (\$146.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-5	125.06-3-33	125.06-3-39	125.06-18-11	125.06-2-21
Owner	Ruhmann, Joseph L	Kassirer, Leonard W	Klepfer, Michael Eugene	Dirienzo, Carlo	Strawder, Danielle
Address	20 Toulon Dr	40 Rouen Dr	16 Rouen Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 111
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1216	1218	1188	1224	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 0	0 432	0 500
SFLA	1216	1218	1188	1224	1254
Att/Det Gar Sqft	330	200		400	308
Prior Land	\$12,700				
Prior Total	\$115,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$18,200
Sale Date		1/28/2020	10/9/2018	3/14/2019	9/18/2018
Sale Price		\$160,000	\$155,000	\$130,000	\$160,000
Time Adj Sale Price		\$161,600	\$165,700	\$135,700	\$172,000
TADJSP/SQFT		\$132.68	\$139.48	\$110.87	\$137.16
Model Estimate	\$82,700	\$84,200	\$77,700	\$86,800	\$87,500
Total Adj Factors	\$82,700	\$84,200	\$77,700	\$86,800	\$87,500
Adjusted Sale Price		\$160,100	\$170,700	\$131,600	\$167,200
Comparable Estimate	\$157,800 (\$129.77/SFLA)				\$159,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-33	125.06-17-47	125.06-16-10	125.06-3-10	125.06-14-32	125.07-15-20
Owner	Boivin Teresa A	Kishbaugh, Jack P	Stiglmeier, Robert L	Giambrone, Stephanie I	Lane, Bryan J	Payne, Zachary W
Address	20 Toulon Dr	76 Toulon Dr	71 Toulon Dr	185 Le Havre Dr	94 Seine 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 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	1969 / 0	1970 / 0	1969 / 0	1970 / 0	1968 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 432	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 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	936	1040	1040	1116	1115	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	260 0	441 0	432 0	264 0	432 0
SFLA	1368	1300	1481	1548	1379	1368
Att/Det Gar Sqft	392			280		320
Prior Land	\$12,700					
Prior Total	\$106,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$0
Sale Date		7/1/2019	5/17/2019	12/11/2019	1/6/2020	11/5/2020
Sale Price		\$155,267	\$155,000	\$181,500	\$159,000	\$191,000
Time Adj Sale Price		\$160,000	\$160,700	\$183,900	\$160,600	\$191,000
TADJSP/SQFT		\$123.08	\$108.51	\$118.80	\$116.46	\$139.62
Model Estimate	\$74,600	\$73,900	\$82,000	\$91,300	\$91,900	\$0
Total Adj Factors	\$74,600	\$73,900	\$82,000	\$91,300	\$91,900	\$0
Adjusted Sale Price		\$160,700	\$153,300	\$167,200	\$143,300	\$0
Comparable Estimate	\$156,100 (\$114.11/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-6	125.06-3-39	125.06-3-33	125.06-2-21	125.06-18-11	125.10-5-1
Owner	Sendiak, Donald W	Klepfer, Michael Eugene	Kassirer, Leonard W	Strawder, Danielle	Dirienzo, Carlo	Suy, Kim C
Address	23 Toulon 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	59 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 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	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	506		200	308	400	325
Prior Land	\$13,900					
Prior Total	\$115,000					
Comp Land Estimate	\$19,300	\$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)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-22	125.06-16-14	125.06-16-8	125.06-1-2	125.06-17-26	125.06-16-38
Owner	Marsillo, John J Jr.	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	McCoy, William
Address	23 Toulon Dr	55 Toulon Dr	79 Toulon Dr	4 Le Havre 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 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	04 Composition	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	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 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 / 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	936	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	936	936	936	1137	1400	1406
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$93,000					
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	1/25/2018
Sale Price		\$140,000	\$140,000	\$147,500	\$165,000	\$136,000
Time Adj Sale Price		\$144,700	\$141,900	\$152,900	\$165,000	\$152,900
TADJSP/SQFT		\$154.59	\$151.60	\$134.48	\$117.86	\$108.75
Model Estimate	\$54,700	\$57,500	\$58,200	\$68,900	\$80,400	\$77,300
Total Adj Factors	\$54,700	\$57,500	\$58,200	\$68,900	\$80,400	\$77,300
Adjusted Sale Price		\$141,900	\$138,400	\$138,700	\$139,300	\$130,300
Comparable Estimate	\$137,700 (\$147.12/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-6	125.06-3-33	125.06-3-39	125.06-2-21	125.06-18-11	125.06-19-13
Owner	Lundquist, Alice C	Kassirer, Leonard W	Klepfer, Michael Eugene	Strawder, Danielle	Dirienzo, Carlo	Sniezak, Gary R
Address	24 Toulon Dr	40 Rouen Dr	16 Rouen Dr	226 Le Havre Dr	75 Le Havre 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	50 x 110	50 x 110	50 x 110	55 x 111	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 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 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	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	3 Partial 0	4 Full 0
1st Sty Area	1230	1218	1188	1254	1224	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 0	0 500	0 432	0 0
SFLA	1230	1218	1188	1254	1224	1232
Att/Det Gar Sqft	330	200		308	400	460
Prior Land	\$12,700					
Prior Total	\$116,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$18,200	\$16,700	\$25,100
Sale Date		1/28/2020	10/9/2018	9/18/2018	3/14/2019	3/21/2018
Sale Price		\$160,000	\$155,000	\$160,000	\$130,000	\$154,000
Time Adj Sale Price		\$161,600	\$165,700	\$172,000	\$135,700	\$171,200
TADJSP/SQFT		\$132.68	\$139.48	\$137.16	\$110.87	\$138.96
Model Estimate	\$84,700	\$84,200	\$77,700	\$87,500	\$86,800	\$94,400
Total Adj Factors	\$84,700	\$84,200	\$77,700	\$87,500	\$86,800	\$94,400
Adjusted Sale Price		\$162,100	\$172,700	\$169,200	\$133,600	\$161,500
Comparable Estimate	\$159,800 (\$129.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-34	125.06-4-23	125.06-14-31	125.06-14-36	125.06-18-38
Owner	Kusek, David W	Roneker, Andrew W	Stack, Madison	Sumner, Max C	Lojacono, Daniel M
Address	24 Toulon Dr	23 Rouen Dr	98 Seine Dr	74 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	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 90
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	971	960	960	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	960	971	960	960	1020
Att/Det Gar Sqft	336	440	308	352	210
Prior Land	\$12,700				
Prior Total	\$100,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$14,900	\$16,700
Sale Date		6/28/2019	9/20/2018	6/11/2019	9/23/2020
Sale Price		\$150,000	\$142,500	\$160,000	\$160,000
Time Adj Sale Price		\$155,000	\$153,200	\$165,400	\$160,000
TADJSP/SQFT		\$159.63	\$159.58	\$172.29	\$156.86
Model Estimate	\$69,900	\$79,300	\$70,500	\$72,100	\$72,500
Total Adj Factors	\$69,900	\$79,300	\$70,500	\$72,100	\$72,500
Adjusted Sale Price		\$145,600	\$152,600	\$163,200	\$157,400
Comparable Estimate	\$154,100 (\$160.52/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-7	125.06-3-33	125.06-2-21	125.06-3-39	125.06-18-11	125.06-19-13
Owner	Podgorski, Gerard L	Kassirer, Leonard W	Strawder, Danielle	Klepfer, Michael Eugene	Dirienzo, Carlo	Sniezak, Gary R
Address	27 Toulon Dr	40 Rouen Dr	226 Le Havre Dr	16 Rouen Dr	75 Le Havre 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	59 x 110	50 x 110	55 x 111	50 x 110	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 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 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 No	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 / 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	1264	1218	1254	1188	1224	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 500	0 0	0 432	0 0
SFLA	1264	1218	1254	1188	1224	1232
Att/Det Gar Sqft	475	200	308		400	460
Prior Land	\$13,900					
Prior Total	\$120,000					
Comp Land Estimate	\$19,300	\$16,700	\$18,200	\$16,700	\$16,700	\$25,100
Sale Date		1/28/2020	9/18/2018	10/9/2018	3/14/2019	3/21/2018
Sale Price		\$160,000	\$160,000	\$155,000	\$130,000	\$154,000
Time Adj Sale Price		\$161,600	\$172,000	\$165,700	\$135,700	\$171,200
TADJSP/SQFT		\$132.68	\$137.16	\$139.48	\$110.87	\$138.96
Model Estimate	\$90,700	\$84,200	\$87,500	\$77,700	\$86,800	\$94,400
Total Adj Factors	\$90,700	\$84,200	\$87,500	\$77,700	\$86,800	\$94,400
Adjusted Sale Price		\$168,100	\$175,200	\$178,700	\$139,600	\$167,500
Comparable Estimate	\$165,800 (\$131.17/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-21	125.06-18-38	125.06-14-28	125.06-4-23	125.06-14-31
Owner	Bohn, Kenneth D	Lojacono, Daniel M	Phelps, Erika D	Roneker, Andrew W	Stack, Madison
Address	27 Toulon Dr	44 Rouen Dr	110 Seine Dr	23 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	990	1020	1008	971	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	990	1020	1008	971	960
Att/Det Gar Sqft	200	210	308	440	352
Prior Land	\$12,700				
Prior Total	\$100,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		9/23/2020	1/8/2018	6/28/2019	9/20/2018
Sale Price		\$160,000	\$130,000	\$150,000	\$142,500
Time Adj Sale Price		\$160,000	\$146,100	\$155,000	\$153,200
TADJSP/SQFT		\$156.86	\$144.94	\$159.63	\$159.58
Model Estimate	\$70,600	\$72,500	\$64,100	\$79,300	\$70,500
Total Adj Factors	\$70,600	\$72,500	\$64,100	\$79,300	\$70,500
Adjusted Sale Price		\$158,100	\$152,600	\$146,300	\$153,300
Comparable Estimate	\$154,800 (\$156.36/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-7	125.06-5-7	125.06-6-19	125.06-8-11	125.06-17-7	125.05-4-4
Owner	Kulesz, Tiffany L	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Wielinski, Heather L	Hunter, David C Jr
Address	28 Toulon Dr	28 Toulon Dr	79 Toulon Dr	52 Denise Dr	87 Rouen 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	50 x 110	50 x 110	50 x 110	50 x 110	55 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1968 / 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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
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	5	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	598	598	766	962	984	1008
2nd Sty Area	999	999	985	806	728	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 300	0 0
SFLA	1597	1597	1751	1768	1712	1792
Att/Det Gar Sqft	364	364	308	308	286	280
Prior Land	\$12,700					
Prior Total	\$118,100					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$18,100	\$17,300
Sale Date		8/30/2019	10/10/2018	12/4/2018	7/20/2018	1/24/2020
Sale Price		\$152,000	\$170,000	\$172,000	\$164,900	\$160,000
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$179,300	\$161,600
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$104.73	\$90.18
Model Estimate	\$87,800	\$87,800	\$97,000	\$100,400	\$95,200	\$96,200
Total Adj Factors	\$87,800	\$87,800	\$97,000	\$100,400	\$95,200	\$96,200
Adjusted Sale Price		\$156,100	\$172,500	\$169,100	\$171,900	\$153,200
Comparable Estimate	\$164,600 (\$103.07/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-35	125.06-5-7	125.06-17-7	125.06-6-19	125.06-8-11
Owner	Starzynski, Daniel	Kulesz, Tiffany L	Wielinski, Heather L	Seufert, Heather C	Sabia, Michelle
Address	28 Toulon Dr	28 Toulon Dr	87 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 110	50 x 110	55 x 101
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	3
Full/Half Baths	1 / 1	1 / 0	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
1st Sty Area	960	598	984	766	962
2nd Sty Area	576	999	728	985	806
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 191	0 576
SFLA	1536	1597	1712	1751	1768
Att/Det Gar Sqft	368	364	286	308	308
Prior Land	\$12,700				
Prior Total	\$121,000				
Comp Land Estimate	\$16,700	\$16,700	\$18,100	\$16,700	\$16,700
Sale Date		8/30/2019	7/20/2018	10/10/2018	12/4/2018
Sale Price		\$152,000	\$164,900	\$170,000	\$172,000
Time Adj Sale Price		\$156,100	\$179,300	\$181,700	\$181,700
TADJSP/SQFT		\$97.75	\$104.73	\$103.77	\$102.77
Model Estimate	\$89,600	\$87,800	\$95,200	\$97,000	\$100,400
Total Adj Factors	\$89,600	\$87,800	\$95,200	\$97,000	\$100,400
Adjusted Sale Price		\$157,900	\$173,700	\$174,300	\$170,900
Comparable Estimate	\$166,400 (\$108.33/SFLA)				

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-20	125.06-16-38	125.06-17-26	125.06-17-20	125.06-17-10	125.06-1-2
Owner	Fettes, Christina S	McCoy, William	Ambellan-Zuppelli, Jill	Gilley, John M	Lojacono, Mark C	Hilbrecht, Richard M
Address	31 Toulon Dr	44 Cherbourg Dr	11 Rouen Dr	35 Rouen Dr	75 Rouen Dr	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 110	50 x 110	50 x 110	50 x 110	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	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	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 414	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	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 / 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	828	900	900	900	900	1137
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	414 0	506 0	500 0	506 0	500 0	0 0
SFLA	1242	1406	1400	1406	1400	1137
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$104,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$17,300
Sale Date		1/25/2018	10/15/2020	12/6/2019	10/23/2020	5/31/2019
Sale Price		\$136,000	\$165,000	\$149,900	\$170,000	\$147,500
Time Adj Sale Price		\$152,900	\$165,000	\$151,900	\$170,000	\$152,900
TADJSP/SQFT		\$108.75	\$117.86	\$108.04	\$121.43	\$134.48
Model Estimate	\$71,300	\$77,300	\$80,400	\$78,700	\$80,900	\$68,900
Total Adj Factors	\$71,300	\$77,300	\$80,400	\$78,700	\$80,900	\$68,900
Adjusted Sale Price		\$146,900	\$155,900	\$144,500	\$160,400	\$155,300
Comparable Estimate	\$152,600 (\$122.87/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-8	125.06-5-7	125.06-8-11	125.06-17-7	125.05-4-4
Owner	Perillo, Joseph B	Kulesz, Tiffany L	Seufert, Heather C	Wielinski, Heather L	Hunter, David C Jr
Address	32 Toulon Dr	28 Toulon Dr	79 Toulon Dr	87 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	55 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1971 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	598	598	766	962	1008
2nd Sty Area	999	999	985	806	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0
SFLA	1597	1597	1751	1768	1792
Att/Det Gar Sqft	364	364	308	308	280
Prior Land	\$12,700				
Prior Total	\$120,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$18,100	\$17,300
Sale Date		8/30/2019	10/10/2018	12/4/2018	7/20/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$164,900
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$179,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$104.73
Model Estimate	\$86,600	\$87,800	\$97,000	\$100,400	\$95,200
Total Adj Factors	\$86,600	\$87,800	\$97,000	\$100,400	\$95,200
Adjusted Sale Price		\$154,900	\$171,300	\$167,900	\$170,700
Comparable Estimate	\$163,400 (\$102.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-36	125.06-4-23	125.06-14-31	125.06-14-36	125.06-18-38
Owner	Weber, Edward J	Roneker, Andrew W	Stack, Madison	Sumner, Max C	Lojacono, Daniel M
Address	32 Toulon Dr	23 Rouen Dr	98 Seine Dr	74 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	971	960	960	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 200	0 0	0 0	0 0
SFLA	960	971	960	960	1020
Att/Det Gar Sqft	400	440	308	352	210
Prior Land	\$12,700				
Prior Total	\$103,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$14,900	\$16,700
Sale Date		6/28/2019	9/20/2018	6/11/2019	9/23/2020
Sale Price		\$150,000	\$142,500	\$160,000	\$160,000
Time Adj Sale Price		\$155,000	\$153,200	\$165,400	\$160,000
TADJSP/SQFT		\$159.63	\$159.58	\$172.29	\$156.86
Model Estimate	\$71,800	\$79,300	\$70,500	\$72,100	\$72,500
Total Adj Factors	\$71,800	\$79,300	\$70,500	\$72,100	\$72,500
Adjusted Sale Price		\$147,500	\$154,500	\$165,100	\$159,300
Comparable Estimate	\$156,000 (\$162.5/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-8	125.06-3-33	125.06-3-39	125.06-2-21	125.06-18-11	125.06-19-13
Owner	Carpenter, Clay R	Kassirer, Leonard W	Klepfer, Michael Eugene	Strawder, Danielle	Dirienzo, Carlo	Sniezak, Gary R
Address	33 Toulon Dr	40 Rouen Dr	16 Rouen Dr	226 Le Havre Dr	75 Le Havre 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	60 x 110	50 x 110	50 x 110	55 x 111	50 x 110	95 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	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 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 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 No	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 / 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	1222	1218	1188	1254	1224	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 0	0 500	0 432	0 0
SFLA	1222	1218	1188	1254	1224	1232
Att/Det Gar Sqft	322	200		308	400	460
Prior Land	\$14,200					
Prior Total	\$115,000					
Comp Land Estimate	\$19,600	\$16,700	\$16,700	\$18,200	\$16,700	\$25,100
Sale Date		1/28/2020	10/9/2018	9/18/2018	3/14/2019	3/21/2018
Sale Price		\$160,000	\$155,000	\$160,000	\$130,000	\$154,000
Time Adj Sale Price		\$161,600	\$165,700	\$172,000	\$135,700	\$171,200
TADJSP/SQFT		\$132.68	\$139.48	\$137.16	\$110.87	\$138.96
Model Estimate	\$83,900	\$84,200	\$77,700	\$87,500	\$86,800	\$94,400
Total Adj Factors	\$83,900	\$84,200	\$77,700	\$87,500	\$86,800	\$94,400
Adjusted Sale Price		\$161,300	\$171,900	\$168,400	\$132,800	\$160,700
Comparable Estimate	\$159,000 (\$130.11/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-19	125.06-17-47	125.06-16-13	125.06-16-10	125.06-14-32	125.06-3-10
Owner	Podkanowicz, Paul S	Kishbaugh, Jack P	Zbytek, Marissa A	Stiglmeier, Robert L	Lane, Bryan J	Giambrone, Stephanie I
Address	35 Toulon Dr	76 Toulon Dr	59 Toulon Dr	71 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 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	1969 / 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 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 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 / 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	216 0	260 0	0 0	441 0	264 0	432 0
SFLA	1256	1300	1040	1481	1379	1548
Att/Det Gar Sqft						280
Prior Land	\$12,700					
Prior Total	\$103,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		7/1/2019	8/14/2019	5/17/2019	1/6/2020	12/11/2019
Sale Price		\$155,267	\$140,000	\$155,000	\$159,000	\$181,500
Time Adj Sale Price		\$160,000	\$143,800	\$160,700	\$160,600	\$183,900
TADJSP/SQFT		\$123.08	\$138.27	\$108.51	\$116.46	\$118.80
Model Estimate	\$70,700	\$73,900	\$62,200	\$82,000	\$91,900	\$91,300
Total Adj Factors	\$70,700	\$73,900	\$62,200	\$82,000	\$91,900	\$91,300
Adjusted Sale Price		\$156,800	\$152,300	\$149,400	\$139,400	\$163,300
Comparable Estimate	\$152,200 (\$121.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-9	125.06-6-19	125.06-8-11	125.06-5-7	125.06-17-7	125.06-4-4
Owner	Ignaszak Keith &	Seufert, Heather C	Sabia, Michelle	Kulesz, Tiffany L	Wielinski, Heather L	Hunter, David C Jr
Address	36 Toulon Dr	79 Toulon Dr	52 Denise Dr	28 Toulon Dr	87 Rouen 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	50 x 110	50 x 110	50 x 110	50 x 110	55 x 110	55 x 101
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1969 / 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 Yes	3 Hot wtr/stm No	2 Hot air No	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	4	5	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	660	766	962	598	984	1008
2nd Sty Area	1068	985	806	999	728	784
Fin Bsmt/Fin Rec Rm	0 0	0 191	0 576	0 0	0 300	0 0
SFLA	1728	1751	1768	1597	1712	1792
Att/Det Gar Sqft	384	308	308	364	286	280
Prior Land	\$12,700					
Prior Total	\$126,500					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$18,100	\$17,300
Sale Date		10/10/2018	12/4/2018	8/30/2019	7/20/2018	1/24/2020
Sale Price		\$170,000	\$172,000	\$152,000	\$164,900	\$160,000
Time Adj Sale Price		\$181,700	\$181,700	\$156,100	\$179,300	\$161,600
TADJSP/SQFT		\$103.77	\$102.77	\$97.75	\$104.73	\$90.18
Model Estimate	\$94,100	\$97,000	\$100,400	\$87,800	\$95,200	\$96,200
Total Adj Factors	\$94,100	\$97,000	\$100,400	\$87,800	\$95,200	\$96,200
Adjusted Sale Price		\$178,800	\$175,400	\$162,400	\$178,200	\$159,500
Comparable Estimate	\$170,900 (\$98.9/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-37	125.06-14-31	125.06-14-36	125.06-4-23	125.06-18-38
Owner	Ricci David J & W	Stack, Madison	Sumner, Max C	Roneker, Andrew W	Lojacono, Daniel M
Address	36 Toulon Dr	98 Seine Dr	74 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	971	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	960	960	960	971	1020
Att/Det Gar Sqft	280	308	352	440	210
Prior Land	\$12,700				
Prior Total	\$99,000				
Comp Land Estimate	\$16,700	\$16,700	\$14,900	\$16,700	\$16,700
Sale Date		9/20/2018	6/11/2019	6/28/2019	9/23/2020
Sale Price		\$142,500	\$160,000	\$150,000	\$160,000
Time Adj Sale Price		\$153,200	\$165,400	\$155,000	\$160,000
TADJSP/SQFT		\$159.58	\$172.29	\$159.63	\$156.86
Model Estimate	\$61,400	\$70,500	\$72,100	\$79,300	\$72,500
Total Adj Factors	\$61,400	\$70,500	\$72,100	\$79,300	\$72,500
Adjusted Sale Price		\$144,100	\$154,700	\$137,100	\$148,900
Comparable Estimate	\$145,600 (\$151.67/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-9	125.06-3-39	125.06-3-33	125.06-7-23	125.10-5-1	125.06-2-21
Owner	Skarzynski , Carl R	Klepfer, Michael Eugene	Kassirer, Leonard W	Dombrowski, Joshua A	Suy, Kim C	Strawder, Danielle
Address	39 Toulon 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	60 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	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	1176	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	1176	1188	1218	1092	1160	1254
Att/Det Gar Sqft	308		200	308	325	308
Prior Land	\$14,200					
Prior Total	\$111,000					
Comp Land Estimate	\$19,600	\$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	\$81,300	\$77,700	\$84,200	\$77,900	\$85,900	\$87,500
Total Adj Factors	\$81,300	\$77,700	\$84,200	\$77,900	\$85,900	\$87,500
Adjusted Sale Price		\$169,300	\$158,700	\$168,400	\$159,200	\$165,800
Comparable Estimate	\$164,300 (\$139.71/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-18	125.06-16-38	125.06-17-20	125.06-17-26	125.06-17-10
Owner	Nabach, Jessica L	McCoy, William	Gilley, John M	Ambellan-Zuppelli, Jill	Lojacono, Mark C
Address	39 Toulon Dr	44 Cherbourg Dr	35 Rouen Dr	11 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1968 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 360	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 1
1st Sty Area	936	900	900	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	360 0	506 0	506 0	500 0	500 0
SFLA	1296	1406	1406	1400	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$112,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		1/25/2018	12/6/2019	10/15/2020	10/23/2020
Sale Price		\$136,000	\$149,900	\$165,000	\$170,000
Time Adj Sale Price		\$152,900	\$151,900	\$165,000	\$170,000
TADJSP/SQFT		\$108.75	\$108.04	\$117.86	\$121.43
Model Estimate	\$73,700	\$77,300	\$78,700	\$80,400	\$80,900
Total Adj Factors	\$73,700	\$77,300	\$78,700	\$80,400	\$80,900
Adjusted Sale Price		\$149,300	\$146,900	\$158,300	\$162,800
Comparable Estimate	\$154,800 (\$119.44/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-10	125.06-3-33	125.06-2-21	125.06-3-39	125.06-2-18	125.06-12-5
Owner	Wojcik, Jason R	Kassirer, Leonard W	Strawder, Danielle	Klepfer, Michael Eugene	Miskell, Christy R	Delpe, Stenly J
Address	40 Toulon Dr	40 Rouen Dr	226 Le Havre Dr	16 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	50 x 110	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	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 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 No	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	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	1296	1218	1254	1188	1436	1350
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 500	0 0	0 0	0 0
SFLA	1296	1218	1254	1188	1436	1350
Att/Det Gar Sqft	294	200	308		330	315
Prior Land	\$12,700					
Prior Total	\$105,000					
Comp Land Estimate	\$16,700	\$16,700	\$18,200	\$16,700	\$16,700	\$16,300
Sale Date		1/28/2020	9/18/2018	10/9/2018	4/18/2019	2/1/2019
Sale Price		\$160,000	\$160,000	\$155,000	\$165,000	\$168,000
Time Adj Sale Price		\$161,600	\$172,000	\$165,700	\$171,600	\$175,900
TADJSP/SQFT		\$132.68	\$137.16	\$139.48	\$119.50	\$130.30
Model Estimate	\$89,700	\$84,200	\$87,500	\$77,700	\$99,300	\$97,200
Total Adj Factors	\$89,700	\$84,200	\$87,500	\$77,700	\$99,300	\$97,200
Adjusted Sale Price		\$167,100	\$174,200	\$177,700	\$162,000	\$168,400
Comparable Estimate	\$169,900 (\$131.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-38	125.06-18-38	125.06-14-28	125.06-4-23	125.06-14-31
Owner	Roll, Rebecca L	Lojacono, Daniel M	Phelps, Erika D	Roneker, Andrew W	Stack, Madison
Address	40 Toulon Dr	44 Rouen Dr	110 Seine Dr	23 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1040	1020	1008	971	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	1040	1020	1008	971	960
Att/Det Gar Sqft	352	210	308	440	352
Prior Land	\$12,700				
Prior Total	\$100,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		9/23/2020	1/8/2018	6/28/2019	9/20/2018
Sale Price		\$160,000	\$130,000	\$150,000	\$142,500
Time Adj Sale Price		\$160,000	\$146,100	\$155,000	\$153,200
TADJSP/SQFT		\$156.86	\$144.94	\$159.63	\$159.58
Model Estimate	\$72,800	\$72,500	\$64,100	\$79,300	\$70,500
Total Adj Factors	\$72,800	\$72,500	\$64,100	\$79,300	\$70,500
Adjusted Sale Price		\$160,300	\$154,800	\$148,500	\$155,500
Comparable Estimate	\$157,000 (\$150.96/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-10	125.06-3-33	125.06-2-21	125.06-3-39	125.06-2-18	125.06-12-5
Owner	Dobiesz, Jordan	Kassirer, Leonard W	Strawder, Danielle	Klepfer, Michael Eugene	Miskell, Christy R	Delpe, Stenly J
Address	43 Toulon Dr	40 Rouen Dr	226 Le Havre Dr	16 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	60 x 110	50 x 110	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
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 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 No	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 / 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	1320	1218	1254	1188	1436	1350
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 305	0 500	0 0	0 0	0 0
SFLA	1320	1218	1254	1188	1436	1350
Att/Det Gar Sqft	300	200	308		330	315
Prior Land	\$14,200					
Prior Total	\$121,900					
Comp Land Estimate	\$19,600	\$16,700	\$18,200	\$16,700	\$16,700	\$16,300
Sale Date		1/28/2020	9/18/2018	10/9/2018	4/18/2019	2/1/2019
Sale Price		\$160,000	\$160,000	\$155,000	\$165,000	\$168,000
Time Adj Sale Price		\$161,600	\$172,000	\$165,700	\$171,600	\$175,900
TADJSP/SQFT		\$132.68	\$137.16	\$139.48	\$119.50	\$130.30
Model Estimate	\$91,900	\$84,200	\$87,500	\$77,700	\$99,300	\$97,200
Total Adj Factors	\$91,900	\$84,200	\$87,500	\$77,700	\$99,300	\$97,200
Adjusted Sale Price		\$169,300	\$176,400	\$179,900	\$164,200	\$170,600
Comparable Estimate	\$172,100 (\$130.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-17	125.06-16-38	125.06-17-20	125.06-17-10	125.06-17-26
Owner	Crawford, Paul H	McCoy, William	Gilley, John M	Lojacono, Mark C	Ambellan-Zuppelli, Jill
Address	43 Toulon Dr	44 Cherbourg Dr	35 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1970 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 414	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	900	900	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	414 0	506 0	506 0	500 0	500 0
SFLA	1350	1406	1406	1400	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$110,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		1/25/2018	12/6/2019	10/23/2020	10/15/2020
Sale Price		\$136,000	\$149,900	\$170,000	\$165,000
Time Adj Sale Price		\$152,900	\$151,900	\$170,000	\$165,000
TADJSP/SQFT		\$108.75	\$108.04	\$121.43	\$117.86
Model Estimate	\$74,800	\$77,300	\$78,700	\$80,900	\$80,400
Total Adj Factors	\$74,800	\$77,300	\$78,700	\$80,900	\$80,400
Adjusted Sale Price		\$150,400	\$148,000	\$163,900	\$159,400
Comparable Estimate	\$155,900 (\$115.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-11	125.06-4-23	125.06-4-10	125.06-14-31	125.06-18-38
Owner	Margarucci, Joseph D	Roneker, Andrew W	Justinger, Bonnie L	Stack, Madison	Lojacono, Daniel M
Address	44 Toulon Dr	23 Rouen Dr	75 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	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
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	971	912	960	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	960	971	912	960	1020
Att/Det Gar Sqft	330	440	374	308	210
Prior Land	\$12,700				
Prior Total	\$102,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$14,900	\$16,700
Sale Date		6/28/2019	12/3/2018	9/20/2018	6/11/2019
Sale Price		\$150,000	\$144,500	\$142,500	\$160,000
Time Adj Sale Price		\$155,000	\$152,700	\$153,200	\$165,400
TADJSP/SQFT		\$159.63	\$167.43	\$159.58	\$172.29
Model Estimate	\$61,200	\$79,300	\$68,700	\$70,500	\$72,500
Total Adj Factors	\$61,200	\$79,300	\$68,700	\$70,500	\$72,500
Adjusted Sale Price		\$136,900	\$145,200	\$143,900	\$148,700
Comparable Estimate	\$145,800 (\$151.88/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-39	125.06-14-31	125.06-14-36	125.06-18-38	125.06-4-23	125.06-14-28
Owner	Chiarello, Paul P	Stack, Madison	Sumner, Max C	Lojacono, Daniel M	Roneker, Andrew W	Phelps, Erika D
Address	44 Toulon Dr	98 Seine Dr	74 Seine Dr	44 Rouen 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	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 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	960	960	960	1020	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	960	960	960	1020	971	1008
Att/Det Gar Sqft	280	308	352	210	440	308
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	9/23/2020	6/28/2019	1/8/2018
Sale Price		\$142,500	\$160,000	\$160,000	\$150,000	\$130,000
Time Adj Sale Price		\$153,200	\$165,400	\$160,000	\$155,000	\$146,100
TADJSP/SQFT		\$159.58	\$172.29	\$156.86	\$159.63	\$144.94
Model Estimate	\$70,100	\$70,500	\$72,100	\$72,500	\$79,300	\$64,100
Total Adj Factors	\$70,100	\$70,500	\$72,100	\$72,500	\$79,300	\$64,100
Adjusted Sale Price		\$152,800	\$163,400	\$157,600	\$145,800	\$152,100
Comparable Estimate	\$154,300 (\$160.73/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-11	125.06-4-10	125.06-4-23	125.06-14-31	125.06-14-36	125.06-18-38
Owner	Kenneth F. & Mary E. R	Justinger, Bonnie L	Roneker, Andrew W	Stack, Madison	Sumner, Max C	Lojacono, Daniel M
Address	47 Toulon Dr	75 Rouen Dr	23 Rouen Dr	98 Seine Dr	74 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	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	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	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 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 / 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	828	912	971	960	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	828	912	971	960	960	1020
Att/Det Gar Sqft	300	374	440	308	352	210
Prior Land	\$12,700					
Prior Total	\$96,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900	\$16,700
Sale Date		12/3/2018	6/28/2019	9/20/2018	6/11/2019	9/23/2020
Sale Price		\$144,500	\$150,000	\$142,500	\$160,000	\$160,000
Time Adj Sale Price		\$152,700	\$155,000	\$153,200	\$165,400	\$160,000
TADJSP/SQFT		\$167.43	\$159.63	\$159.58	\$172.29	\$156.86
Model Estimate	\$60,500	\$68,700	\$79,300	\$70,500	\$72,100	\$72,500
Total Adj Factors	\$60,500	\$68,700	\$79,300	\$70,500	\$72,100	\$72,500
Adjusted Sale Price		\$144,500	\$136,200	\$143,200	\$153,800	\$148,000
Comparable Estimate	\$145,100 (\$175.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-16	125.06-16-14	125.06-16-8	125.06-16-38	125.06-17-20
Owner	Wiacek, Matthew	Sutter, Paul D	Smith, Jeffrey A	McCoy, William	Gilley, John M
Address	47 Toulon Dr	55 Toulon Dr	79 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	936	936	900	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	0 0
SFLA	936	936	936	1137	1406
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$95,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	1/25/2018
Sale Price		\$140,000	\$140,000	\$147,500	\$136,000
Time Adj Sale Price		\$144,700	\$141,900	\$152,900	\$152,900
TADJSP/SQFT		\$154.59	\$151.60	\$134.48	\$108.75
Model Estimate	\$59,100	\$57,500	\$58,200	\$68,900	\$77,300
Total Adj Factors	\$59,100	\$57,500	\$58,200	\$68,900	\$77,300
Adjusted Sale Price		\$146,300	\$142,800	\$143,100	\$134,700
Comparable Estimate	\$139,800 (\$149.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-12	125.06-5-7	125.06-6-19	125.06-8-11	125.06-17-7
Owner	Becvar, Robert J	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Wielinski, Heather L
Address	48 Toulon Dr	28 Toulon Dr	79 Toulon Dr	52 Denise 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	55 x 110
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	676	598	766	962	812
2nd Sty Area	702	999	985	806	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0
SFLA	1378	1597	1751	1768	1712
Att/Det Gar Sqft	308	364	308	308	286
Prior Land	\$12,700				
Prior Total	\$113,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$18,100
Sale Date		8/30/2019	10/10/2018	12/4/2018	7/20/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$164,900
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$179,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$104.73
Model Estimate	\$79,300	\$87,800	\$97,000	\$100,400	\$95,200
Total Adj Factors	\$79,300	\$87,800	\$97,000	\$100,400	\$95,200
Adjusted Sale Price		\$147,600	\$164,000	\$160,600	\$163,400
Comparable Estimate	\$163,500 (\$118.65/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-40	125.06-18-38	125.06-14-28	125.06-14-31	125.06-14-36	125.06-4-23
Owner	US Bank Trust NA	Lojacono, Daniel M	Phelps, Erika D	Stack, Madison	Sumner, Max C	Roneker, Andrew W
Address	48 Toulon Dr	44 Rouen Dr	110 Seine 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	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	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 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	1040	1020	1008	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	1040	1020	1008	960	960	971
Att/Det Gar Sqft		210	308	308	352	440
Prior Land	\$12,700					
Prior Total	\$68,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900	\$16,700
Sale Date		9/23/2020	1/8/2018	9/20/2018	6/11/2019	6/28/2019
Sale Price		\$160,000	\$130,000	\$142,500	\$160,000	\$150,000
Time Adj Sale Price		\$160,000	\$146,100	\$153,200	\$165,400	\$155,000
TADJSP/SQFT		\$156.86	\$144.94	\$159.58	\$172.29	\$159.63
Model Estimate	\$62,300	\$72,500	\$64,100	\$70,500	\$72,100	\$79,300
Total Adj Factors	\$62,300	\$72,500	\$64,100	\$70,500	\$72,100	\$79,300
Adjusted Sale Price		\$149,800	\$144,300	\$145,000	\$155,600	\$138,000
Comparable Estimate	\$146,500 (\$140.87/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-12	125.06-16-13	125.06-17-47	125.10-2-7	125.07-15-20	125.06-3-10
Owner	Andres, Gary N	Zbytek, Marissa A	Kishbaugh, Jack P	Winkler, Kimberly M	Payne, Zachary W	Giambrone, Stephanie I
Address	51 Toulon Dr	59 Toulon Dr	76 Toulon Dr	23 Lucerne Ct	16 Thornwood 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	56 x 114	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1983 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 144	C Average 100	C Average 100	C Average 100	C Average 110	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 / Y	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	3 Partial 1	3 Partial 1	3 Partial 0	3 Partial 0
1st Sty Area	1015	1040	1040	962	936	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	144 0	0 0	260 0	0 0	432 0	432 0
SFLA	1159	1040	1300	962	1368	1548
Att/Det Gar Sqft					320	280
Prior Land	\$12,700					
Prior Total	\$114,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$18,700	\$0	\$16,700
Sale Date		8/14/2019	7/1/2019	7/27/2018	11/5/2020	12/11/2019
Sale Price		\$140,000	\$155,267	\$145,000	\$191,000	\$181,500
Time Adj Sale Price		\$143,800	\$160,000	\$157,600	\$191,000	\$183,900
TADJSP/SQFT		\$138.27	\$123.08	\$163.83	\$139.62	\$118.80
Model Estimate	\$79,700	\$62,200	\$73,900	\$56,600	\$0	\$91,300
Total Adj Factors	\$79,700	\$62,200	\$73,900	\$56,600	\$0	\$91,300
Adjusted Sale Price		\$161,300	\$165,800	\$180,700	\$0	\$172,300

Comparable Estimate \$170,000 (\$146.68/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-15	125.06-17-47	125.06-16-13	125.06-16-10	125.10-2-7	125.06-14-32
Owner	Regan, Doreen	Kishbaugh, Jack P	Zbytek, Marissa A	Stiglmeier, Robert L	Winkler, Kimberly M	Lane, Bryan J
Address	51 Toulon Dr	76 Toulon Dr	59 Toulon Dr	71 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 110	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	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 200	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	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 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1
1st Sty Area	980	1040	1040	1040	962	1115
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	200 0	260 0	0 0	441 0	0 0	264 0
SFLA	1180	1300	1040	1481	962	1379
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$109,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$18,700	\$16,700
Sale Date		7/1/2019	8/14/2019	5/17/2019	7/27/2018	1/6/2020
Sale Price		\$155,267	\$140,000	\$155,000	\$145,000	\$159,000
Time Adj Sale Price		\$160,000	\$143,800	\$160,700	\$157,600	\$160,600
TADJSP/SQFT		\$123.08	\$138.27	\$108.51	\$163.83	\$116.46
Model Estimate	\$69,800	\$73,900	\$62,200	\$82,000	\$56,600	\$91,900
Total Adj Factors	\$69,800	\$73,900	\$62,200	\$82,000	\$56,600	\$91,900
Adjusted Sale Price		\$155,900	\$151,400	\$148,500	\$170,800	\$138,500
Comparable Estimate	\$153,000 (\$129.66/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-13	125.06-14-19	125.06-16-28	125.06-12-10	125.07-15-66	125.06-17-26
Owner	Swan, Kenneth J	Partridge, Timothy	Robinson, John Jr	Vickerd, Michele	Connolly, Matthew F	Ambellan-Zuppelli, Jill
Address	52 Toulon Dr	46 Lille Ln	4 Cherbourg Dr	111 Seine Dr	41 Woodgate 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 174	75 x 110	50 x 105	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	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	1982 / 0	1969 / 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 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	4	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 2	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1018	1257	1100	888	820	900
2nd Sty Area	999	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	900 0	506 0	732 0	768 0	500 0
SFLA	2017	2157	1606	1620	1588	1400
Att/Det Gar Sqft				320	468	
Prior Land	\$12,700					
Prior Total	\$146,910					
Comp Land Estimate	\$16,700	\$20,300	\$21,900	\$16,300	\$17,500	\$16,700
Sale Date		3/22/2018	8/9/2018	5/1/2020	1/23/2020	10/15/2020
Sale Price		\$150,000	\$160,000	\$167,500	\$175,000	\$165,000
Time Adj Sale Price		\$166,800	\$173,000	\$168,100	\$176,800	\$165,000
TADJSP/SQFT		\$77.33	\$107.72	\$103.77	\$111.34	\$117.86
Model Estimate	\$108,700	\$97,200	\$91,800	\$91,100	\$91,300	\$80,400
Total Adj Factors	\$108,700	\$97,200	\$91,800	\$91,100	\$91,300	\$80,400
Adjusted Sale Price		\$178,300	\$189,900	\$185,700	\$194,200	\$193,300
Comparable Estimate	\$188,300 (\$93.36/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-41	125.06-18-38	125.06-11-4	125.06-18-11	125.06-14-28
Owner	Nemeth David	Lojacono, Daniel M	Anthony, Frances M	Dirienzo, Carlo	Phelps, Erika D
Address	52 Toulon Dr	44 Rouen Dr	181 Seine Dr	75 Le Havre 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1971 / 0	1968 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1092	1020	1080	1224	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 432	0 0
SFLA	1092	1020	1080	1224	1008
Att/Det Gar Sqft	308	210	440	400	308
Prior Land	\$12,700				
Prior Total	\$110,000				
Comp Land Estimate	\$16,700	\$16,700	\$17,700	\$16,700	\$16,700
Sale Date		9/23/2020	7/25/2018	3/14/2019	1/8/2018
Sale Price		\$160,000	\$176,000	\$130,000	\$130,000
Time Adj Sale Price		\$160,000	\$191,300	\$135,700	\$146,100
TADJSP/SQFT		\$156.86	\$177.13	\$110.87	\$144.94
Model Estimate	\$85,100	\$72,500	\$84,500	\$86,800	\$64,100
Total Adj Factors	\$85,100	\$72,500	\$84,500	\$86,800	\$64,100
Adjusted Sale Price		\$172,600	\$191,900	\$134,000	\$167,100
Comparable Estimate	\$167,600 (\$153.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-13	125.06-4-23	125.06-4-10	125.06-14-31	125.06-7-23
Owner	Laettner, Shawn C	Roneker, Andrew W	Justinger, Bonnie L	Stack, Madison	Dombrowski, Joshua A
Address	55 Toulon Dr	23 Rouen Dr	75 Rouen Dr	98 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	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
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	966	971	912	960	1092
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	966	971	912	960	1092
Att/Det Gar Sqft	308	440	374	308	352
Prior Land	\$12,700				
Prior Total	\$107,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		6/28/2019	12/3/2018	9/20/2018	9/21/2020
Sale Price		\$150,000	\$144,500	\$142,500	\$165,000
Time Adj Sale Price		\$155,000	\$152,700	\$153,200	\$165,000
TADJSP/SQFT		\$159.63	\$167.43	\$159.58	\$151.10
Model Estimate	\$75,000	\$79,300	\$68,700	\$70,500	\$77,900
Total Adj Factors	\$75,000	\$79,300	\$68,700	\$70,500	\$77,900
Adjusted Sale Price		\$150,700	\$159,000	\$157,700	\$162,100
Comparable Estimate	\$159,600 (\$165.22/SFLA)				

<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-14	125.06-16-14	125.06-16-8	125.06-1-2	125.06-16-38
Owner	Sutter, Paul D	Sutter, Paul D	Smith, Jeffrey A	Hilbrecht, Richard M	McCoy, William
Address	55 Toulon Dr	55 Toulon Dr	79 Toulon Dr	4 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 1
1st Sty Area	936	936	936	1137	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	506 0
SFLA	936	936	936	1137	1406
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$94,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$17,300	\$16,700
Sale Date		6/10/2019	12/30/2019	5/31/2019	1/25/2018
Sale Price		\$140,000	\$140,000	\$147,500	\$136,000
Time Adj Sale Price		\$144,700	\$141,900	\$152,900	\$152,900
TADJSP/SQFT		\$154.59	\$151.60	\$134.48	\$108.75
Model Estimate	\$57,500	\$57,500	\$58,200	\$68,900	\$77,300
Total Adj Factors	\$57,500	\$57,500	\$58,200	\$68,900	\$77,300
Adjusted Sale Price		\$144,700	\$141,200	\$141,500	\$133,100
Comparable Estimate	\$141,400 (\$151.07/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-14	125.06-4-23	125.06-4-10	125.06-7-23	125.06-18-38
Owner	Clothier Edward B & Ch	Roneker, Andrew W	Justinger, Bonnie L	Dombrowski, Joshua A	Lojacono, Daniel M
Address	56 Toulon Dr	23 Rouen Dr	75 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	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 90
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1016	971	912	1092	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	1016	971	912	1092	1008
Att/Det Gar Sqft	308	440	374	308	210
Prior Land	\$12,700				
Prior Total	\$106,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		6/28/2019	12/3/2018	9/21/2020	9/23/2020
Sale Price		\$150,000	\$144,500	\$165,000	\$160,000
Time Adj Sale Price		\$155,000	\$152,700	\$165,000	\$160,000
TADJSP/SQFT		\$159.63	\$167.43	\$151.10	\$156.86
Model Estimate	\$73,600	\$79,300	\$68,700	\$77,900	\$72,500
Total Adj Factors	\$73,600	\$79,300	\$68,700	\$77,900	\$72,500
Adjusted Sale Price		\$149,300	\$157,600	\$160,700	\$161,100
Comparable Estimate	\$156,900 (\$154.43/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-42	125.06-18-11	125.06-3-39	125.06-3-33	125.06-18-38	125.10-5-1
Owner	Privitera, George A	Dirienzo, Carlo	Klepfer, Michael Eugene	Kassirer, Leonard W	Lojacono, Daniel M	Suy, Kim C
Address	56 Toulon Dr	75 Le Havre Dr	16 Rouen Dr	40 Rouen Dr	44 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	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	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	1970 / 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 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	4	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	1176	1224	1188	1218	1020	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 305	0 0	0 300
SFLA	1176	1224	1188	1218	1020	1160
Att/Det Gar Sqft	352	400		200	210	325
Prior Land	\$12,700					
Prior Total	\$110,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$23,600
Sale Date		3/14/2019	10/9/2018	1/28/2020	9/23/2020	12/13/2018
Sale Price		\$130,000	\$155,000	\$160,000	\$160,000	\$155,000
Time Adj Sale Price		\$135,700	\$165,700	\$161,600	\$160,000	\$163,800
TADJSP/SQFT		\$110.87	\$139.48	\$132.68	\$156.86	\$141.21
Model Estimate	\$82,000	\$86,800	\$77,700	\$84,200	\$72,500	\$85,900
Total Adj Factors	\$82,000	\$86,800	\$77,700	\$84,200	\$72,500	\$85,900
Adjusted Sale Price		\$130,900	\$170,000	\$159,400	\$169,500	\$159,900
Comparable Estimate	\$157,900 (\$134.27/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-14	125.11-9-6	125.06-5-24	125.06-15-11	125.10-18-11	125.06-10-35
Owner	Michels, Matthew E	Neil Roberts Revocable	Pijanowski, Adam	Asif, Fnu	Tytka, Brandon C	Holzer, Drew M
Address	59 Toulon Dr	16 Rondelay Ct	96 Toulon Dr	27 Cherbourg Dr	40 Rachelle Dr	230 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	126	125	125	126	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 110	54 x 139	62 x 133	50 x 110	57 x 112	55 x 110
Building Style	04 Cape cod	04 Cape cod	05 Colonial	03 Split level	04 Cape cod	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1969 / 0	1963 / 0	1971 / 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 90	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 No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	1.0	1.5	2.0
Bedrooms	3	3	5	3	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
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	1273	918	812	1735	1024	969
2nd Sty Area	0	0	1134	0	0	978
Fin Bsmt/Fin Rec Rm	0 0	0 460	0 0	170 400	0 0	0 0
SFLA	1911	1574	1946	1905	1680	1947
Att/Det Gar Sqft		308	400	320	288	405
Prior Land	\$12,700					
Prior Total	\$130,000					
Comp Land Estimate	\$16,700	\$0	\$21,800	\$16,700	\$18,900	\$18,100
Sale Date		11/5/2020	10/15/2018	7/31/2018	11/2/2020	4/16/2018
Sale Price		\$240,000	\$193,000	\$155,000	\$190,000	\$195,000
Time Adj Sale Price		\$240,000	\$206,300	\$168,500	\$190,000	\$215,600
TADJSP/SQFT		\$152.48	\$106.01	\$88.45	\$113.10	\$110.73
Model Estimate	\$108,600	\$0	\$103,900	\$93,800	\$106,600	\$123,800
Total Adj Factors	\$108,600	\$0	\$103,900	\$93,800	\$106,600	\$123,800
Adjusted Sale Price		\$0	\$211,000	\$183,300	\$192,000	\$200,400
Comparable Estimate	\$196,700 (\$102.93/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-13	125.06-16-13	125.10-2-7	125.06-17-47	125.06-16-10
Owner	Zbytek, Marissa A	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Stiglmeier, Robert L
Address	59 Toulon Dr	59 Toulon Dr	23 Lucerne Ct	76 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1970 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	1040	1040	962	1040	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	441 0
SFLA	1040	1040	962	1300	1481
Att/Det Gar Sqft					936
Prior Land	\$12,700				200
Prior Total	\$104,000				214
Comp Land Estimate	\$16,700	\$16,700	\$18,700	\$16,700	\$16,600
Sale Date		8/14/2019	7/27/2018	7/1/2019	5/17/2019
Sale Price		\$140,000	\$145,000	\$155,267	\$155,000
Time Adj Sale Price		\$143,800	\$157,600	\$160,000	\$160,700
TADJSP/SQFT		\$138.27	\$163.83	\$123.08	\$108.51
Model Estimate	\$62,200	\$62,200	\$56,600	\$73,900	\$82,000
Total Adj Factors	\$62,200	\$62,200	\$56,600	\$73,900	\$82,000
Adjusted Sale Price		\$143,800	\$163,200	\$148,300	\$140,900
Comparable Estimate	\$150,200 (\$144.42/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-15	125.06-5-7	125.06-6-19	125.06-8-11	125.06-17-7	125.06-5-24
Owner	Smith Kenneth N	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Wielinski, Heather L	Pijanowski, Adam
Address	60 Toulon Dr	28 Toulon Dr	79 Toulon Dr	52 Denise Dr	87 Rouen 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	50 x 110	50 x 110	50 x 110	50 x 110	55 x 110	62 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1969 / 0	1969 / 0	1968 / 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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	3	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	622	598	766	962	984	812
2nd Sty Area	999	999	985	806	728	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 300	0 0
SFLA	1425	1597	1751	1768	1712	1946
Att/Det Gar Sqft	396	364	308	308	286	400
Prior Land	\$12,700					
Prior Total	\$114,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$18,100	\$21,800
Sale Date		8/30/2019	10/10/2018	12/4/2018	7/20/2018	10/15/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$164,900	\$193,000
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$179,300	\$206,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$104.73	\$106.01
Model Estimate	\$79,800	\$87,800	\$97,000	\$100,400	\$95,200	\$103,900
Total Adj Factors	\$79,800	\$87,800	\$97,000	\$100,400	\$95,200	\$103,900
Adjusted Sale Price		\$148,100	\$164,500	\$161,100	\$163,900	\$182,200
Comparable Estimate	\$164,000 (\$115.09/SFLA)					

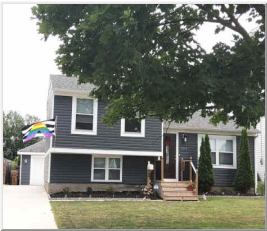


SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-43	125.06-16-12	125.06-17-20	125.06-17-10	125.06-16-38	125.06-16-53
Owner	Kozlowski, Lawrence M	Pascucci, John	Gilley, John M	Lojacono, Mark C	McCoy, William	Schuse, Lynnette
Address	60 Toulon Dr	63 Toulon Dr	35 Rouen Dr	75 Rouen Dr	44 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	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	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 432	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 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	1008	936	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	500 0	506 0	500 0	506 0	529 0
SFLA	1440	1436	1406	1400	1406	1429
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$110,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$17,300
Sale Date		4/24/2020	12/6/2019	10/23/2020	1/25/2018	3/27/2018
Sale Price		\$162,000	\$149,900	\$170,000	\$136,000	\$120,000
Time Adj Sale Price		\$162,800	\$151,900	\$170,000	\$152,900	\$133,400
TADJSP/SQFT		\$113.37	\$108.04	\$121.43	\$108.75	\$93.35
Model Estimate	\$78,800	\$80,000	\$78,700	\$80,900	\$77,300	\$67,100
Total Adj Factors	\$78,800	\$80,000	\$78,700	\$80,900	\$77,300	\$67,100
Adjusted Sale Price		\$161,600	\$152,000	\$167,900	\$154,400	\$145,100
Comparable Estimate	\$156,200 (\$108.47/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-15	125.06-4-23	125.06-4-10	125.06-14-31	125.06-7-23
Owner	The Marcy Adele Salvo	Roneker, Andrew W	Justinger, Bonnie L	Stack, Madison	Dombrowski, Joshua A
Address	63 Toulon Dr	23 Rouen Dr	75 Rouen Dr	98 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	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
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	971	912	960	1092
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	960	971	912	960	1092
Att/Det Gar Sqft	300	440	374	308	352
Prior Land	\$12,700				
Prior Total	\$102,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		6/28/2019	12/3/2018	9/20/2018	9/21/2020
Sale Price		\$150,000	\$144,500	\$142,500	\$165,000
Time Adj Sale Price		\$155,000	\$152,700	\$153,200	\$165,000
TADJSP/SQFT		\$159.63	\$167.43	\$159.58	\$151.10
Model Estimate	\$68,400	\$79,300	\$68,700	\$70,500	\$77,900
Total Adj Factors	\$68,400	\$79,300	\$68,700	\$70,500	\$77,900
Adjusted Sale Price		\$144,100	\$152,400	\$151,100	\$155,500
Comparable Estimate	\$153,000 (\$159.38/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-12	125.06-16-12	125.06-16-38	125.06-16-53	125.06-17-10	125.06-17-20
Owner	Pascucci, John	Pascucci, John	McCoy, William	Schuse, Lynnette	Lojacono, Mark C	Gilley, John M
Address	63 Toulon Dr	63 Toulon Dr	44 Cherbourg 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	50 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	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	1968 / 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 500	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	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 / 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	900	900	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	500 0	500 0	506 0	529 0	500 0	506 0
SFLA	1436	1436	1406	1429	1400	1406
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$110,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$17,300	\$16,700	\$16,700
Sale Date		4/24/2020	1/25/2018	3/27/2018	10/23/2020	12/6/2019
Sale Price		\$162,000	\$136,000	\$120,000	\$170,000	\$149,900
Time Adj Sale Price		\$162,800	\$152,900	\$133,400	\$170,000	\$151,900
TADJSP/SQFT		\$113.37	\$108.75	\$93.35	\$121.43	\$108.04
Model Estimate	\$80,000	\$80,000	\$77,300	\$67,100	\$80,900	\$78,700
Total Adj Factors	\$80,000	\$80,000	\$77,300	\$67,100	\$80,900	\$78,700
Adjusted Sale Price		\$162,800	\$155,600	\$146,300	\$169,100	\$153,200
Comparable Estimate	\$157,400 (\$109.61/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-16	125.06-17-47	125.07-15-20	125.06-3-10	125.06-16-10
Owner	Koch, Raymond A	Kishbaugh, Jack P	Payne, Zachary W	Giambrone, Stephanie I	Stiglmeier, Robert L
Address	64 Toulon Dr	76 Toulon Dr	16 Thornwood 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	71 x 105	50 x 110	57 x 119
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1983 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 216	C Average 100	C Average 110	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	1115	1040	936	1116	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	216 0	260 0	432 0	432 0	441 0
SFLA	1331	1300	1368	1548	1481
Att/Det Gar Sqft			320	280	
Prior Land	\$12,700				
Prior Total	\$113,000				
Comp Land Estimate	\$16,700	\$16,700	\$0	\$16,700	\$16,700
Sale Date		7/1/2019	11/5/2020	12/11/2019	5/17/2019
Sale Price		\$155,267	\$191,000	\$181,500	\$155,000
Time Adj Sale Price		\$160,000	\$191,000	\$183,900	\$160,700
TADJSP/SQFT		\$123.08	\$139.62	\$118.80	\$108.51
Model Estimate	\$79,000	\$73,900	\$0	\$91,300	\$82,000
Total Adj Factors	\$79,000	\$73,900	\$0	\$91,300	\$82,000
Adjusted Sale Price		\$165,100	\$0	\$171,600	\$157,700
Comparable Estimate	\$168,100 (\$126.3/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-44	125.06-17-10	125.06-17-20	125.06-16-38	125.06-16-12	125.06-17-26
Owner	Grover, Christopher M	Lojacono, Mark C	Gilley, John M	McCoy, William	Pascucci, John	Ambellan-Zuppelli, Jill
Address	64 Toulon Dr	75 Rouen Dr	35 Rouen Dr	44 Cherbourg Dr	63 Toulon 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	1969 / 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 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	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 / 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	936	900	900	900	936	900
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	1368	1400	1406	1406	1436	1400
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$112,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		10/23/2020	12/6/2019	1/25/2018	4/24/2020	10/15/2020
Sale Price		\$170,000	\$149,900	\$136,000	\$162,000	\$165,000
Time Adj Sale Price		\$170,000	\$151,900	\$152,900	\$162,800	\$165,000
TADJSP/SQFT		\$121.43	\$108.04	\$108.75	\$113.37	\$117.86
Model Estimate	\$77,000	\$80,900	\$78,700	\$77,300	\$80,000	\$80,400
Total Adj Factors	\$77,000	\$80,900	\$78,700	\$77,300	\$80,000	\$80,400
Adjusted Sale Price		\$166,100	\$150,200	\$152,600	\$159,800	\$161,600
Comparable Estimate	\$158,100 (\$115.57/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-16	125.06-7-23	125.06-3-39	125.06-3-33	125.06-11-4	125.10-5-1
Owner	Mantione, Kristen A	Dombrowski, Joshua A	Klepfer, Michael Eugene	Kassirer, Leonard W	Anthony, Frances M	Suy, Kim C
Address	67 Toulon Dr	91 Cherbourg Dr	16 Rouen Dr	40 Rouen 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	50 x 110	50 x 110	50 x 110	50 x 110	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	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	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 / 1	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	1118	1092	1188	1218	1080	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 305	0 660	0 300
SFLA	1118	1092	1188	1218	1080	1160
Att/Det Gar Sqft	308	308		200	440	325
Prior Land	\$12,700					
Prior Total	\$94,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$17,700	\$23,600
Sale Date		9/21/2020	10/9/2018	1/28/2020	7/25/2018	12/13/2018
Sale Price		\$165,000	\$155,000	\$160,000	\$176,000	\$155,000
Time Adj Sale Price		\$165,000	\$165,700	\$161,600	\$191,300	\$163,800
TADJSP/SQFT		\$151.10	\$139.48	\$132.68	\$177.13	\$141.21
Model Estimate	\$81,300	\$77,900	\$77,700	\$84,200	\$84,500	\$85,900
Total Adj Factors	\$81,300	\$77,900	\$77,700	\$84,200	\$84,500	\$85,900
Adjusted Sale Price		\$168,400	\$169,300	\$158,700	\$188,100	\$159,200
Comparable Estimate	\$168,700 (\$150.89/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-11	125.06-16-28	125.06-12-10	125.06-18-51	125.06-16-12	125.06-16-53
Owner	McLaughlin, Nicole C	Robinson, John Jr	Vickerd, Michele	Coric, Jonathan A	Pascucci, John	Schuse, Lynnette
Address	67 Toulon Dr	4 Cherbourg Dr	111 Seine Dr	96 Rouen Dr	63 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	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	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	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	3 Normal	3 Normal
Grade/Grade Adj	C Average 414	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	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 / 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	1188	1100	888	900	936	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	414 0	506 0	732 0	598 0	500 0	529 0
SFLA	1602	1606	1620	1498	1436	1429
Att/Det Gar Sqft			320			
Prior Land	\$12,700					
Prior Total	\$114,000					
Comp Land Estimate	\$16,700	\$21,900	\$16,300	\$16,700	\$16,700	\$17,300
Sale Date		8/9/2018	5/1/2020	12/4/2019	4/24/2020	3/27/2018
Sale Price		\$160,000	\$167,500	\$161,000	\$162,000	\$120,000
Time Adj Sale Price		\$173,000	\$168,100	\$163,200	\$162,800	\$133,400
TADJSP/SQFT		\$107.72	\$103.77	\$108.95	\$113.37	\$93.35
Model Estimate	\$91,000	\$91,800	\$91,100	\$79,800	\$80,000	\$67,100
Total Adj Factors	\$91,000	\$91,800	\$91,100	\$79,800	\$80,000	\$67,100
Adjusted Sale Price		\$172,200	\$168,000	\$174,400	\$173,800	\$157,300
Comparable Estimate	\$169,100 (\$105.56/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-17	125.06-6-19	125.06-8-11	125.06-5-24	125.06-5-7
Owner	Wade, Jason M	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam	Kulesz, Tiffany L
Address	68 Toulon Dr	79 Toulon Dr	52 Denise Dr	96 Toulon Dr	28 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	62 x 133	50 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1971 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	5	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	712	766	962	812	598
2nd Sty Area	1080	985	806	1134	999
Fin Bsmt/Fin Rec Rm	0 0	0 191	0 576	0 0	0 0
SFLA	1792	1751	1768	1946	1597
Att/Det Gar Sqft	328	308	308	400	364
Prior Land	\$12,700				
Prior Total	\$135,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$21,800	\$16,700
Sale Date		10/10/2018	12/4/2018	10/15/2018	8/30/2019
Sale Price		\$170,000	\$172,000	\$193,000	\$152,000
Time Adj Sale Price		\$181,700	\$181,700	\$206,300	\$156,100
TADJSP/SQFT		\$103.77	\$102.77	\$106.01	\$97.75
Model Estimate	\$100,000	\$97,000	\$100,400	\$103,900	\$87,800
Total Adj Factors	\$100,000	\$97,000	\$100,400	\$103,900	\$87,800
Adjusted Sale Price		\$184,700	\$181,300	\$202,400	\$168,300
Comparable Estimate	\$180,400 (\$100.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-45	125.06-17-10	125.06-17-20	125.06-16-38	125.06-16-12
Owner	The Reverend Eugene L	Lojacono, Mark C	Gilley, John M	McCoy, William	Pascucci, John
Address	68 Toulon Dr	75 Rouen Dr	35 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 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
Exterior Wall	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	1968 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1119	900	900	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	506 0	500 0	506 0	506 0	500 0
SFLA	1383	1400	1406	1406	1436
Att/Det Gar Sqft					
Prior Land	\$13,500				
Prior Total	\$121,000				
Comp Land Estimate	\$18,100	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		10/23/2020	12/6/2019	1/25/2018	4/24/2020
Sale Price		\$170,000	\$149,900	\$136,000	\$162,000
Time Adj Sale Price		\$170,000	\$151,900	\$152,900	\$162,800
TADJSP/SQFT		\$121.43	\$108.04	\$108.75	\$113.37
Model Estimate	\$83,200	\$80,900	\$78,700	\$77,300	\$80,000
Total Adj Factors	\$83,200	\$80,900	\$78,700	\$77,300	\$80,000
Adjusted Sale Price		\$172,300	\$156,400	\$158,800	\$166,000
Comparable Estimate	\$164,300 (\$118.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-17	125.06-6-19	125.06-8-11	125.06-5-24	125.06-5-7
Owner	Grinnell, Jason D	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam	Kulesz, Tiffany L
Address	71 Toulon Dr	79 Toulon Dr	52 Denise Dr	96 Toulon Dr	28 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	62 x 133	55 x 101
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1971 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1152	766	962	812	598
2nd Sty Area	648	985	806	1134	999
Fin Bsmt/Fin Rec Rm	0 500	0 191	0 576	0 0	0 0
SFLA	1800	1751	1768	1946	1597
Att/Det Gar Sqft	352	308	308	400	364
Prior Land	\$12,700				
Prior Total	\$150,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$21,800	\$16,700
Sale Date		10/10/2018	12/4/2018	10/15/2018	8/30/2019
Sale Price		\$170,000	\$172,000	\$193,000	\$152,000
Time Adj Sale Price		\$181,700	\$181,700	\$206,300	\$156,100
TADJSP/SQFT		\$103.77	\$102.77	\$106.01	\$97.75
Model Estimate	\$104,100	\$97,000	\$100,400	\$103,900	\$87,800
Total Adj Factors	\$104,100	\$97,000	\$100,400	\$103,900	\$87,800
Adjusted Sale Price		\$188,800	\$185,400	\$206,500	\$172,400
Comparable Estimate	\$184,500 (\$102.5/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-10	125.06-16-10	125.10-3-6	125.06-17-47	125.06-3-10
Owner	Stiglmeier Robert L	Stiglmeier, Robert L	Rondinelli, Jacqueline	Kishbaugh, Jack P	Giambrone, Stephanie I
Address	71 Toulon Dr	71 Toulon Dr	52 Lucerne Ct	76 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	75 x 100	50 x 110	57 x 119
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1972 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 441	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	3 Partial 1	4 Full 2
1st Sty Area	1040	1040	1140	1040	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	441 0	441 0	364 0	260 0	465 0
SFLA	1481	1481	1504	1300	1548
Att/Det Gar Sqft					280
Prior Land	\$12,700				
Prior Total	\$104,000				
Comp Land Estimate	\$16,700	\$16,700	\$20,700	\$16,700	\$19,400
Sale Date		5/17/2019	10/16/2019	7/1/2019	12/11/2019
Sale Price		\$155,000	\$155,000	\$155,267	\$181,500
Time Adj Sale Price		\$160,700	\$158,100	\$160,000	\$183,900
TADJSP/SQFT		\$108.51	\$105.12	\$123.08	\$118.80
Model Estimate	\$82,000	\$82,000	\$88,300	\$73,900	\$91,300
Total Adj Factors	\$82,000	\$82,000	\$88,300	\$73,900	\$91,300
Adjusted Sale Price		\$160,700	\$151,800	\$168,100	\$174,600
Comparable Estimate	\$167,200 (\$112.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-18	125.06-7-23	125.06-11-4	125.06-3-39	125.06-4-23
Owner	Brown, Dean G	Dombrowski, Joshua A	Anthony, Frances M	Klepfier, Michael Eugene	Kassirer, Leonard W
Address	72 Toulon Dr	91 Cherbourg Dr	181 Seine Dr	16 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 105	50 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1092	1092	1080	1188	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 305
SFLA	1092	1092	1080	1188	1218
Att/Det Gar Sqft	294 192	308	440	200	971 440
Prior Land	\$12,700				
Prior Total	\$106,900				
Comp Land Estimate	\$16,700	\$16,700	\$17,700	\$16,700	\$16,700
Sale Date		9/21/2020	7/25/2018	10/9/2018	1/28/2020
Sale Price		\$165,000	\$176,000	\$155,000	\$160,000
Time Adj Sale Price		\$165,000	\$191,300	\$165,700	\$161,600
TADJSP/SQFT		\$151.10	\$177.13	\$139.48	\$132.68
Model Estimate	\$80,000	\$77,900	\$84,500	\$77,700	\$84,200
Total Adj Factors	\$80,000	\$77,900	\$84,500	\$77,700	\$84,200
Adjusted Sale Price		\$167,100	\$186,800	\$168,000	\$157,400
Comparable Estimate	\$167,000 (\$152.93/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-46	125.06-16-28	125.06-12-10	125.06-18-51	125.06-16-12	125.06-17-10
Owner	Myers, Roger A	Robinson, John Jr	Vickerd, Michele	Coric, Jonathan A	Pascucci, John	Lojacono, Mark C
Address	72 Toulon Dr	4 Cherbourg Dr	111 Seine Dr	96 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	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	1969 / 0	1968 / 0	1969 / 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 414	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 / 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	1180	1100	888	900	936	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	414 0	506 0	732 0	598 0	500 0	500 0
SFLA	1594	1606	1620	1498	1436	1400
Att/Det Gar Sqft			320			
Prior Land	\$12,700					
Prior Total	\$120,000					
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	4/24/2020	10/23/2020
Sale Price		\$160,000	\$167,500	\$161,000	\$162,000	\$170,000
Time Adj Sale Price		\$173,000	\$168,100	\$163,200	\$162,800	\$170,000
TADJSP/SQFT		\$107.72	\$103.77	\$108.95	\$113.37	\$121.43
Model Estimate	\$85,500	\$91,800	\$91,100	\$79,800	\$80,000	\$80,900
Total Adj Factors	\$85,500	\$91,800	\$91,100	\$79,800	\$80,000	\$80,900
Adjusted Sale Price		\$166,700	\$162,500	\$168,900	\$168,300	\$174,600
Comparable Estimate	\$168,200 (\$105.52/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-6-18	125.07-15-20	125.06-3-10	125.06-10-16	125.06-16-10	125.07-15-38
Owner	Schenk, Cheryl A	Payne, Zachary W	Giambrone, Stephanie I	Read, Amanda M	Stiglmeier, Robert L	Bunn, Sean
Address	75 Toulon Dr	16 Thornwood Dr	185 Le Havre Dr	64 Janine Ct	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	71 x 105	50 x 110	57 x 119	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	1969 / 0	1983 / 0	1970 / 0	1969 / 0	1969 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 250	C Average 110	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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	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	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	3 Partial 0	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1151	936	1116	1104	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	250 0	432 0	432 0	465 0	441 0	432 0
SFLA	1401	1368	1548	1569	1481	1472
Att/Det Gar Sqft		320	280			440
Prior Land	\$12,700					
Prior Total	\$122,000					
Comp Land Estimate	\$16,700	\$0	\$16,700	\$19,400	\$16,700	\$20,400
Sale Date		11/5/2020	12/11/2019	4/12/2019	5/17/2019	2/1/2018
Sale Price		\$191,000	\$181,500	\$182,000	\$155,000	\$170,000
Time Adj Sale Price		\$191,000	\$183,900	\$189,300	\$160,700	\$190,000
TADJSP/SQFT		\$139.62	\$118.80	\$120.65	\$108.51	\$129.08
Model Estimate	\$89,200	\$0	\$91,300	\$90,500	\$82,000	\$90,800
Total Adj Factors	\$89,200	\$0	\$91,300	\$90,500	\$82,000	\$90,800
Adjusted Sale Price		\$0	\$181,800	\$188,000	\$167,900	\$188,400
Comparable Estimate	\$181,500 (\$129.55/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-9	125.06-1-2	125.06-16-8	125.06-17-10	125.06-16-14
Owner	Noah Robert J Jr.	Hilbrecht, Richard M	Smith, Jeffrey A	Lojacono, Mark C	Sutter, Paul D
Address	75 Toulon Dr	4 Le Havre Dr	79 Toulon Dr	75 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1969 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1170	1137	936	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	500 0	0 0
SFLA	1170	1137	936	1400	936
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$104,000				
Comp Land Estimate	\$16,700	\$17,300	\$16,700	\$16,700	\$16,700
Sale Date		5/31/2019	12/30/2019	10/23/2020	6/10/2019
Sale Price		\$147,500	\$140,000	\$170,000	\$140,000
Time Adj Sale Price		\$152,900	\$141,900	\$170,000	\$144,700
TADJSP/SQFT		\$134.48	\$151.60	\$121.43	\$154.59
Model Estimate	\$70,500	\$68,900	\$58,200	\$80,900	\$57,500
Total Adj Factors	\$70,500	\$68,900	\$58,200	\$80,900	\$57,500
Adjusted Sale Price		\$154,500	\$154,200	\$159,600	\$157,700
Comparable Estimate	\$155,900 (\$133.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-19	125.06-4-10	125.06-4-23	125.06-7-23	125.06-14-31
Owner	Beaver, Ronald R	Justinger, Bonnie L	Roneker, Andrew W	Dombrowski, Joshua A	Stack, Madison
Address	76 Toulon Dr	75 Rouen Dr	23 Rouen Dr	91 Cherbourg 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	04 Composition	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
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	912	971	1092	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0
SFLA	960	912	971	1092	960
Att/Det Gar Sqft	336	374	440	308	352
Prior Land	\$12,700				
Prior Total	\$102,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		12/3/2018	6/28/2019	9/21/2020	9/20/2018
Sale Price		\$144,500	\$150,000	\$165,000	\$142,500
Time Adj Sale Price		\$152,700	\$155,000	\$165,000	\$153,200
TADJSP/SQFT		\$167.43	\$159.63	\$151.10	\$159.58
Model Estimate	\$68,000	\$68,700	\$79,300	\$77,900	\$70,500
Total Adj Factors	\$68,000	\$68,700	\$79,300	\$77,900	\$70,500
Adjusted Sale Price		\$152,000	\$143,700	\$155,100	\$150,700
Comparable Estimate	\$152,600 (\$158.96/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-47	125.06-17-47	125.06-16-10	125.06-16-13	125.06-14-32	125.10-3-6
Owner	Kishbaugh, Jack P	Kishbaugh, Jack P	Stiglmeier, Robert L	Zbytek, Marissa A	Lane, Bryan J	Rondinelli, Jacqueline
Address	76 Toulon Dr	76 Toulon Dr	71 Toulon Dr	59 Toulon 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	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	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 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 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	3 Partial 1
1st Sty Area	1040	1040	1040	1040	1115	1140
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	441 0	0 0	264 0	364 0
SFLA	1300	1300	1481	1040	1379	1504
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$105,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$20,700
Sale Date		7/1/2019	5/17/2019	8/14/2019	1/6/2020	10/16/2019
Sale Price		\$155,267	\$155,000	\$140,000	\$159,000	\$155,000
Time Adj Sale Price		\$160,000	\$160,700	\$143,800	\$160,600	\$158,100
TADJSP/SQFT		\$123.08	\$108.51	\$138.27	\$116.46	\$105.12
Model Estimate	\$73,900	\$73,900	\$82,000	\$62,200	\$91,900	\$88,300
Total Adj Factors	\$73,900	\$73,900	\$82,000	\$62,200	\$91,900	\$88,300
Adjusted Sale Price		\$160,000	\$152,600	\$155,500	\$142,600	\$143,700
Comparable Estimate	\$150,900 (\$116.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-19	125.06-6-19	125.06-8-11	125.06-5-24	125.06-17-7
Owner	Seufert, Heather C	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam	Wielinski, Heather L
Address	79 Toulon Dr	79 Toulon Dr	52 Denise Dr	96 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	62 x 133	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	766	766	962	598	984
2nd Sty Area	985	985	806	999	728
Fin Bsmt/Fin Rec Rm	0 191	0 191	0 576	0 0	0 300
SFLA	1751	1751	1768	1597	1712
Att/Det Gar Sqft	308	308	308	364	286
Prior Land	\$12,700				
Prior Total	\$133,100				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$21,800	\$18,100
Sale Date		10/10/2018	12/4/2018	8/30/2019	7/20/2018
Sale Price		\$170,000	\$172,000	\$152,000	\$164,900
Time Adj Sale Price		\$181,700	\$181,700	\$156,100	\$179,300
TADJSP/SQFT		\$103.77	\$102.77	\$97.75	\$104.73
Model Estimate	\$97,000	\$97,000	\$100,400	\$87,800	\$95,200
Total Adj Factors	\$97,000	\$97,000	\$100,400	\$87,800	\$95,200
Adjusted Sale Price		\$181,700	\$178,300	\$165,300	\$181,100
Comparable Estimate	\$181,200 (\$103.48/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-8	125.06-16-8	125.06-16-14	125.06-17-10	125.06-16-12
Owner	Smith, Jeffrey A	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Lojacono, Mark C
Address	79 Toulon Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 1
1st Sty Area	936	936	936	1137	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 286	0 286	0 0	0 0	500 0
SFLA	936	936	936	1137	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$94,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$17,300	\$16,700
Sale Date		12/30/2019	6/10/2019	5/31/2019	10/23/2020
Sale Price		\$140,000	\$140,000	\$147,500	\$170,000
Time Adj Sale Price		\$141,900	\$144,700	\$152,900	\$170,000
TADJSP/SQFT		\$151.60	\$154.59	\$134.48	\$121.43
Model Estimate	\$58,200	\$58,200	\$57,500	\$68,900	\$80,900
Total Adj Factors	\$58,200	\$58,200	\$57,500	\$68,900	\$80,900
Adjusted Sale Price		\$141,900	\$145,400	\$142,200	\$147,300
Comparable Estimate	\$143,600 (\$153.42/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-20	125.06-4-10	125.06-4-23	125.06-7-23	125.06-14-31	125.06-14-36
Owner	Irwin, Helen M	Justinger, Bonnie L	Roneker, Andrew W	Dombrowski, Joshua A	Stack, Madison	Sumner, Max C
Address	80 Toulon Dr	75 Rouen Dr	23 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	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 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	960	912	971	1092	960	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	960	912	971	1092	960	960
Att/Det Gar Sqft	352	374	440	308	308	352
Prior Land	\$12,700					
Prior Total	\$104,000					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		12/3/2018	6/28/2019	9/21/2020	9/20/2018	6/11/2019
Sale Price		\$144,500	\$150,000	\$165,000	\$142,500	\$160,000
Time Adj Sale Price		\$152,700	\$155,000	\$165,000	\$153,200	\$165,400
TADJSP/SQFT		\$167.43	\$159.63	\$151.10	\$159.58	\$172.29
Model Estimate	\$70,100	\$68,700	\$79,300	\$77,900	\$70,500	\$72,100
Total Adj Factors	\$70,100	\$68,700	\$79,300	\$77,900	\$70,500	\$72,100
Adjusted Sale Price		\$154,100	\$145,800	\$157,200	\$152,800	\$163,400
Comparable Estimate	\$154,700 (\$161.15/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-48	125.06-1-10	125.06-18-29	125.06-15-46	125.06-17-10	125.06-6-7
Owner	Bukowski, Christopher	Norman, Kelvin R	Jones, Brittany M	Frank, Kevin P	Lojacono, Mark C	Rudick, Tyler
Address	80 Toulon Dr	36 Le Havre Dr	8 Rouen Dr	75 Lille Ln	75 Rouen Dr	91 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 110	50 x 100	50 x 110	80 x 85	50 x 110	75 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1967 / 0	1969 / 0	1969 / 0	1967 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average 432	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 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	4	3	3	3	3	3
Full/Half Baths	2 / 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 2	4 Full 1	4 Full 0
1st Sty Area	936	926	900	1138	900	775
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	350 0	414 0	384 0	500 0	504 0
SFLA	1368	1276	1314	1522	1400	1279
Att/Det Gar Sqft						440
Prior Land	\$12,700					
Prior Total	\$112,000					
Comp Land Estimate	\$16,700	\$15,800	\$16,700	\$19,900	\$16,700	\$22,300
Sale Date		3/18/2020	11/14/2020	12/6/2018	10/23/2020	5/12/2020
Sale Price		\$165,000	\$186,000	\$175,000	\$170,000	\$175,000
Time Adj Sale Price		\$166,100	\$186,000	\$184,900	\$170,000	\$175,600
TADJSP/SQFT		\$130.17	\$141.55	\$121.48	\$121.43	\$137.29
Model Estimate	\$92,800	\$94,800	\$87,700	\$108,100	\$80,900	\$93,000
Total Adj Factors	\$92,800	\$94,800	\$87,700	\$108,100	\$80,900	\$93,000
Adjusted Sale Price		\$164,100	\$191,100	\$169,600	\$181,900	\$175,400
Comparable Estimate	\$176,400 (\$128.95/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-7	125.06-16-13	125.10-2-7	125.06-17-47	125.06-16-10
Owner	Deres, Christopher P	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Stiglmeier, Robert L
Address	83 Toulon Dr	59 Toulon Dr	23 Lucerne Ct	76 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1970 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	3 Partial 1	4 Full 1
1st Sty Area	1040	1040	962	1040	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	441 0
SFLA	1040	1040	962	1300	1481
Att/Det Gar Sqft					936
Prior Land	\$12,700				200
Prior Total	\$106,000				214
Comp Land Estimate	\$16,700	\$16,700	\$18,700	\$16,700	\$16,600
Sale Date		8/14/2019	7/27/2018	7/1/2019	5/17/2019
Sale Price		\$140,000	\$145,000	\$155,267	\$155,000
Time Adj Sale Price		\$143,800	\$157,600	\$160,000	\$160,700
TADJSP/SQFT		\$138.27	\$163.83	\$123.08	\$108.51
Model Estimate	\$63,700	\$62,200	\$56,600	\$73,900	\$82,000
Total Adj Factors	\$63,700	\$62,200	\$56,600	\$73,900	\$82,000
Adjusted Sale Price		\$145,300	\$164,700	\$149,800	\$142,400
Comparable Estimate	\$151,700 (\$145.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-21	125.06-3-33	125.06-2-21	125.06-3-39	125.06-19-13
Owner	Stock, John G	Kassirer, Leonard W	Strawder, Danielle	Klepfer, Michael Eugene	Snieszak, Gary R
Address	84 Toulon Dr	40 Rouen Dr	226 Le Havre Dr	16 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 111	50 x 110	95 x 111
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1981 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1216	1218	1254	1188	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 305	0 500	0 0	0 0
SFLA	1216	1218	1254	1188	1232
Att/Det Gar Sqft	330	200	308	460	308
Prior Land	\$12,700				
Prior Total	\$113,000				
Comp Land Estimate	\$16,700	\$16,700	\$18,200	\$16,700	\$25,100
Sale Date		1/28/2020	9/18/2018	10/9/2018	3/21/2018
Sale Price		\$160,000	\$160,000	\$155,000	\$154,000
Time Adj Sale Price		\$161,600	\$172,000	\$165,700	\$171,200
TADJSP/SQFT		\$132.68	\$137.16	\$139.48	\$138.96
Model Estimate	\$81,500	\$84,200	\$87,500	\$77,700	\$94,400
Total Adj Factors	\$81,500	\$84,200	\$87,500	\$77,700	\$94,400
Adjusted Sale Price		\$158,900	\$166,000	\$169,500	\$158,300
Comparable Estimate	\$164,300 (\$135.12/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-49	125.06-1-2	125.06-16-8	125.06-16-14	125.06-17-10	125.06-16-12
Owner	Schulz, Glenn R	Hilbrecht, Richard M	Smith, Jeffrey A	Sutter, Paul D	Lojacono, Mark C	Pascucci, John
Address	84 Toulon Dr	4 Le Havre Dr	79 Toulon Dr	55 Toulon 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	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	1969 / 0	1969 / 0	1969 / 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 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 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 / 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	900	1137	936	936	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	0 0	0 286	0 0	500 0	500 0
SFLA	1140	1137	936	936	1400	1436
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$101,000					
Comp Land Estimate	\$16,700	\$17,300	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		5/31/2019	12/30/2019	6/10/2019	10/23/2020	4/24/2020
Sale Price		\$147,500	\$140,000	\$140,000	\$170,000	\$162,000
Time Adj Sale Price		\$152,900	\$141,900	\$144,700	\$170,000	\$162,800
TADJSP/SQFT		\$134.48	\$151.60	\$154.59	\$121.43	\$113.37
Model Estimate	\$65,600	\$68,900	\$58,200	\$57,500	\$80,900	\$80,000
Total Adj Factors	\$65,600	\$68,900	\$58,200	\$57,500	\$80,900	\$80,000
Adjusted Sale Price		\$149,600	\$149,300	\$152,800	\$154,700	\$148,400

Comparable Estimate \$151,000 (\$132.46/SFLA)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-6-20	125.06-6-20	125.06-12-25	125.09-3-27	125.10-1-61
Owner	Shareef Ali A	Shareef, Ali A	Schlotterbeck, Jessica	Larson, Douglas J	Decmar Properties, LLC
Address	85 Toulon Dr	85 Toulon Dr	112 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 110	75 x 110	55 x 100	50 x 114	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1966 / 0	1969 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	6	4	7
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1376	1376	1050	1073	1190
2nd Sty Area	777	777	1085	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240
SFLA	2153	2153	2135	2146	2230
Att/Det Gar Sqft	420	420			
Prior Land	\$16,000				
Prior Total	\$97,000				
Comp Land Estimate	\$21,900	\$21,900	\$17,200	\$17,000	\$18,100
Sale Date		3/19/2018	7/16/2018	4/28/2020	7/11/2018
Sale Price		\$175,000	\$200,000	\$194,250	\$188,000
Time Adj Sale Price		\$194,500	\$217,400	\$195,200	\$204,400
TADJSP/SQFT		\$90.34	\$101.83	\$90.96	\$98.65
Model Estimate	\$118,100	\$118,100	\$114,900	\$109,500	\$107,800
Total Adj Factors	\$118,100	\$118,100	\$114,900	\$109,500	\$107,800
Adjusted Sale Price		\$194,500	\$220,600	\$203,800	\$214,700
Comparable Estimate	\$206,500 (\$95.91/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-6	125.06-16-8	125.06-16-14	125.06-17-10	125.06-16-53
Owner	Borowiak, Michael R	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Lojacono, Mark C
Address	87 Toulon Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	49 x 123	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 1
1st Sty Area	936	936	936	1137	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 286	0 0	0 0	500 0
SFLA	936	936	936	1137	1400
Att/Det Gar Sqft					
Prior Land	\$12,700				
Prior Total	\$95,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$17,300	\$16,700
Sale Date		12/30/2019	6/10/2019	5/31/2019	10/23/2020
Sale Price		\$140,000	\$140,000	\$147,500	\$170,000
Time Adj Sale Price		\$141,900	\$144,700	\$152,900	\$170,000
TADJSP/SQFT		\$151.60	\$154.59	\$134.48	\$121.43
Model Estimate	\$56,600	\$58,200	\$57,500	\$68,900	\$80,900
Total Adj Factors	\$56,600	\$58,200	\$57,500	\$68,900	\$80,900
Adjusted Sale Price		\$140,300	\$143,800	\$140,600	\$145,700
Comparable Estimate	\$138,700 (\$148.18/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-22	125.07-15-20	125.06-3-10	125.07-15-38	125.06-20-35
Owner	Wazny, Greg S	Payne, Zachary W	Giambrone, Stephanie I	Bunn, Sean	Algubani, Ali
Address	88 Toulon Dr	16 Thornwood Dr	185 Le Havre Dr	92 Woodgate 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	57 x 119	71 x 105	50 x 110	65 x 110	64 x 115
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1983 / 0	1970 / 0	1980 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1115	936	1116	1040	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	432 0	432 0	432 0	455 0
SFLA	1403	1368	1548	1472	1559
Att/Det Gar Sqft		320	280	440	286
Prior Land	\$14,200				
Prior Total	\$114,000				
Comp Land Estimate	\$19,400	\$0	\$16,700	\$20,400	\$20,600
Sale Date		11/5/2020	12/11/2019	2/1/2018	7/30/2020
Sale Price		\$191,000	\$181,500	\$170,000	\$186,000
Time Adj Sale Price		\$191,000	\$183,900	\$190,000	\$186,000
TADJSP/SQFT		\$139.62	\$118.80	\$129.08	\$119.31
Model Estimate	\$80,200	\$0	\$91,300	\$90,800	\$94,400
Total Adj Factors	\$80,200	\$0	\$91,300	\$90,800	\$94,400
Adjusted Sale Price		\$0	\$172,800	\$179,400	\$171,800
Comparable Estimate	\$175,800 (\$125.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-50	125.06-18-51	125.06-16-12	125.06-16-53	125.06-17-10
Owner	Eisensmith, Ronald J	Coric, Jonathan A	Pascucci, John	Schuse, Lynnette	Lojacono, Mark C
Address	88 Toulon Dr	96 Rouen Dr	63 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 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
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 384	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 2
1st Sty Area	1164	900	936	900	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	598 0	500 0	529 0	506 0
SFLA	1548	1498	1436	1429	1400
Att/Det Gar Sqft					
Prior Land	\$13,500				
Prior Total	\$126,300				
Comp Land Estimate	\$18,100	\$16,700	\$16,700	\$17,300	\$16,700
Sale Date		12/4/2019	4/24/2020	3/27/2018	10/23/2020
Sale Price		\$161,000	\$162,000	\$120,000	\$170,000
Time Adj Sale Price		\$163,200	\$162,800	\$133,400	\$170,000
TADJSP/SQFT		\$108.95	\$113.37	\$93.35	\$121.43
Model Estimate	\$87,100	\$79,800	\$80,000	\$67,100	\$80,900
Total Adj Factors	\$87,100	\$79,800	\$80,000	\$67,100	\$80,900
Adjusted Sale Price		\$170,500	\$169,900	\$153,400	\$176,200
Comparable Estimate	\$167,700 (\$108.33/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-5	125.06-12-10	125.06-16-28	125.06-14-19	125.06-18-51	125.06-16-53
Owner	Neidl John L Jr & W	Vickerd, Michele	Robinson, John Jr	Partridge, Timothy	Coric, Jonathan A	Schuse, Lynnette
Address	91 Toulon Dr	111 Seine Dr	4 Cherbourg Dr	46 Lille Ln	96 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	50 x 105	75 x 110	50 x 174	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	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 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 782	C Average 100	C Average 100	C Average 90	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 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	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 0	4 Full 2	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1080	888	1100	1257	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	782 0	732 0	506 0	900 0	598 0	529 0
SFLA	1862	1620	1606	2157	1498	1429
Att/Det Gar Sqft		320				
Prior Land	\$12,800					
Prior Total	\$131,900					
Comp Land Estimate	\$16,700	\$16,300	\$21,900	\$20,300	\$16,700	\$17,300
Sale Date		5/1/2020	8/9/2018	3/22/2018	12/4/2019	3/27/2018
Sale Price		\$167,500	\$160,000	\$150,000	\$161,000	\$120,000
Time Adj Sale Price		\$168,100	\$173,000	\$166,800	\$163,200	\$133,400
TADJSP/SQFT		\$103.77	\$107.72	\$77.33	\$108.95	\$93.35
Model Estimate	\$103,200	\$91,100	\$91,800	\$97,200	\$79,800	\$67,100
Total Adj Factors	\$103,200	\$91,100	\$91,800	\$97,200	\$79,800	\$67,100
Adjusted Sale Price		\$180,200	\$184,400	\$172,800	\$186,600	\$169,500
Comparable Estimate	\$178,700 (\$95.97/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-23	125.07-15-20	125.06-17-47	125.06-3-10	125.07-15-38
Owner	Cobb, Laverne D	Payne, Zachary W	Kishbaugh, Jack P	Giambrone, Stephanie I	Bunn, Sean
Address	92 Toulon Dr	16 Thornwood Dr	76 Toulon Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	56 x 142	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1983 / 0	1970 / 0	1970 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 192	C Average 110	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	3 Partial 1	3 Partial 0	3 Partial 0
1st Sty Area	1115	936	1040	1116	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	192 0	432 0	260 0	432 0	455 0
SFLA	1307	1368	1300	1548	1472
Att/Det Gar Sqft		320		280	440
Prior Land	\$15,500				
Prior Total	\$112,000				
Comp Land Estimate	\$20,900	\$0	\$16,700	\$16,700	\$20,400
Sale Date		11/5/2020	7/1/2019	12/11/2019	2/1/2018
Sale Price		\$191,000	\$155,267	\$181,500	\$170,000
Time Adj Sale Price		\$191,000	\$160,000	\$183,900	\$190,000
TADJSP/SQFT		\$139.62	\$123.08	\$118.80	\$129.08
Model Estimate	\$79,900	\$0	\$73,900	\$91,300	\$90,800
Total Adj Factors	\$79,900	\$0	\$73,900	\$91,300	\$90,800
Adjusted Sale Price		\$0	\$166,000	\$172,500	\$179,100
Comparable Estimate	\$172,300 (\$131.83/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-51	125.06-1-2	125.06-17-10	125.06-16-53	125.06-17-20	125.06-16-12
Owner	Bohin, Ashley M	Hilbrecht, Richard M	Lojacono, Mark C	Schuse, Lynnette	Gilley, John M	Pascucci, John
Address	92 Toulon Dr	4 Le Havre Dr	75 Rouen Dr	104 Cherbourg Dr	35 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	49 x 123	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	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	1969 / 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 264	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	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 / 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	1137	900	900	900	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	264 0	0 0	500 0	529 0	506 0	500 0
SFLA	1200	1137	1400	1429	1406	1436
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$104,000					
Comp Land Estimate	\$16,700	\$17,300	\$16,700	\$17,300	\$16,700	\$16,700
Sale Date		5/31/2019	10/23/2020	3/27/2018	12/6/2019	4/24/2020
Sale Price		\$147,500	\$170,000	\$120,000	\$149,900	\$162,000
Time Adj Sale Price		\$152,900	\$170,000	\$133,400	\$151,900	\$162,800
TADJSP/SQFT		\$134.48	\$121.43	\$93.35	\$108.04	\$113.37
Model Estimate	\$68,200	\$68,900	\$80,900	\$67,100	\$78,700	\$80,000
Total Adj Factors	\$68,200	\$68,900	\$80,900	\$67,100	\$78,700	\$80,000
Adjusted Sale Price		\$152,200	\$157,300	\$134,500	\$141,400	\$151,000

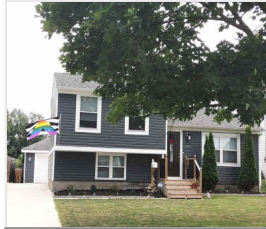
Comparable Estimate \$147,300 (\$122.75/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-4	125.06-16-4	125.06-15-11	125.10-6-19	125.06-16-10	125.06-3-10
Owner	Hughes, Daina D	Hughes, Daina D	Asif, Fnu	Meisenbrug, Sharon A	Stiglmeier, Robert L	Giambrone, Stephanie I
Address	95 Toulon Dr	95 Toulon Dr	27 Cherbourg 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	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	1971 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 526	C Average 100	C Average 90	C Average 100	C Average 100	C Average 105
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	2 / N	0 / N	1 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	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 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1464	1464	1735	1468	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	526 0	526 0	170 400	288 0	441 0	432 0
SFLA	1990	1990	1905	1756	1481	1548
Att/Det Gar Sqft			320			280
Prior Land	\$12,700					
Prior Total	\$148,100					
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$17,700	\$16,700	\$16,700
Sale Date		8/3/2020	7/31/2018	10/2/2018	5/17/2019	12/11/2019
Sale Price		\$187,020	\$155,000	\$184,900	\$155,000	\$181,500
Time Adj Sale Price		\$187,000	\$168,500	\$197,600	\$160,700	\$183,900
TADJSP/SQFT		\$93.97	\$88.45	\$112.53	\$108.51	\$118.80
Model Estimate	\$108,000	\$103,000	\$93,800	\$95,300	\$82,000	\$91,300
Total Adj Factors	\$108,000	\$103,000	\$93,800	\$95,300	\$82,000	\$91,300
Adjusted Sale Price		\$192,000	\$182,700	\$210,300	\$186,700	\$200,600
Comparable Estimate	\$194,500 (\$97.74/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-24	125.06-5-24	125.06-10-35	125.06-6-19	125.06-8-11
Owner	Pijanowski, Adam	Pijanowski, Adam	Holzer, Drew M	Seufert, Heather C	Sabia, Michelle
Address	96 Toulon Dr	96 Toulon Dr	230 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	62 x 133	62 x 133	55 x 110	50 x 110	55 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1969 / 0	1968 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	5	3
Full/Half Baths	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
1st Sty Area	812	812	969	766	962
2nd Sty Area	1134	1134	978	985	806
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 191	0 576
SFLA	1946	1946	1947	1751	1768
Att/Det Gar Sqft	400	400	405	308	308
Prior Land	\$15,800				
Prior Total	\$126,000				
Comp Land Estimate	\$21,800	\$21,800	\$18,100	\$16,700	\$18,100
Sale Date		10/15/2018	4/16/2018	10/10/2018	12/4/2018
Sale Price		\$193,000	\$195,000	\$170,000	\$172,000
Time Adj Sale Price		\$206,300	\$215,600	\$181,700	\$181,700
TADJSP/SQFT		\$106.01	\$110.73	\$103.77	\$102.77
Model Estimate	\$103,900	\$103,900	\$123,800	\$97,000	\$100,400
Total Adj Factors	\$103,900	\$103,900	\$123,800	\$97,000	\$100,400
Adjusted Sale Price		\$206,300	\$195,700	\$188,600	\$185,200
Comparable Estimate	\$197,400 (\$101.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-52	125.06-16-10	125.06-17-47	125.10-3-6	125.06-3-10
Owner	Robert C. Korn Family T	Stiglmeier, Robert L	Kishbaugh, Jack P	Rondinelli, Jacqueline	Giambrone, Stephanie I
Address	96 Toulon Dr	71 Toulon Dr	76 Toulon 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1972 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	1440	1040	1040	1140	1116
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	441 0	260 0	364 0	264 0
SFLA	1440	1481	1300	1504	1548
Att/Det Gar Sqft					280
Prior Land	\$12,700				
Prior Total	\$117,000				
Comp Land Estimate	\$16,700	\$16,700	\$16,700	\$20,700	\$16,700
Sale Date		5/17/2019	7/1/2019	10/16/2019	12/11/2019
Sale Price		\$155,000	\$155,267	\$155,000	\$181,500
Time Adj Sale Price		\$160,700	\$160,000	\$158,100	\$183,900
TADJSP/SQFT		\$108.51	\$123.08	\$105.12	\$118.80
Model Estimate	\$84,800	\$82,000	\$73,900	\$88,300	\$91,300
Total Adj Factors	\$84,800	\$82,000	\$73,900	\$88,300	\$91,300
Adjusted Sale Price		\$163,500	\$170,900	\$154,600	\$177,400
Comparable Estimate	\$164,000 (\$113.89/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-16-3	125.06-18-51	125.06-16-53	125.06-16-12	125.06-12-10	125.06-16-28
Owner	Bily, Michael J	Coric, Jonathan A	Schuse, Lynnette	Pascucci, John	Vickerd, Michele	Robinson, John Jr
Address	99 Toulon Dr	96 Rouen Dr	104 Cherbourg Dr	63 Toulon Dr	111 Seine 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	50 x 110	50 x 110	52 x 110	50 x 110	50 x 105	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	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 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 621	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 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 2
1st Sty Area	936	900	900	936	888	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	621 0	598 0	529 0	500 0	732 0	506 0
SFLA	1557	1498	1429	1436	1620	1606
Att/Det Gar Sqft					320	
Prior Land	\$12,700					
Prior Total	\$118,100					
Comp Land Estimate	\$16,700	\$16,700	\$17,300	\$16,700	\$16,300	\$21,900
Sale Date		12/4/2019	3/27/2018	4/24/2020	5/1/2020	8/9/2018
Sale Price		\$161,000	\$120,000	\$162,000	\$167,500	\$160,000
Time Adj Sale Price		\$163,200	\$133,400	\$162,800	\$168,100	\$173,000
TADJSP/SQFT		\$108.95	\$93.35	\$113.37	\$103.77	\$107.72
Model Estimate	\$85,500	\$79,800	\$67,100	\$80,000	\$91,100	\$91,800
Total Adj Factors	\$85,500	\$79,800	\$67,100	\$80,000	\$91,100	\$91,800
Adjusted Sale Price		\$168,900	\$151,800	\$168,300	\$162,500	\$166,700
Comparable Estimate	\$163,600 (\$105.07/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-5-25	125.06-4-10	125.06-4-23	125.06-7-23	125.06-14-31	125.06-14-36
Owner	Gleason, James R	Justinger, Bonnie L	Roneker, Andrew W	Dombrowski, Joshua A	Stack, Madison	Sumner, Max C
Address	100 Toulon Dr	75 Rouen Dr	23 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	52 x 109	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	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 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 / 1	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	912	971	1092	960	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	960	912	971	1092	960	960
Att/Det Gar Sqft	378	374	440	308	308	352
Prior Land	\$13,100					
Prior Total	\$105,000					
Comp Land Estimate	\$17,200	\$16,700	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		12/3/2018	6/28/2019	9/21/2020	9/20/2018	6/11/2019
Sale Price		\$144,500	\$150,000	\$165,000	\$142,500	\$160,000
Time Adj Sale Price		\$152,700	\$155,000	\$165,000	\$153,200	\$165,400
TADJSP/SQFT		\$167.43	\$159.63	\$151.10	\$159.58	\$172.29
Model Estimate	\$73,700	\$68,700	\$79,300	\$77,900	\$70,500	\$72,100
Total Adj Factors	\$73,700	\$68,700	\$79,300	\$77,900	\$70,500	\$72,100
Adjusted Sale Price		\$157,700	\$149,400	\$160,800	\$156,400	\$167,000
Comparable Estimate	\$158,300 (\$164.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-53	125.06-1-2	125.06-17-10	125.06-16-53	125.06-16-12	125.06-16-38
Owner	Maloney, James P	Hilbrecht, Richard M	Lojacono, Mark C	Schuse, Lynnette	Pascucci, John	McCoy, William
Address	100 Toulon Dr	4 Le Havre Dr	75 Rouen Dr	104 Cherbourg Dr	63 Toulon 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 110	49 x 123	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	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	1969 / 0	1968 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 314	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 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 / 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	1137	900	900	936	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	314 0	0 0	500 0	529 0	500 0	506 0
SFLA	1214	1137	1400	1429	1436	1406
Att/Det Gar Sqft						
Prior Land	\$12,700					
Prior Total	\$102,000					
Comp Land Estimate	\$16,700	\$17,300	\$16,700	\$17,300	\$16,700	\$16,700
Sale Date		5/31/2019	10/23/2020	3/27/2018	4/24/2020	1/25/2018
Sale Price		\$147,500	\$170,000	\$120,000	\$162,000	\$136,000
Time Adj Sale Price		\$152,900	\$170,000	\$133,400	\$162,800	\$152,900
TADJSP/SQFT		\$134.48	\$121.43	\$93.35	\$113.37	\$108.75
Model Estimate	\$70,000	\$68,900	\$80,900	\$67,100	\$80,000	\$77,300
Total Adj Factors	\$70,000	\$68,900	\$80,900	\$67,100	\$80,000	\$77,300
Adjusted Sale Price		\$154,000	\$159,100	\$136,300	\$152,800	\$145,600

Comparable Estimate \$149,600 (\$123.23/SFLA)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-2	125.06-1-2	125.06-16-8	125.06-16-14	125.06-17-10
Owner	Anderson, Elaine V	Hilbrecht, Richard M	Smith, Jeffrey A	Sutter, Paul D	Lojacono, Mark C
Address	103 Toulon Dr	4 Le Havre Dr	79 Toulon Dr	55 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	52 x 110	49 x 123	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
Exterior Wall	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	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 207	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	1137	936	936	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	207 0	0 0	0 286	0 0	500 0
SFLA	1143	1137	936	936	1400
Att/Det Gar Sqft					
Prior Land	\$13,100				
Prior Total	\$104,000				
Comp Land Estimate	\$17,300	\$17,300	\$16,700	\$16,700	\$16,700
Sale Date		5/31/2019	12/30/2019	6/10/2019	10/23/2020
Sale Price		\$147,500	\$140,000	\$140,000	\$170,000
Time Adj Sale Price		\$152,900	\$141,900	\$144,700	\$170,000
TADJSP/SQFT		\$134.48	\$151.60	\$154.59	\$121.43
Model Estimate	\$67,100	\$68,900	\$58,200	\$57,500	\$80,900
Total Adj Factors	\$67,100	\$68,900	\$58,200	\$57,500	\$80,900
Adjusted Sale Price		\$151,100	\$150,800	\$154,300	\$156,200
Comparable Estimate	\$149,200 (\$130.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-26	125.06-7-23	125.06-11-4	125.06-20-55	125.06-3-39
Owner	Podpora, Henry W	Dombrowski, Joshua A	Anthony, Frances M	Zarcone, Ignatius	Klepfer, Michael Eugen
Address	104 Toulon Dr	91 Cherbourg Dr	181 Seine Dr	3 Martinique 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 108	50 x 110	55 x 105	85 x 113	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1979 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1100	1092	1080	1088	1188
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 305
SFLA	1100	1092	1080	1088	1188
Att/Det Gar Sqft	315	308	440	440	200
Prior Land	\$12,700				
Prior Total	\$109,000				
Comp Land Estimate	\$16,500	\$16,700	\$17,700	\$23,700	\$16,700
Sale Date		9/21/2020	7/25/2018	4/2/2018	10/9/2018
Sale Price		\$165,000	\$176,000	\$155,000	\$155,000
Time Adj Sale Price		\$165,000	\$191,300	\$171,400	\$165,700
TADJSP/SQFT		\$151.10	\$177.13	\$157.54	\$139.48
Model Estimate	\$77,300	\$77,900	\$84,500	\$82,900	\$77,700
Total Adj Factors	\$77,300	\$77,900	\$84,500	\$82,900	\$77,700
Adjusted Sale Price		\$164,400	\$184,100	\$165,800	\$165,300
Comparable Estimate	\$166,900 (\$151.73/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-54	125.06-18-51	125.06-16-53	125.06-16-12	125.06-16-28	125.06-12-10
Owner	Hackett, Frances M	Coric, Jonathan A	Schuse, Lynnette	Pascucci, John	Robinson, John Jr	Vickerd, Michele
Address	104 Toulon Dr	96 Rouen Dr	104 Cherbourg Dr	63 Toulon Dr	4 Cherbourg Dr	111 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	50 x 110	52 x 110	50 x 110	75 x 110	50 x 105
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 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 384	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	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 0
1st Sty Area	1170	900	900	936	1100	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	598 0	529 0	500 0	506 0	732 0
SFLA	1554	1498	1429	1436	1606	1620
Att/Det Gar Sqft						320
Prior Land	\$13,500					
Prior Total	\$120,000					
Comp Land Estimate	\$18,100	\$16,700	\$17,300	\$16,700	\$21,900	\$16,300
Sale Date		12/4/2019	3/27/2018	4/24/2020	8/9/2018	5/1/2020
Sale Price		\$161,000	\$120,000	\$162,000	\$160,000	\$167,500
Time Adj Sale Price		\$163,200	\$133,400	\$162,800	\$173,000	\$168,100
TADJSP/SQFT		\$108.95	\$93.35	\$113.37	\$107.72	\$103.77
Model Estimate	\$87,300	\$79,800	\$67,100	\$80,000	\$91,800	\$91,100
Total Adj Factors	\$87,300	\$79,800	\$67,100	\$80,000	\$91,800	\$91,100
Adjusted Sale Price		\$170,700	\$153,600	\$170,100	\$168,500	\$164,300
Comparable Estimate	\$165,400 (\$106.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-16-1	125.06-1-2	125.06-16-8	125.06-16-14	125.06-16-53
Owner	Bogdan, Anthony	Hilbrecht, Richard M	Smith, Jeffrey A	Sutter, Paul D	Schuse, Lynnette
Address	107 Toulon Dr	4 Le Havre Dr	79 Toulon Dr	55 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 110	49 x 123	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
Exterior Wall	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	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	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
1st Sty Area	1138	1137	936	936	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 286	0 0	529 0
SFLA	1138	1137	936	936	1429
Att/Det Gar Sqft					
Prior Land	\$16,000				
Prior Total	\$110,000				
Comp Land Estimate	\$21,900	\$17,300	\$16,700	\$16,700	\$17,300
Sale Date		5/31/2019	12/30/2019	6/10/2019	3/27/2018
Sale Price		\$147,500	\$140,000	\$140,000	\$120,000
Time Adj Sale Price		\$152,900	\$141,900	\$144,700	\$133,400
TADJSP/SQFT		\$134.48	\$151.60	\$154.59	\$93.35
Model Estimate	\$73,300	\$68,900	\$58,200	\$57,500	\$67,100
Total Adj Factors	\$73,300	\$68,900	\$58,200	\$57,500	\$67,100
Adjusted Sale Price		\$157,300	\$157,000	\$160,500	\$139,600
Comparable Estimate	\$155,400 (\$136.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-5-27	125.06-4-10	125.06-4-23	125.06-7-23	125.06-14-31
Owner	Delaney, Ryan T	Justinger, Bonnie L	Roneker, Andrew W	Dombrowski, Joshua A	Stack, Madison
Address	108 Toulon Dr	75 Rouen Dr	23 Rouen Dr	91 Cherbourg 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 108	50 x 110	50 x 110	50 x 110	45 x 106
Building Style	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
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	912	971	1092	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0
SFLA	960	912	971	1092	960
Att/Det Gar Sqft	374	374	440	308	352
Prior Land	\$12,700				
Prior Total	\$112,000				
Comp Land Estimate	\$16,500	\$16,700	\$16,700	\$16,700	\$14,900
Sale Date		12/3/2018	6/28/2019	9/21/2020	9/20/2018
Sale Price		\$144,500	\$150,000	\$165,000	\$142,500
Time Adj Sale Price		\$152,700	\$155,000	\$165,000	\$153,200
TADJSP/SQFT		\$167.43	\$159.63	\$151.10	\$159.58
Model Estimate	\$70,400	\$68,700	\$79,300	\$77,900	\$70,500
Total Adj Factors	\$70,400	\$68,700	\$79,300	\$77,900	\$70,500
Adjusted Sale Price		\$154,400	\$146,100	\$157,500	\$153,100
Comparable Estimate	\$155,000 (\$161.46/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-17-55	125.06-16-8	125.06-16-14	125.06-1-2	125.06-17-10	125.06-16-53
Owner	Summers, Donald O	Smith, Jeffrey A	Sutter, Paul D	Hilbrecht, Richard M	Lojacono, Mark C	Schuse, Lynnette
Address	108 Toulon Dr	79 Toulon Dr	55 Toulon Dr	4 Le Havre 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	57 x 110	50 x 110	50 x 110	49 x 123	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 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 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	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	500 0	529 0
SFLA	900	936	936	1137	1400	1429
Att/Det Gar Sqft						
Prior Land	\$13,700					
Prior Total	\$93,000					
Comp Land Estimate	\$18,700	\$16,700	\$16,700	\$17,300	\$16,700	\$17,300
Sale Date		12/30/2019	6/10/2019	5/31/2019	10/23/2020	3/27/2018
Sale Price		\$140,000	\$140,000	\$147,500	\$170,000	\$120,000
Time Adj Sale Price		\$141,900	\$144,700	\$152,900	\$170,000	\$133,400
TADJSP/SQFT		\$151.60	\$154.59	\$134.48	\$121.43	\$93.35
Model Estimate	\$53,900	\$58,200	\$57,500	\$68,900	\$80,900	\$67,100
Total Adj Factors	\$53,900	\$58,200	\$57,500	\$68,900	\$80,900	\$67,100
Adjusted Sale Price		\$137,600	\$141,100	\$137,900	\$143,000	\$120,200
Comparable Estimate	\$136,000 (\$151.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-17-56	125.06-12-10	125.06-18-51	125.06-16-28	125.06-16-53
Owner	Graue, Steven C	Vickerd, Michele	Coric, Jonathan A	Robinson, John Jr	Schuse, Lynnette
Address	112 Toulon Dr	111 Seine Dr	96 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	68 x 135	50 x 105	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1968 / 0
Condition	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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1384	888	900	1100	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	732 0	598 0	506 0	529 0
SFLA	1768	1620	1498	1606	1429
Att/Det Gar Sqft		320			
Prior Land	\$16,600				
Prior Total	\$136,900				
Comp Land Estimate	\$23,000	\$16,300	\$16,700	\$21,900	\$17,300
Sale Date		5/1/2020	12/4/2019	8/9/2018	3/27/2018
Sale Price		\$167,500	\$161,000	\$160,000	\$120,000
Time Adj Sale Price		\$168,100	\$163,200	\$173,000	\$133,400
TADJSP/SQFT		\$103.77	\$108.95	\$107.72	\$93.35
Model Estimate	\$100,700	\$91,100	\$79,800	\$91,800	\$67,100
Total Adj Factors	\$100,700	\$91,100	\$79,800	\$91,800	\$67,100
Adjusted Sale Price		\$177,700	\$184,100	\$181,900	\$167,000
Comparable Estimate	\$181,500 (\$102.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-13-1	125.06-12-10	125.06-18-51	125.06-16-28	125.06-16-53
Owner	Walczak, Thomas M	Vickerd, Michele	Coric, Jonathan A	Robinson, John Jr	Schuse, Lynnette
Address	116 Toulon Dr	111 Seine Dr	96 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 145	50 x 105	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1969 / 0	1968 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 100	C Average 100	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1135	888	900	1100	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	732 0	598 0	506 0	529 0
SFLA	1663	1620	1498	1606	1429
Att/Det Gar Sqft		320			
Prior Land	\$16,900				
Prior Total	\$133,100				
Comp Land Estimate	\$23,200	\$16,300	\$16,700	\$21,900	\$17,300
Sale Date		5/1/2020	12/4/2019	8/9/2018	3/27/2018
Sale Price		\$167,500	\$161,000	\$160,000	\$120,000
Time Adj Sale Price		\$168,100	\$163,200	\$173,000	\$133,400
TADJSP/SQFT		\$103.77	\$108.95	\$107.72	\$93.35
Model Estimate	\$99,000	\$91,100	\$79,800	\$91,800	\$67,100
Total Adj Factors	\$99,000	\$91,100	\$79,800	\$91,800	\$67,100
Adjusted Sale Price		\$176,000	\$182,400	\$180,200	\$165,300
Comparable Estimate	\$179,800 (\$108.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-39	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Corigliano, James M Jr	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	11 Towers Blvd	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	52 x 111	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	7	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1196	1232	1296	1190	1040
2nd Sty Area	1222	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2418	2464	2340	2230	2080
Att/Det Gar Sqft	400	440			
Prior Land	\$13,100				
Prior Total	\$131,900				
Comp Land Estimate	\$17,400	\$15,800	\$16,300	\$18,100	\$16,700
					\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$102,000	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$102,000	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$188,500	\$193,500	\$182,900	\$181,700
					\$66,600
					\$66,600
					\$175,700
Comparable Estimate	\$184,500 (\$76.3/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-32	125.10-1-52	125.05-4-7	125.09-2-5	125.10-1-61	125.06-12-25
Owner	Roman Jason M	Decmar Properties, LLC	Grady, Bart M	Tulowitzki, Jason A	Decmar Properties, LLC	Schlotterbeck, Jessica
Address	12 Towers Blvd	37 Strasbourg Dr	66 Strasbourg Dr	48 Fradine Dr	73 Strasbourg Dr	112 Seine 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	56 x 100	50 x 110	50 x 101	50 x 114	55 x 110	55 x 100
Building Style	03 Split level	12 Duplex	12 Duplex	05 Colonial	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	1967 / 0	1968 / 0	1965 / 0	1968 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 782	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 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	6	6	4	7	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1236	1040	1040	1168	1190	1050
2nd Sty Area	0	1040	1040	840	1040	1085
Fin Bsmt/Fin Rec Rm	782 0	0 0	0 0	0 0	0 240	0 0
SFLA	2018	2080	2080	2008	2230	2135
Att/Det Gar Sqft				480		
Prior Land	\$12,900					
Prior Total	\$136,000					
Comp Land Estimate	\$17,500	\$16,700	\$15,900	\$17,000	\$18,100	\$17,200
Sale Date		3/17/2020	3/9/2020	12/20/2018	6/28/2018	7/16/2018
Sale Price		\$160,000	\$139,400	\$172,000	\$160,000	\$200,000
Time Adj Sale Price		\$161,100	\$140,300	\$181,700	\$174,900	\$217,400
TADJSP/SQFT		\$77.45	\$67.45	\$90.49	\$78.43	\$101.83
Model Estimate	\$100,200	\$81,400	\$66,600	\$103,300	\$94,000	\$114,900
Total Adj Factors	\$100,200	\$81,400	\$66,600	\$103,300	\$94,000	\$114,900
Adjusted Sale Price		\$179,900	\$173,900	\$178,600	\$181,100	\$202,700
Comparable Estimate	\$183,200 (\$90.78/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-40	125.10-3-6	125.07-15-20	125.06-10-16	125.06-17-47	125.06-16-10
Owner	St John, Jessica M	Rondinelli, Jacqueline	Payne, Zachary W	Read, Amanda M	Kishbaugh, Jack P	Stiglmeier, Robert L
Address	15 Towers Blvd	52 Lucerne Ct	16 Thornwood Dr	64 Janine Ct	76 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	50 x 121	75 x 100	71 x 105	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	1976 / 0	1972 / 0	1983 / 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 225	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 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 / 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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	3 Partial 0	4 Full 2	3 Partial 1	4 Full 1
1st Sty Area	1156	1140	936	1104	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	225 0	364 0	432 0	465 0	260 0	441 0
SFLA	1381	1504	1368	1569	1300	1481
Att/Det Gar Sqft			320			
Prior Land	\$13,400					
Prior Total	\$116,000					
Comp Land Estimate	\$17,500	\$20,700	\$0	\$19,400	\$16,700	\$16,700
Sale Date		10/16/2019	11/5/2020	4/12/2019	7/1/2019	5/17/2019
Sale Price		\$155,000	\$191,000	\$182,000	\$155,267	\$155,000
Time Adj Sale Price		\$158,100	\$191,000	\$189,300	\$160,000	\$160,700
TADJSP/SQFT		\$105.12	\$139.62	\$120.65	\$123.08	\$108.51
Model Estimate	\$80,000	\$88,300	\$0	\$90,500	\$73,900	\$82,000
Total Adj Factors	\$80,000	\$88,300	\$0	\$90,500	\$73,900	\$82,000
Adjusted Sale Price		\$149,800	\$0	\$178,800	\$166,100	\$158,700
Comparable Estimate	\$163,400 (\$118.32/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-41	125.05-4-4	125.06-8-11	125.06-10-35	125.06-17-7
Owner	Bechdel William D &	Hunter, David C Jr	Sabia, Michelle	Seufert, Heather C	Holzer, Drew M
Address	19 Towers Blvd	78 Strasbourg Dr	52 Denise Dr	79 Toulon Dr	230 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 123	55 x 101	50 x 110	50 x 110	55 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1968 / 0	1969 / 0	1971 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	848	1008	962	766	969
2nd Sty Area	950	784	806	985	978
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 191	0 0
SFLA	1798	1792	1768	1751	1947
Att/Det Gar Sqft	288	280	308	308	405
Prior Land	\$13,500				
Prior Total	\$131,900				
Comp Land Estimate	\$17,600	\$17,300	\$16,700	\$16,700	\$18,100
Sale Date		1/24/2020	12/4/2018	10/10/2018	4/16/2018
Sale Price		\$160,000	\$172,000	\$170,000	\$195,000
Time Adj Sale Price		\$161,600	\$181,700	\$181,700	\$215,600
TADJSP/SQFT		\$90.18	\$102.77	\$103.77	\$110.73
Model Estimate	\$98,100	\$96,200	\$100,400	\$97,000	\$123,800
Total Adj Factors	\$98,100	\$96,200	\$100,400	\$97,000	\$123,800
Adjusted Sale Price		\$163,500	\$179,400	\$182,800	\$189,900
Comparable Estimate	\$179,600 (\$99.89/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-1-31	125.06-12-25	125.10-1-61	125.10-1-52	125.06-6-20	125.05-4-7
Owner	Tillmanns, Mark	Schlotterbeck, Jessica	Decmar Properties, LLC	Decmar Properties, LLC	Shareef, Ali A	Grady, Bart M
Address	20 Towers Blvd	112 Seine Dr	73 Strasbourg Dr	37 Strasbourg Dr	85 Toulon 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 117	55 x 100	55 x 110	50 x 110	75 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	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1971 / 0	1968 / 0	1969 / 0	1968 / 0	1969 / 0	1965 / 0
Condition	2 Fair	4 Good	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 90
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	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	7	6	5	6
Full/Half Baths	2 / 0	2 / 2	2 / 0	2 / 0	2 / 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	1092	1050	1190	1040	1376	1040
2nd Sty Area	1092	1085	1040	1040	777	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	2184	2135	2230	2080	2153	2080
Att/Det Gar Sqft					420	
Prior Land	\$16,600					
Prior Total	\$109,000					
Comp Land Estimate	\$22,500	\$17,200	\$18,100	\$16,700	\$21,900	\$15,900
Sale Date		7/16/2018	6/28/2018	3/17/2020	3/19/2018	3/9/2020
Sale Price		\$200,000	\$160,000	\$160,000	\$175,000	\$139,400
Time Adj Sale Price		\$217,400	\$174,900	\$161,100	\$194,500	\$140,300
TADJSP/SQFT		\$101.83	\$78.43	\$77.45	\$90.34	\$67.45
Model Estimate	\$69,900	\$114,900	\$94,000	\$81,400	\$118,100	\$66,600
Total Adj Factors	\$69,900	\$114,900	\$94,000	\$81,400	\$118,100	\$66,600
Adjusted Sale Price		\$172,400	\$150,800	\$149,600	\$146,300	\$143,600
Comparable Estimate	\$152,500 (\$69.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-42	125.10-5-1	125.10-4-27.1	125.06-11-4	125.09-2-15
Owner	Alexandrowicz, Gregory	Suy, Kim C	Humbert, Gabriel A	Anthony, Frances M	Stango, Robert J
Address	23 Towers Blvd	4 Cannas Ct	15 Seine Dr	181 Seine Dr	8 Fradine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 122	81 x 118	70 x 222	55 x 105	55 x 114
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1966 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4
Full/Half Baths	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
1st Sty Area	1246	1160	1160	1080	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 660	0 0
SFLA	1246	1160	1160	1080	1248
Att/Det Gar Sqft	300	325	462	440	350
Prior Land	\$13,500				
Prior Total	\$118,100				
Comp Land Estimate	\$17,500	\$23,600	\$27,100	\$17,700	\$18,400
Sale Date		12/13/2018	7/16/2019	7/25/2018	6/5/2019
Sale Price		\$155,000	\$180,500	\$176,000	\$145,000
Time Adj Sale Price		\$163,800	\$186,000	\$191,300	\$149,900
TADJSP/SQFT		\$141.21	\$160.34	\$177.13	\$120.11
Model Estimate	\$83,200	\$85,900	\$92,300	\$84,500	\$87,900
Total Adj Factors	\$83,200	\$85,900	\$92,300	\$84,500	\$87,900
Adjusted Sale Price		\$161,100	\$176,900	\$190,000	\$145,200
Comparable Estimate	\$167,000 (\$134.03/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-43	125.10-1-19	125.06-11-4	125.06-14-28	125.10-5-1	125.06-14-31
Owner	The Sieber Family Trust	Turvey, Neal T III	Anthony, Frances M	Phelps, Erika D	Suy, Kim C	Stack, Madison
Address	27 Towers Blvd	51 Audet Dr	181 Seine 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 121	50 x 115	55 x 105	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 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	4	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	1016	960	1080	1008	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 660	0 0	0 300	0 0
SFLA	1016	960	1080	1008	1160	960
Att/Det Gar Sqft	294	280	440	308	325	308
Prior Land	\$13,400					
Prior Total	\$103,000					
Comp Land Estimate	\$17,500	\$17,100	\$17,700	\$16,700	\$23,600	\$16,700
Sale Date		4/14/2020	7/25/2018	1/8/2018	12/13/2018	9/20/2018
Sale Price		\$145,000	\$176,000	\$130,000	\$155,000	\$142,500
Time Adj Sale Price		\$145,700	\$191,300	\$146,100	\$163,800	\$153,200
TADJSP/SQFT		\$151.77	\$177.13	\$144.94	\$141.21	\$159.58
Model Estimate	\$72,900	\$69,800	\$84,500	\$64,100	\$85,900	\$70,500
Total Adj Factors	\$72,900	\$69,800	\$84,500	\$64,100	\$85,900	\$70,500
Adjusted Sale Price		\$148,800	\$179,700	\$154,900	\$150,800	\$155,600
Comparable Estimate	\$158,000 (\$155.51/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-27	125.10-1-19	125.06-14-28	125.06-11-4	125.06-14-31	125.10-5-1
Owner	Parucki, Tammy S	Turvey, Neal T III	Phelps, Erika D	Anthony, Frances M	Stack, Madison	Suy, Kim C
Address	30 Towers Blvd	51 Audet Dr	110 Seine Dr	181 Seine Dr	98 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	110 x 75	50 x 115	50 x 110	55 x 105	50 x 110	81 x 118
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	1969 / 0	1970 / 0	1968 / 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 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	4
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	1014	960	1008	1080	960	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	0 300
SFLA	1014	960	1008	1080	960	1160
Att/Det Gar Sqft	528	280	308	440	308	325
Prior Land	\$16,900					
Prior Total	\$110,000					
Comp Land Estimate	\$22,000	\$17,100	\$16,700	\$17,700	\$16,700	\$23,600
Sale Date		4/14/2020	1/8/2018	7/25/2018	9/20/2018	12/13/2018
Sale Price		\$145,000	\$130,000	\$176,000	\$142,500	\$155,000
Time Adj Sale Price		\$145,700	\$146,100	\$191,300	\$153,200	\$163,800
TADJSP/SQFT		\$151.77	\$144.94	\$177.13	\$159.58	\$141.21
Model Estimate	\$78,500	\$69,800	\$64,100	\$84,500	\$70,500	\$85,900
Total Adj Factors	\$78,500	\$69,800	\$64,100	\$84,500	\$70,500	\$85,900
Adjusted Sale Price		\$154,400	\$160,500	\$185,300	\$161,200	\$156,400
Comparable Estimate	\$163,600 (\$161.34/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-6-44	125.10-1-61	125.10-1-52	125.05-4-7	125.06-12-6	125.06-12-25
Owner	Lina, Michael J	Decmar Properties, LLC	Decmar Properties, LLC	Grady, Bart M	Tamulski, Travis T	Schlotterbeck, Jessica
Address	31 Towers Blvd	73 Strasbourg Dr	37 Strasbourg Dr	66 Strasbourg Dr	95 Seine Dr	112 Seine 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 121	55 x 110	50 x 110	50 x 101	50 x 105	55 x 100
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	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1968 / 0	1965 / 0	1969 / 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 90	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 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	7	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1092	1190	1040	1040	1296	1050
2nd Sty Area	1092	1040	1040	1040	1044	1085
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	2184	2230	2080	2080	2340	2135
Att/Det Gar Sqft						
Prior Land	\$13,400					
Prior Total	\$124,000					
Comp Land Estimate	\$17,500	\$18,100	\$16,700	\$15,900	\$16,300	\$17,200
Sale Date		6/28/2018	3/17/2020	3/9/2020	4/23/2018	7/16/2018
Sale Price		\$160,000	\$160,000	\$139,400	\$145,000	\$200,000
Time Adj Sale Price		\$174,900	\$161,100	\$140,300	\$160,300	\$217,400
TADJSP/SQFT		\$78.43	\$77.45	\$67.45	\$68.50	\$101.83
Model Estimate	\$89,500	\$94,000	\$81,400	\$66,600	\$68,800	\$114,900
Total Adj Factors	\$89,500	\$94,000	\$81,400	\$66,600	\$68,800	\$114,900
Adjusted Sale Price		\$170,400	\$169,200	\$163,200	\$181,000	\$192,000
Comparable Estimate	\$175,200 (\$80.22/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-45	125.05-4-4	125.06-8-11	125.06-10-35	125.06-6-19
Owner	Fuller Max T	Hunter, David C Jr	Sabia, Michelle	Holzer, Drew M	Seufert, Heather C
Address	35 Towers Blvd	78 Strasbourg Dr	52 Denise Dr	230 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 121	55 x 101	50 x 110	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1968 / 0	1971 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	3	4	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	788	1008	962	969	766
2nd Sty Area	1040	784	806	978	985
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 576	0 0	0 191
SFLA	1828	1792	1768	1947	1751
Att/Det Gar Sqft	440	280	308	405	308
Prior Land	\$13,400				
Prior Total	\$141,000				
Comp Land Estimate	\$17,500	\$17,300	\$16,700	\$18,100	\$16,700
Sale Date		1/24/2020	12/4/2018	4/16/2018	10/10/2018
Sale Price		\$160,000	\$172,000	\$195,000	\$170,000
Time Adj Sale Price		\$161,600	\$181,700	\$215,600	\$181,700
TADJSP/SQFT		\$90.18	\$102.77	\$110.73	\$103.77
Model Estimate	\$107,300	\$96,200	\$100,400	\$123,800	\$97,000
Total Adj Factors	\$107,300	\$96,200	\$100,400	\$123,800	\$97,000
Adjusted Sale Price		\$172,700	\$188,600	\$199,100	\$192,000
Comparable Estimate	\$192,400 (\$105.25/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-2-26	125.06-11-4	125.06-14-28	125.10-1-19	125.10-5-1	125.10-4-27.1
Owner	Farszmil Darrell A	Anthony, Frances M	Phelps, Erika D	Turvey, Neal T III	Suy, Kim C	Humbert, Gabriel A
Address	38 Towers Blvd	181 Seine Dr	110 Seine Dr	51 Audet 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	50 x 100	55 x 105	50 x 110	50 x 115	81 x 118	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 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 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	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	1050	1080	1008	960	1160	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 0	0 300	0 408
SFLA	1050	1080	1008	960	1160	1160
Att/Det Gar Sqft	294	440	308	280	325	462
Prior Land	\$12,100					
Prior Total	\$100,000					
Comp Land Estimate	\$15,800	\$17,700	\$16,700	\$17,100	\$23,600	\$27,100
Sale Date		7/25/2018	1/8/2018	4/14/2020	12/13/2018	7/16/2019
Sale Price		\$176,000	\$130,000	\$145,000	\$155,000	\$180,500
Time Adj Sale Price		\$191,300	\$146,100	\$145,700	\$163,800	\$186,000
TADJSP/SQFT		\$177.13	\$144.94	\$151.77	\$141.21	\$160.34
Model Estimate	\$73,800	\$84,500	\$64,100	\$69,800	\$85,900	\$92,300
Total Adj Factors	\$73,800	\$84,500	\$64,100	\$69,800	\$85,900	\$92,300
Adjusted Sale Price		\$180,600	\$155,800	\$149,700	\$151,700	\$167,500
Comparable Estimate	\$161,100 (\$153.43/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-46	125.10-1-19	125.09-1-10	125.06-14-31	125.06-4-10
Owner	Dembowski Darcy D	Turvey, Neal T III	Janiga, Jeffrey Michael	Stack, Madison	Sumner, Max C
Address	39 Towers Blvd	51 Audet Dr	26 Mayberry 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	50 x 115	50 x 125	50 x 110	45 x 106
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1966 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	768	960	800	960	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 0	0 0
SFLA	768	960	800	960	912
Att/Det Gar Sqft	360	280	440	308	352
Prior Land	\$13,400				
Prior Total	\$92,000				
Comp Land Estimate	\$17,400	\$17,100	\$17,700	\$16,700	\$14,900
Sale Date		4/14/2020	8/31/2018	9/20/2018	6/11/2019
Sale Price		\$145,000	\$125,000	\$142,500	\$160,000
Time Adj Sale Price		\$145,700	\$135,100	\$153,200	\$165,400
TADJSP/SQFT		\$151.77	\$168.88	\$159.58	\$172.29
Model Estimate	\$60,200	\$69,800	\$63,200	\$70,500	\$72,100
Total Adj Factors	\$60,200	\$69,800	\$63,200	\$70,500	\$72,100
Adjusted Sale Price		\$136,100	\$132,100	\$142,900	\$153,500
Comparable Estimate	\$141,800 (\$184.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-2-25	125.06-11-4	125.10-1-19	125.10-5-1	125.06-14-28
Owner	Wiech, Robert J	Anthony, Frances M	Turvey, Neal T III	Suy, Kim C	Phelps, Erika D
Address	42 Towers Blvd	181 Seine Dr	51 Audet Dr	4 Cannas Ct	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	55 x 105	50 x 115	81 x 118	50 x 110
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1971 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	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
1st Sty Area	1050	1080	960	1160	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 660	0 0	0 300	0 0
SFLA	1050	1080	960	1160	1008
Att/Det Gar Sqft	294	440	280	325	308
Prior Land	\$12,100				
Prior Total	\$104,000				
Comp Land Estimate	\$15,800	\$17,700	\$17,100	\$23,600	\$16,700
Sale Date		7/25/2018	4/14/2020	12/13/2018	1/8/2018
Sale Price		\$176,000	\$145,000	\$155,000	\$130,000
Time Adj Sale Price		\$191,300	\$145,700	\$163,800	\$146,100
TADJSP/SQFT		\$177.13	\$151.77	\$141.21	\$144.94
Model Estimate	\$71,700	\$84,500	\$69,800	\$85,900	\$64,100
Total Adj Factors	\$71,700	\$84,500	\$69,800	\$85,900	\$64,100
Adjusted Sale Price		\$178,500	\$147,600	\$149,600	\$153,700
Comparable Estimate	\$156,800 (\$149.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-47	125.10-5-1	125.10-4-27.1	125.06-11-4	125.06-3-39
Owner	Stier, Alan D	Suy, Kim C	Humbert, Gabriel A	Anthony, Frances M	Klepfer, Michael Eugen
Address	43 Towers Blvd	4 Cannas Ct	15 Seine Dr	181 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 119	81 x 118	70 x 222	55 x 105	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	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
1st Sty Area	1175	1160	1160	1080	1188
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 660	0 0
SFLA	1175	1160	1160	1080	1188
Att/Det Gar Sqft	273	325	462	440	308
Prior Land	\$13,400				
Prior Total	\$110,000				
Comp Land Estimate	\$17,300	\$23,600	\$27,100	\$17,700	\$16,700
Sale Date		12/13/2018	7/16/2019	7/25/2018	10/9/2018
Sale Price		\$155,000	\$180,500	\$176,000	\$155,000
Time Adj Sale Price		\$163,800	\$186,000	\$191,300	\$165,700
TADJSP/SQFT		\$141.21	\$160.34	\$177.13	\$139.48
Model Estimate	\$82,500	\$85,900	\$92,300	\$84,500	\$77,900
Total Adj Factors	\$82,500	\$85,900	\$92,300	\$84,500	\$77,900
Adjusted Sale Price		\$160,400	\$176,200	\$189,300	\$170,500
Comparable Estimate	\$173,200 (\$147.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-2-24	125.10-1-19	125.06-14-28	125.06-11-4	125.06-14-31
Owner	Fort Michael G &	Turvey, Neal T III	Phelps, Erika D	Anthony, Frances M	Stack, Madison
Address	46 Towers Blvd	51 Audet Dr	110 Seine Dr	181 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 100	50 x 115	50 x 110	55 x 105	50 x 110
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1008	960	1008	1080	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 660	0 0
SFLA	1008	960	1008	1080	960
Att/Det Gar Sqft	322	280	308	440	308
Prior Land	\$12,700				
Prior Total	\$104,000				
Comp Land Estimate	\$17,200	\$17,100	\$16,700	\$17,700	\$16,700
					\$14,900
Sale Date		4/14/2020	1/8/2018	7/25/2018	9/20/2018
Sale Price		\$145,000	\$130,000	\$176,000	\$142,500
Time Adj Sale Price		\$145,700	\$146,100	\$191,300	\$153,200
TADJSP/SQFT		\$151.77	\$144.94	\$177.13	\$159.58
Model Estimate	\$72,300	\$69,800	\$64,100	\$84,500	\$70,500
Total Adj Factors	\$72,300	\$69,800	\$64,100	\$84,500	\$70,500
Adjusted Sale Price		\$148,200	\$154,300	\$179,100	\$155,000
					\$72,100
					\$72,100
					\$165,600
Comparable Estimate	\$160,400 (\$159.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-48	125.06-11-4	125.10-5-1	125.10-4-27.1	125.06-7-23
Owner	Geary, Charles J	Anthony, Frances M	Suy, Kim C	Humbert, Gabriel A	Dombrowski, Joshua A
Address	47 Towers Blvd	181 Seine Dr	4 Cannas Ct	15 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 119	55 x 105	81 x 118	70 x 222	50 x 110
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1971 / 0	1970 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	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
1st Sty Area	1092	1080	1160	1160	1092
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 546	0 660	0 300	0 408	0 0
SFLA	1092	1080	1160	1160	1092
Att/Det Gar Sqft	308	440	325	462	308
Prior Land	\$13,400				
Prior Total	\$99,700				
Comp Land Estimate	\$17,300	\$17,700	\$23,600	\$27,100	\$16,700
Sale Date		7/25/2018	12/13/2018	7/16/2019	9/21/2020
Sale Price		\$176,000	\$155,000	\$180,500	\$165,000
Time Adj Sale Price		\$191,300	\$163,800	\$186,000	\$165,000
TADJSP/SQFT		\$177.13	\$141.21	\$160.34	\$151.10
Model Estimate	\$76,400	\$84,500	\$85,900	\$92,300	\$77,900
Total Adj Factors	\$76,400	\$84,500	\$85,900	\$92,300	\$77,900
Adjusted Sale Price		\$183,200	\$154,300	\$170,100	\$163,500
Comparable Estimate	\$165,900 (\$151.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-2-23	125.10-1-19	125.05-2-7	125.06-14-31	125.06-14-36
Owner	Agnello, Matthew D	Turvey, Neal T III	Warner, Jeremy M	Stack, Madison	Sumner, Max C
Address	50 Towers Blvd	51 Audet Dr	90 Mayberry 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 100	50 x 115	50 x 125	50 x 110	45 x 106
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1962 / 0	1970 / 0	1970 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	912	960	875	960	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 650	0 0	0 300	0 0	0 0
SFLA	912	960	875	960	912
Att/Det Gar Sqft	352	280	352	308	374
Prior Land	\$12,700				
Prior Total	\$117,000				
Comp Land Estimate	\$17,200	\$17,100	\$17,700	\$16,700	\$16,700
Sale Date		4/14/2020	9/6/2019	9/20/2018	6/11/2019
Sale Price		\$145,000	\$161,000	\$142,500	\$160,000
Time Adj Sale Price		\$145,700	\$164,800	\$153,200	\$165,400
TADJSP/SQFT		\$151.77	\$188.34	\$159.58	\$172.29
Model Estimate	\$79,200	\$69,800	\$85,300	\$70,500	\$72,100
Total Adj Factors	\$79,200	\$69,800	\$85,300	\$70,500	\$72,100
Adjusted Sale Price		\$155,100	\$158,700	\$161,900	\$172,500
Comparable Estimate	\$162,300 (\$177.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-49	125.10-5-1	125.10-4-27.1	125.06-3-33	125.06-3-39
Owner	Musilli, Carl	Suy, Kim C	Humbert, Gabriel A	Kassirer, Leonard W	Klepfer, Michael Eugene
Address	51 Towers Blvd	4 Cannas Ct	15 Seine 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 118	81 x 118	70 x 222	50 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	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
1st Sty Area	1226	1160	1160	1080	1188
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 408	0 660	0 0
SFLA	1226	1160	1160	1080	1188
Att/Det Gar Sqft	280	325	462	440	200
Prior Land	\$13,900				
Prior Total	\$116,000				
Comp Land Estimate	\$18,700	\$23,600	\$27,100	\$17,700	\$16,700
Sale Date		12/13/2018	7/16/2019	7/25/2018	1/28/2020
Sale Price		\$155,000	\$180,500	\$176,000	\$160,000
Time Adj Sale Price		\$163,800	\$186,000	\$191,300	\$161,600
TADJSP/SQFT		\$141.21	\$160.34	\$177.13	\$132.68
Model Estimate	\$84,600	\$85,900	\$92,300	\$84,500	\$84,200
Total Adj Factors	\$84,600	\$85,900	\$92,300	\$84,500	\$84,200
Adjusted Sale Price		\$162,500	\$178,300	\$191,400	\$162,000
Comparable Estimate	\$173,400 (\$141.44/SFLA)				



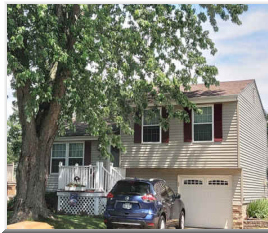
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-2-22	125.06-8-11	125.06-17-7	125.05-4-4	125.06-6-19
Owner	Vogel, Colin G	Sabia, Michelle	Wielinski, Heather L	Hunter, David C Jr	Seufert, Heather C
Address	54 Towers Blvd	52 Denise Dr	87 Rouen Dr	78 Strasbourg 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 100	50 x 110	55 x 110	55 x 101	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1971 / 0	1969 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	944	962	984	1008	598
2nd Sty Area	756	806	728	784	999
Fin Bsmt/Fin Rec Rm	0 0	0 576	0 300	0 0	0 0
SFLA	1700	1768	1712	1792	1597
Att/Det Gar Sqft	396	308	286	280	364
Prior Land	\$12,700				
Prior Total	\$126,900				
Comp Land Estimate	\$17,200	\$16,700	\$18,100	\$17,300	\$16,700
Sale Date		12/4/2018	7/20/2018	1/24/2020	8/30/2019
Sale Price		\$172,000	\$164,900	\$160,000	\$152,000
Time Adj Sale Price		\$181,700	\$179,300	\$161,600	\$156,100
TADJSP/SQFT		\$102.77	\$104.73	\$90.18	\$97.75
Model Estimate	\$94,700	\$100,400	\$95,200	\$96,200	\$87,800
Total Adj Factors	\$94,700	\$100,400	\$95,200	\$96,200	\$87,800
Adjusted Sale Price		\$176,000	\$178,800	\$160,100	\$163,000
Comparable Estimate	\$171,500 (\$100.88/SFLA)				

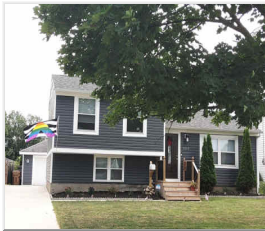
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-50	125.06-11-4	125.10-5-1	125.06-7-23	125.10-4-27.1
Owner	Robinson, Thomas J	Anthony, Frances M	Suy, Kim C	Dombrowski, Joshua A	Humbert, Gabriel A
Address	55 Towers Blvd	181 Seine Dr	4 Cannas Ct	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 118	55 x 105	81 x 118	50 x 110	70 x 222
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1971 / 0	1970 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	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
1st Sty Area	1092	1080	1160	1092	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 650	0 660	0 300	0 0	0 0
SFLA	1092	1080	1160	1092	1008
Att/Det Gar Sqft	440	440	325	308	308
Prior Land	\$13,900				
Prior Total	\$106,900				
Comp Land Estimate	\$18,700	\$17,700	\$23,600	\$16,700	\$16,700
Sale Date		7/25/2018	12/13/2018	9/21/2020	7/16/2019
Sale Price		\$176,000	\$155,000	\$165,000	\$180,500
Time Adj Sale Price		\$191,300	\$163,800	\$165,000	\$186,000
TADJSP/SQFT		\$177.13	\$141.21	\$151.10	\$160.34
Model Estimate	\$82,200	\$84,500	\$85,900	\$77,900	\$92,300
Total Adj Factors	\$82,200	\$84,500	\$85,900	\$77,900	\$92,300
Adjusted Sale Price		\$189,000	\$160,100	\$169,300	\$175,900
Comparable Estimate	\$171,700 (\$157.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-6-1	125.10-1-19	125.06-14-31	125.06-4-10	125.06-11-4
Owner	Winiarski Loretta	Turvey, Neal T III	Stack, Madison	Justinger, Bonnie L	Sumner, Max C
Address	59 Towers Blvd	51 Audet Dr	98 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	76 x 119	50 x 115	50 x 110	50 x 110	45 x 106
Building Style	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
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	912	960	960	912	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 660
SFLA	912	960	960	912	1080
Att/Det Gar Sqft	440	280	308	374	352
Prior Land	\$16,900				
Prior Total	\$103,000				
Comp Land Estimate	\$22,900	\$17,100	\$16,700	\$16,700	\$14,900
Sale Date		4/14/2020	9/20/2018	12/3/2018	6/11/2019
Sale Price		\$145,000	\$142,500	\$144,500	\$160,000
Time Adj Sale Price		\$145,700	\$153,200	\$152,700	\$165,400
TADJSP/SQFT		\$151.77	\$159.58	\$167.43	\$172.29
Model Estimate	\$69,800	\$69,800	\$70,500	\$68,700	\$72,100
Total Adj Factors	\$69,800	\$69,800	\$70,500	\$68,700	\$72,100
Adjusted Sale Price		\$145,700	\$152,500	\$153,800	\$163,100
Comparable Estimate	\$158,300 (\$173.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-4-2	125.10-1-19	125.06-14-31	125.06-14-36	125.06-11-4
Owner	Paszek Michelle	Turvey, Neal T III	Stack, Madison	Sumner, Max C	Anthony, Frances M
Address	69 Towers Blvd	51 Audet Dr	98 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	107 x 87	50 x 115	50 x 110	45 x 106	55 x 105
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	960	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	960	960	960	960	1008
Att/Det Gar Sqft	294	280	308	352	308
Prior Land	\$18,100				
Prior Total	\$104,000				
Comp Land Estimate	\$23,500	\$17,100	\$16,700	\$14,900	\$16,700
Sale Date		4/14/2020	9/20/2018	6/11/2019	7/25/2018
Sale Price		\$145,000	\$142,500	\$160,000	\$176,000
Time Adj Sale Price		\$145,700	\$153,200	\$165,400	\$191,300
TADJSP/SQFT		\$151.77	\$159.58	\$172.29	\$177.13
Model Estimate	\$73,100	\$69,800	\$70,500	\$72,100	\$84,500
Total Adj Factors	\$73,100	\$69,800	\$70,500	\$72,100	\$84,500
Adjusted Sale Price		\$149,000	\$155,800	\$166,400	\$179,900
Comparable Estimate	\$161,200 (\$167.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-27	125.06-12-10	125.06-16-28	125.06-18-51	125.06-16-12
Owner	Koteras William R & W	Vickerd, Michele	Robinson, John Jr	Coric, Jonathan A	Pascucci, John
Address	88 Towers Blvd	111 Seine Dr	4 Cherbourg 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	80 x 100	50 x 105	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1968 / 0	1969 / 0	1969 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1138	888	1100	900	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	732 0	506 0	598 0	500 0
SFLA	1522	1620	1606	1498	1436
Att/Det Gar Sqft		320			
Prior Land	\$15,800				
Prior Total	\$118,100				
Comp Land Estimate	\$21,500	\$16,300	\$21,900	\$16,700	\$16,700
Sale Date		5/1/2020	8/9/2018	12/4/2019	4/24/2020
Sale Price		\$167,500	\$160,000	\$161,000	\$162,000
Time Adj Sale Price		\$168,100	\$173,000	\$163,200	\$162,800
TADJSP/SQFT		\$103.77	\$107.72	\$108.95	\$113.37
Model Estimate	\$87,500	\$91,100	\$91,800	\$79,800	\$80,000
Total Adj Factors	\$87,500	\$91,100	\$91,800	\$79,800	\$80,000
Adjusted Sale Price		\$164,500	\$168,700	\$170,900	\$170,300
Comparable Estimate	\$167,500 (\$110.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-26	125.06-16-13	125.10-2-7	125.06-17-47	125.10-5-12
Owner	Cendrowski, Kenneth A	Zbytek, Marissa A	Winkler, Kimberly M	Kishbaugh, Jack P	Strohm, Katlyn
Address	92 Towers Blvd	59 Toulon Dr	23 Lucerne Ct	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 110	56 x 114	50 x 110	54 x 129
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 1	3 Partial 1
1st Sty Area	1040	1040	962	1040	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	260 0	0 0
SFLA	1040	1040	962	1300	936
Att/Det Gar Sqft					200 214
Prior Land	\$12,100				
Prior Total	\$104,000				
Comp Land Estimate	\$15,800	\$16,700	\$18,700	\$16,700	\$19,300
Sale Date		8/14/2019	7/27/2018	7/1/2019	5/19/2020
Sale Price		\$140,000	\$145,000	\$155,267	\$163,000
Time Adj Sale Price		\$143,800	\$157,600	\$160,000	\$163,500
TADJSP/SQFT		\$138.27	\$163.83	\$123.08	\$174.68
Model Estimate	\$60,700	\$62,200	\$56,600	\$73,900	\$74,700
Total Adj Factors	\$60,700	\$62,200	\$56,600	\$73,900	\$74,700
Adjusted Sale Price		\$142,300	\$161,700	\$146,800	\$149,500
Comparable Estimate	\$150,800 (\$145/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-50	125.06-10-16	125.10-3-6	125.06-3-10	125.06-16-10
Owner	Gajewski , Gerald D	Read, Amanda M	Rondinelli, Jacqueline	Giambrone, Stephanie I	Stiglmeier, Robert L
Address	93 Towers Blvd	64 Janine Ct	52 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	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
Exterior Wall	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	1969 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	1118	1104	1140	1116	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	465 0	364 0	432 0	441 0
SFLA	1544	1569	1504	1548	1481
Att/Det Gar Sqft				280	
Prior Land	\$12,700				
Prior Total	\$121,000				
Comp Land Estimate	\$16,700	\$19,400	\$20,700	\$16,700	\$20,600
Sale Date		4/12/2019	10/16/2019	12/11/2019	5/17/2019
Sale Price		\$182,000	\$155,000	\$181,500	\$155,000
Time Adj Sale Price		\$189,300	\$158,100	\$183,900	\$160,700
TADJSP/SQFT		\$120.65	\$105.12	\$118.80	\$108.51
Model Estimate	\$88,300	\$90,500	\$88,300	\$91,300	\$82,000
Total Adj Factors	\$88,300	\$90,500	\$88,300	\$91,300	\$82,000
Adjusted Sale Price		\$187,100	\$158,100	\$180,900	\$167,000
Comparable Estimate	\$174,600 (\$113.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-25	125.06-16-38	125.06-1-2	125.06-17-26	125.06-17-20	125.10-2-11
Owner	Krawczyk, Nicholas E	McCoy, William	Hilbrecht, Richard M	Ambellan-Zuppelli, Jill	Gilley, John M	Reno, Jonathan
Address	96 Towers Blvd	44 Cherbourg Dr	4 Le Havre Dr	11 Rouen Dr	35 Rouen 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	50 x 100	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	04 Composition
Year Built/Eff Yr Built	1970 / 0	1968 / 0	1969 / 0	1969 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
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 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	2.0	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 / 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	936	900	1137	900	900	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	506 0	0 0	500 0	506 0	288 0
SFLA	1224	1406	1137	1400	1406	1212
Att/Det Gar Sqft						
Prior Land	\$12,100					
Prior Total	\$106,000					
Comp Land Estimate	\$15,800	\$16,700	\$17,300	\$16,700	\$16,700	\$16,700
Sale Date		1/25/2018	5/31/2019	10/15/2020	12/6/2019	5/23/2019
Sale Price		\$136,000	\$147,500	\$165,000	\$149,900	\$158,000
Time Adj Sale Price		\$152,900	\$152,900	\$165,000	\$151,900	\$163,800
TADJSP/SQFT		\$108.75	\$134.48	\$117.86	\$108.04	\$135.15
Model Estimate	\$71,300	\$77,300	\$68,900	\$80,400	\$78,700	\$80,400
Total Adj Factors	\$71,300	\$77,300	\$68,900	\$80,400	\$78,700	\$80,400
Adjusted Sale Price		\$146,900	\$155,300	\$155,900	\$144,500	\$154,700
Comparable Estimate	\$151,500 (\$123.77/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-51	125.06-8-2	125.06-11-10	125.06-5-4	125.06-8-19	125.06-11-9
Owner	Borowski, Lawrence	Fish, Jacob T	Abdulla, Gabriel F	Newton, Anthony John	Tetkowski, Aaron	Landahl, Gerald R
Address	97 Towers Blvd	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	2 Hot air No	3 Hot wtr/strm 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	1627	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	1627	1628	1628	1546	1468	1424
Att/Det Gar Sqft	456	484	484		440	264
Prior Land	\$16,000					
Prior Total	\$133,000					
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	\$112,600	\$112,200	\$113,600	\$100,800	\$103,200	\$96,800
Total Adj Factors	\$112,600	\$112,200	\$113,600	\$100,800	\$103,200	\$96,800
Adjusted Sale Price		\$201,100	\$186,000	\$192,800	\$178,400	\$185,800
Comparable Estimate	\$188,800 (\$116.04/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-24	125.06-14-31	125.06-14-36	125.06-4-23	125.10-1-19
Owner	Lewinski, Sigmund J	Stack, Madison	Sumner, Max C	Roneker, Andrew W	Turvey, Neal T III
Address	100 Towers Blvd	98 Seine Dr	74 Seine Dr	23 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 110	45 x 106	50 x 110	50 x 115
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	960	960	1008	971
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	936	960	960	1008	971
Att/Det Gar Sqft	294	308	352	308	440
Prior Land	\$12,100				
Prior Total	\$101,000				
Comp Land Estimate	\$15,800	\$16,700	\$14,900	\$16,700	\$17,100
Sale Date		9/20/2018	6/11/2019	1/8/2018	6/28/2019
Sale Price		\$142,500	\$160,000	\$130,000	\$150,000
Time Adj Sale Price		\$153,200	\$165,400	\$146,100	\$155,000
TADJSP/SQFT		\$159.58	\$172.29	\$144.94	\$159.63
Model Estimate	\$67,600	\$70,500	\$72,100	\$64,100	\$79,300
Total Adj Factors	\$67,600	\$70,500	\$72,100	\$64,100	\$79,300
Adjusted Sale Price		\$150,300	\$160,900	\$149,600	\$143,300
Comparable Estimate	\$149,500 (\$159.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-52	125.06-10-35	125.06-5-24	125.06-8-11	125.06-15-29
Owner	Farry Kevin D & W	Holzer, Drew M	Pijanowski, Adam	Sabia, Michelle	Rea, Michael A
Address	103 Towers Blvd	230 Seine Dr	96 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 110	55 x 110	62 x 133	50 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1968 / 0	1969 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	4
Full/Half Baths	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
1st Sty Area	1003	969	812	962	916
2nd Sty Area	920	978	1134	806	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 576	0 0
SFLA	1923	1947	1946	1768	1942
Att/Det Gar Sqft	418	405	400	308	312
Prior Land	\$13,500				
Prior Total	\$142,600				
Comp Land Estimate	\$18,100	\$18,100	\$21,800	\$16,700	\$16,700
Sale Date		4/16/2018	10/15/2018	12/4/2018	6/26/2019
Sale Price		\$195,000	\$193,000	\$172,000	\$210,000
Time Adj Sale Price		\$215,600	\$206,300	\$181,700	\$217,000
TADJSP/SQFT		\$110.73	\$106.01	\$102.77	\$111.74
Model Estimate	\$105,400	\$123,800	\$103,900	\$100,400	\$123,600
Total Adj Factors	\$105,400	\$123,800	\$103,900	\$100,400	\$123,600
Adjusted Sale Price		\$197,200	\$207,800	\$186,700	\$198,800
Comparable Estimate	\$192,300 (\$100/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-23	125.06-5-7	125.06-17-7	125.06-8-11	125.06-6-19	125.05-4-4
Owner	Gawron Mark D & W	Kulesz, Tiffany L	Wielinski, Heather L	Sabia, Michelle	Seufert, Heather C	Hunter, David C Jr
Address	104 Towers Blvd	28 Toulon Dr	87 Rouen Dr	52 Denise 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	50 x 100	50 x 110	55 x 110	50 x 110	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	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1969 / 0	1968 / 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 No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	4	3	3	5	4
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	624	598	984	962	766	1008
2nd Sty Area	676	999	728	806	985	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 576	0 191	0 0
SFLA	1300	1597	1712	1768	1751	1792
Att/Det Gar Sqft	288	364	286	308	308	280
Prior Land	\$12,100					
Prior Total	\$108,000					
Comp Land Estimate	\$15,800	\$16,700	\$18,100	\$16,700	\$16,700	\$17,300
Sale Date		8/30/2019	7/20/2018	12/4/2018	10/10/2018	1/24/2020
Sale Price		\$152,000	\$164,900	\$172,000	\$170,000	\$160,000
Time Adj Sale Price		\$156,100	\$179,300	\$181,700	\$181,700	\$161,600
TADJSP/SQFT		\$97.75	\$104.73	\$102.77	\$103.77	\$90.18
Model Estimate	\$75,200	\$87,800	\$95,200	\$100,400	\$97,000	\$96,200
Total Adj Factors	\$75,200	\$87,800	\$95,200	\$100,400	\$97,000	\$96,200
Adjusted Sale Price		\$143,500	\$159,300	\$156,500	\$159,900	\$140,600
Comparable Estimate	\$152,000 (\$116.92/SFLA)					

<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-22	125.10-5-1	125.06-3-39	125.06-11-4	125.10-4-27.1
Owner	Sciandra, James P Jr	Suy, Kim C	Klepfer, Michael Eugene	Anthony, Frances M	Humbert, Gabriel A
Address	108 Towers Blvd	4 Cannas Ct	16 Rouen Dr	181 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	81 x 118	50 x 110	55 x 105	70 x 222
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	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
1st Sty Area	1161	1160	1188	1080	1160
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 559	0 300	0 0	0 660	0 408
SFLA	1161	1160	1188	1080	1160
Att/Det Gar Sqft	308	325		440	462
Prior Land	\$12,100				
Prior Total	\$111,000				
Comp Land Estimate	\$15,800	\$23,600	\$16,700	\$17,700	\$27,100
Sale Date		12/13/2018	10/9/2018	7/25/2018	7/16/2019
Sale Price		\$155,000	\$155,000	\$176,000	\$180,500
Time Adj Sale Price		\$163,800	\$165,700	\$191,300	\$186,000
TADJSP/SQFT		\$141.21	\$139.48	\$177.13	\$160.34
Model Estimate	\$81,500	\$85,900	\$77,700	\$84,500	\$92,300
Total Adj Factors	\$81,500	\$85,900	\$77,700	\$84,500	\$92,300
Adjusted Sale Price		\$159,400	\$169,500	\$188,300	\$175,200
Comparable Estimate	\$170,300 (\$146.68/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-10-53	125.06-8-2	125.06-11-10	125.06-5-4	125.06-8-19	125.06-11-9
Owner	Tracy, Thomas E	Fish, Jacob T	Abdulla, Gabriel F	Newton, Anthony John	Tetkowski, Aaron	Landahl, Gerald R
Address	109 Towers Blvd	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	70 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 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 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	\$139,000					
Comp Land Estimate	\$21,100	\$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	\$114,300	\$112,200	\$113,600	\$100,800	\$103,200	\$96,800
Total Adj Factors	\$114,300	\$112,200	\$113,600	\$100,800	\$103,200	\$96,800
Adjusted Sale Price		\$202,800	\$187,700	\$194,500	\$180,100	\$187,500
Comparable Estimate	\$190,500 (\$117.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-21	125.06-14-31	125.06-14-36	125.06-4-23	125.10-1-19
Owner	Gembolys, Michael	Stack, Madison	Sumner, Max C	Roneker, Andrew W	Turvey, Neal T III
Address	112 Towers Blvd	98 Seine Dr	74 Seine Dr	23 Rouen 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 110	45 x 106	50 x 110	50 x 115
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	1008	971
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	960	960	960	1008	971
Att/Det Gar Sqft	308	308	352	308	440
Prior Land	\$12,100				
Prior Total	\$103,000				
Comp Land Estimate	\$15,800	\$16,700	\$14,900	\$16,700	\$17,100
Sale Date		9/20/2018	6/11/2019	1/8/2018	6/28/2019
Sale Price		\$142,500	\$160,000	\$130,000	\$150,000
Time Adj Sale Price		\$153,200	\$165,400	\$146,100	\$155,000
TADJSP/SQFT		\$159.58	\$172.29	\$144.94	\$159.63
Model Estimate	\$69,100	\$70,500	\$72,100	\$64,100	\$79,300
Total Adj Factors	\$69,100	\$70,500	\$72,100	\$64,100	\$79,300
Adjusted Sale Price		\$151,800	\$162,400	\$151,100	\$144,800
Comparable Estimate	\$151,000 (\$157.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-10-1	125.06-12-32	125.06-12-6	125.10-1-61	125.10-1-52
Owner	Glanowski, Karen A	Craven, Charles R II	Tamulski, Travis T	Decmar Properties, LLC	Decmar Properties, LLC
Address	115 Towers Blvd	140 Seine Dr	95 Seine Dr	73 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 110	50 x 100	50 x 105	55 x 110	50 x 110
Building Style	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
Year Built/Eff Yr Built	1969 / 0	1968 / 0	1969 / 0	1969 / 0	1968 / 0
Condition	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
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	7	6
Full/Half Baths	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	4 Full 0
1st Sty Area	1332	1232	1296	1190	1040
2nd Sty Area	1092	1232	1044	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 240	0 0
SFLA	2424	2464	2340	2230	2080
Att/Det Gar Sqft	418	440			
Prior Land	\$16,000				
Prior Total	\$133,100				
Comp Land Estimate	\$21,900	\$15,800	\$16,300	\$18,100	\$16,700
					\$15,900
Sale Date		6/24/2019	4/23/2018	6/28/2018	3/17/2020
Sale Price		\$187,000	\$145,000	\$160,000	\$160,000
Time Adj Sale Price		\$193,300	\$160,300	\$174,900	\$161,100
TADJSP/SQFT		\$78.45	\$68.50	\$78.43	\$77.45
Model Estimate	\$105,300	\$106,800	\$68,800	\$94,000	\$81,400
Total Adj Factors	\$105,300	\$106,800	\$68,800	\$94,000	\$81,400
Adjusted Sale Price		\$191,800	\$196,800	\$186,200	\$185,000
					\$66,600
					\$66,600
					\$179,000
Comparable Estimate	\$187,800 (\$77.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-20	125.10-5-1	125.06-3-39	125.10-4-27.1	125.06-3-33
Owner	Farszmil Kimberly A	Suy, Kim C	Klepfer, Michael Eugene	Humbert, Gabriel A	Kassirer, Leonard W
Address	116 Towers Blvd	4 Cannas Ct	16 Rouen Dr	181 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	81 x 118	50 x 110	55 x 105	70 x 222
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	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
Heat Type/Central Air	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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	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
1st Sty Area	1161	1160	1188	1080	1160
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 660	0 408
SFLA	1161	1160	1188	1080	1160
Att/Det Gar Sqft	308	325		440	462
Prior Land	\$12,100				
Prior Total	\$113,000				
Comp Land Estimate	\$15,800	\$23,600	\$16,700	\$17,700	\$27,100
Sale Date		12/13/2018	10/9/2018	7/25/2018	7/16/2019
Sale Price		\$155,000	\$155,000	\$176,000	\$180,500
Time Adj Sale Price		\$163,800	\$165,700	\$191,300	\$186,000
TADJSP/SQFT		\$141.21	\$139.48	\$177.13	\$160.34
Model Estimate	\$80,100	\$85,900	\$77,700	\$84,500	\$92,300
Total Adj Factors	\$80,100	\$85,900	\$77,700	\$84,500	\$92,300
Adjusted Sale Price		\$158,000	\$168,100	\$186,900	\$173,800
Comparable Estimate	\$168,900 (\$145.48/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-19	125.06-17-26	125.06-16-38	125.06-17-20	125.06-17-10	125.06-16-12
Owner	Beals, Paul J	Ambellan-Zuppelli, Jill	McCoy, William	Gilley, John M	Lojacono, Mark C	Pascucci, John
Address	120 Towers Blvd	11 Rouen Dr	44 Cherbourg 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 100	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	1969 / 0	1969 / 0	1968 / 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 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 No	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	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	936	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	1368	1400	1406	1406	1400	1436
Att/Det Gar Sqft						
Prior Land	\$12,100					
Prior Total	\$111,000					
Comp Land Estimate	\$15,800	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
Sale Date		10/15/2020	1/25/2018	12/6/2019	10/23/2020	4/24/2020
Sale Price		\$165,000	\$136,000	\$149,900	\$170,000	\$162,000
Time Adj Sale Price		\$165,000	\$152,900	\$151,900	\$170,000	\$162,800
TADJSP/SQFT		\$117.86	\$108.75	\$108.04	\$121.43	\$113.37
Model Estimate	\$78,300	\$80,400	\$77,300	\$78,700	\$80,900	\$80,000
Total Adj Factors	\$78,300	\$80,400	\$77,300	\$78,700	\$80,900	\$80,000
Adjusted Sale Price		\$162,900	\$153,900	\$151,500	\$167,400	\$161,100
Comparable Estimate	\$159,400 (\$116.52/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-15-18	125.06-17-47	125.06-16-10	125.10-3-6	125.07-15-20
Owner	McMahon Diane M	Kishbaugh, Jack P	Stiglmeier, Robert L	Rondinelli, Jacqueline	Payne, Zachary W
Address	124 Towers Blvd	76 Toulon Dr	71 Toulon Dr	52 Lucerne 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 110	50 x 110	75 x 100	71 x 105
Building Style	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
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1969 / 0	1972 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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 0
1st Sty Area	1358	1040	1040	1140	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	260 0	441 0	364 0	432 0
SFLA	1358	1300	1481	1504	1368
Att/Det Gar Sqft				320	
Prior Land	\$12,100				
Prior Total	\$111,000				
Comp Land Estimate	\$15,800	\$16,700	\$16,700	\$20,700	\$0
Sale Date		7/1/2019	5/17/2019	10/16/2019	11/5/2020
Sale Price		\$155,267	\$155,000	\$155,000	\$191,000
Time Adj Sale Price		\$160,000	\$160,700	\$158,100	\$191,000
TADJSP/SQFT		\$123.08	\$108.51	\$105.12	\$139.62
Model Estimate	\$77,200	\$73,900	\$82,000	\$88,300	\$0
Total Adj Factors	\$77,200	\$73,900	\$82,000	\$88,300	\$0
Adjusted Sale Price		\$163,300	\$155,900	\$147,000	\$0
Comparable Estimate	\$153,000 (\$112.67/SFLA)				\$16,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.06-8-1	125.06-5-4	125.06-10-31	125.06-8-13	125.06-8-19
Owner	Filipiak, Carole	Newton, Anthony John	Pabst, Michael	Formwalt, Philip Michael	Fish, Jacob T
Address	125 Towers Blvd	16 Toulon Dr	135 Denise Dr	60 Denise 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 110	50 x 110	65 x 110	65 x 110	55 x 119
Building Style	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
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1511	1546	1688	1737	1628
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 160	0 450	0 648	0 624
SFLA	1511	1546	1688	1737	1628
Att/Det Gar Sqft	396		484	462	484
Prior Land	\$16,000				
Prior Total	\$141,000				
Comp Land Estimate	\$21,900	\$16,700	\$20,400	\$20,400	\$18,800
Sale Date		4/28/2020	5/8/2018	8/23/2019	5/28/2020
Sale Price		\$180,100	\$225,013	\$225,000	\$200,000
Time Adj Sale Price		\$181,000	\$247,400	\$231,000	\$200,700
TADJSP/SQFT		\$117.08	\$146.56	\$132.99	\$123.28
Model Estimate	\$120,500	\$100,800	\$141,200	\$141,100	\$112,200
Total Adj Factors	\$120,500	\$100,800	\$141,200	\$141,100	\$112,200
Adjusted Sale Price		\$200,700	\$226,700	\$210,400	\$209,000
Comparable Estimate	\$206,600 (\$136.73/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-17	125.06-14-31	125.06-4-23	125.06-14-36	125.06-14-28	125.06-4-10
Owner	Walter, Michael S	Stack, Madison	Roneker, Andrew W	Sumner, Max C	Phelps, Erika D	Justinger, Bonnie L
Address	128 Towers Blvd	98 Seine Dr	23 Rouen Dr	74 Seine Dr	110 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 100	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	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	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 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 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	944	960	971	960	1008	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 200	0 0	0 0	0 0
SFLA	944	960	971	960	1008	912
Att/Det Gar Sqft	286	308	440	352	308	374
Prior Land	\$12,100					
Prior Total	\$105,000					
Comp Land Estimate	\$15,800	\$16,700	\$16,700	\$14,900	\$16,700	\$16,700
Sale Date		9/20/2018	6/28/2019	6/11/2019	1/8/2018	12/3/2018
Sale Price		\$142,500	\$150,000	\$160,000	\$130,000	\$144,500
Time Adj Sale Price		\$153,200	\$155,000	\$165,400	\$146,100	\$152,700
TADJSP/SQFT		\$159.58	\$159.63	\$172.29	\$144.94	\$167.43
Model Estimate	\$70,800	\$70,500	\$79,300	\$72,100	\$64,100	\$68,700
Total Adj Factors	\$70,800	\$70,500	\$79,300	\$72,100	\$64,100	\$68,700
Adjusted Sale Price		\$153,500	\$146,500	\$164,100	\$152,800	\$154,800

Comparable Estimate \$154,300 (\$163.45/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.06-15-16	125.06-14-28	125.06-18-38	125.06-4-23	125.06-14-31	125.06-14-36
Owner	LiPuma, Andrew L	Phelps, Erika D	Lojacono, Daniel M	Roneker, Andrew W	Stack, Madison	Sumner, Max C
Address	132 Towers Blvd	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	75 x 100	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	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	1970 / 0	1970 / 0	1970 / 0
Condition	4 Good	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 / 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	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1010	1008	1020	971	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 0	0 200	0 0	0 0
SFLA	1010	1008	1020	971	960	960
Att/Det Gar Sqft	408	308	210	440	308	352
Prior Land	\$15,200					
Prior Total	\$112,000					
Comp Land Estimate	\$20,700	\$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	\$93,200	\$64,100	\$72,500	\$79,300	\$70,500	\$72,100
Total Adj Factors	\$93,200	\$64,100	\$72,500	\$79,300	\$70,500	\$72,100
Adjusted Sale Price		\$175,200	\$180,700	\$168,900	\$175,900	\$186,500
Comparable Estimate	\$177,400 (\$175.64/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-75	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10
Owner	Fenner, Paul B	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele
Address	5 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 120	47 x 135	63 x 115	75 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 716	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 No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 0
1st Sty Area	1066	820	924	1100	888
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	716 0	768 0	576 0	506 0	732 0
SFLA	1782	1588	1500	1606	1620
Att/Det Gar Sqft	336	468			320
Prior Land	\$14,700				
Prior Total	\$142,760				
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77
Model Estimate	\$102,900	\$91,300	\$82,900	\$91,800	\$91,100
Total Adj Factors	\$102,900	\$91,300	\$82,900	\$91,800	\$91,100
Adjusted Sale Price		\$188,400	\$171,200	\$184,100	\$179,900
Comparable Estimate	\$176,400 (\$98.99/SFLA)				

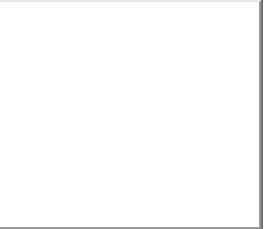
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-74	125.06-5-7	125.06-6-19	125.06-8-11	125.06-5-24
Owner	Gay, Rita M	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam
Address	9 Woodgate Dr	28 Toulon Dr	79 Toulon Dr	52 Denise 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 120	50 x 110	50 x 110	50 x 110	62 x 133
Building Style	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
Year Built/Eff Yr Built	1982 / 0	1969 / 0	1969 / 0	1968 / 0	1971 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	576	598	766	962	812
2nd Sty Area	600	999	985	806	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0
SFLA	1482	1597	1751	1768	1946
Att/Det Gar Sqft	240	364	308	308	400
Prior Land	\$14,700				
Prior Total	\$118,100				
Comp Land Estimate	\$20,400	\$16,700	\$16,700	\$16,700	\$21,800
Sale Date		8/30/2019	10/10/2018	12/4/2018	10/15/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$193,000
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$206,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$106.01
Model Estimate	\$85,800	\$87,800	\$97,000	\$100,400	\$103,900
Total Adj Factors	\$85,800	\$87,800	\$97,000	\$100,400	\$103,900
Adjusted Sale Price		\$154,100	\$170,500	\$167,100	\$188,200
Comparable Estimate	\$170,000 (\$114.71/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-73	125.07-15-20	125.07-15-38	125.06-20-35	125.06-10-16	125.06-17-47
Owner	Szen Keith	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Read, Amanda M	Kishbaugh, Jack P
Address	13 Woodgate Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique Dr	64 Janine 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	60 x 120	71 x 105	65 x 110	64 x 115	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1982 / 0	1983 / 0	1980 / 0	1978 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 420	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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 1
1st Sty Area	936	936	1040	1104	1104	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	420 0	432 0	432 0	455 0	465 0	260 0
SFLA	1356	1368	1472	1559	1569	1300
Att/Det Gar Sqft	336	320	440	286		
Prior Land	\$14,700					
Prior Total	\$112,300					
Comp Land Estimate	\$20,400	\$0	\$20,400	\$20,600	\$19,400	\$16,700
Sale Date		11/5/2020	2/1/2018	7/30/2020	4/12/2019	7/1/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$182,000	\$155,267
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$189,300	\$160,000
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$120.65	\$123.08
Model Estimate	\$78,200	\$0	\$90,800	\$94,400	\$90,500	\$73,900
Total Adj Factors	\$78,200	\$0	\$90,800	\$94,400	\$90,500	\$73,900
Adjusted Sale Price		\$0	\$177,400	\$169,800	\$177,000	\$164,300
Comparable Estimate	\$172,100 (\$126.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-72	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10
Owner	Zelasko, Mark A	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele
Address	17 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 120	47 x 135	63 x 115	75 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 0
1st Sty Area	1088	820	924	1100	888
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	768 0	576 0	506 0	732 0
SFLA	1616	1588	1500	1606	1620
Att/Det Gar Sqft	300	468			320
Prior Land	\$14,700				
Prior Total	\$131,140				
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77
Model Estimate	\$89,100	\$91,300	\$82,900	\$91,800	\$91,100
Total Adj Factors	\$89,100	\$91,300	\$82,900	\$91,800	\$91,100
Adjusted Sale Price		\$174,600	\$157,400	\$170,300	\$166,100
Comparable Estimate	\$162,600 (\$100.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-71	125.06-19-37	125.07-15-66	125.07-15-54	125.06-17-26
Owner	Lyons Gloria M	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Ambellan-Zuppelli, Jill
Address	21 Woodgate Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 120	63 x 115	47 x 135	60 x 130	50 x 110
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1984 / 0	1982 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 576	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	864	924	820	864	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	576 0	768 0	576 0	500 0
SFLA	1440	1500	1588	1440	1400
Att/Det Gar Sqft			468		
Prior Land	\$14,700				
Prior Total	\$115,370				
Comp Land Estimate	\$20,400	\$20,500	\$17,500	\$21,200	\$16,700
Sale Date		8/10/2018	1/23/2020	2/26/2018	10/15/2020
Sale Price		\$139,900	\$175,000	\$100,000	\$165,000
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$165,000
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$117.86
Model Estimate	\$80,200	\$82,900	\$91,300	\$56,100	\$80,400
Total Adj Factors	\$80,200	\$82,900	\$91,300	\$56,100	\$80,400
Adjusted Sale Price		\$148,500	\$165,700	\$135,900	\$164,800
Comparable Estimate	\$153,700 (\$106.74/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-70	125.06-15-11	125.06-16-4	125.10-6-19	125.06-20-35	125.07-15-38
Owner	Pontrello Ronald J & W	Asif, Fnu	Hughes, Daina D	Meisenbrug, Sharon A	Algubani, Ali	Bunn, Sean
Address	25 Woodgate Dr	27 Cherbourg Dr	95 Toulon Dr	71 Cannas Ct	60 Martinique 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	60 x 119	50 x 110	50 x 110	55 x 105	64 x 115	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1969 / 0	1968 / 0	1971 / 0	1978 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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	4	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1380	1735	1464	1468	1104	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	170 400	526 0	288 0	455 0	432 0
SFLA	1992	1905	1990	1756	1559	1472
Att/Det Gar Sqft		320			286	440
Prior Land	\$14,700					
Prior Total	\$149,000					
Comp Land Estimate	\$20,300	\$16,700	\$16,700	\$17,700	\$20,600	\$20,400
Sale Date		7/31/2018	8/3/2020	10/2/2018	7/30/2020	2/1/2018
Sale Price		\$155,000	\$187,020	\$184,900	\$186,000	\$170,000
Time Adj Sale Price		\$168,500	\$187,000	\$197,600	\$186,000	\$190,000
TADJSP/SQFT		\$88.45	\$93.97	\$112.53	\$119.31	\$129.08
Model Estimate	\$104,400	\$93,800	\$103,000	\$95,300	\$94,400	\$90,800
Total Adj Factors	\$104,400	\$93,800	\$103,000	\$95,300	\$94,400	\$90,800
Adjusted Sale Price		\$179,100	\$188,400	\$206,700	\$196,000	\$203,600
Comparable Estimate	\$194,800 (\$97.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-69	125.06-5-7	125.06-6-19	125.06-8-11	125.06-5-24
Owner	Zajac, James M	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam
Address	29 Woodgate Dr	28 Toulon Dr	79 Toulon Dr	52 Denise 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	59 x 138	50 x 110	50 x 110	50 x 110	62 x 133
Building Style	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
Year Built/Eff Yr Built	1980 / 0	1969 / 0	1969 / 0	1968 / 0	1971 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	852	598	766	962	812
2nd Sty Area	625	999	985	806	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0
SFLA	1477	1597	1751	1768	1946
Att/Det Gar Sqft	420	364	308	308	400
Prior Land	\$15,600				
Prior Total	\$121,900				
Comp Land Estimate	\$21,500	\$16,700	\$16,700	\$16,700	\$21,800
Sale Date		8/30/2019	10/10/2018	12/4/2018	10/15/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$193,000
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$206,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$106.01
Model Estimate	\$87,300	\$87,800	\$97,000	\$100,400	\$103,900
Total Adj Factors	\$87,300	\$87,800	\$97,000	\$100,400	\$103,900
Adjusted Sale Price		\$155,600	\$172,000	\$168,600	\$189,700
Comparable Estimate	\$171,500 (\$116.11/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-68	125.07-15-66	125.06-19-37	125.07-15-54	125.06-17-26
Owner	Metzger, Patrick	Connolly, Matthew F	Murphy, Kevin C	Jewell, Domanic	Ambellan-Zuppelli, Jill
Address	33 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	89 Woodgate 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	76 x 135	47 x 135	63 x 115	60 x 130	50 x 110
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 90	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 1	4 Full 1	4 Full 1
1st Sty Area	960	820	924	864	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	768 0	576 0	576 0	500 0
SFLA	1392	1588	1500	1440	1400
Att/Det Gar Sqft		468			
Prior Land	\$17,900				
Prior Total	\$131,970				
Comp Land Estimate	\$24,300	\$17,500	\$20,500	\$21,200	\$16,700
Sale Date		1/23/2020	8/10/2018	2/26/2018	10/15/2020
Sale Price		\$175,000	\$139,900	\$100,000	\$165,000
Time Adj Sale Price		\$176,800	\$151,200	\$111,800	\$165,000
TADJSP/SQFT		\$111.34	\$100.80	\$77.64	\$117.86
Model Estimate	\$98,300	\$91,300	\$82,900	\$56,100	\$80,400
Total Adj Factors	\$98,300	\$91,300	\$82,900	\$56,100	\$80,400
Adjusted Sale Price		\$183,800	\$166,600	\$154,000	\$182,900
Comparable Estimate	\$171,800 (\$123.42/SFLA)				

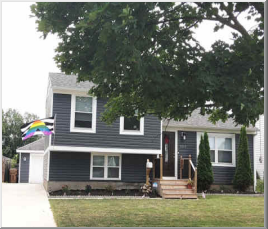
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-67	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10
Owner	Marcynski, Eric W	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele
Address	37 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	68 x 133	47 x 135	63 x 115	75 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 1	4 Full 2	4 Full 0
1st Sty Area	1128	820	924	1100	888
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	768 0	576 0	506 0	732 0
SFLA	1656	1588	1500	1606	1620
Att/Det Gar Sqft		468			320
Prior Land	\$16,600				
Prior Total	\$136,950				
Comp Land Estimate	\$22,800	\$17,500	\$20,500	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77
Model Estimate	\$100,000	\$91,300	\$82,900	\$91,800	\$91,100
Total Adj Factors	\$100,000	\$91,300	\$82,900	\$91,800	\$91,100
Adjusted Sale Price		\$185,500	\$168,300	\$181,200	\$177,000
Comparable Estimate	\$173,500 (\$104.77/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-51	125.06-19-37	125.07-15-66	125.07-15-54	125.06-17-26	125.06-17-20
Owner	Weaver, Elizabeth D	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Ambellan-Zuppelli, Jill	Gilley, John M
Address	40 Woodgate Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate 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	69 x 110	63 x 115	47 x 135	60 x 130	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	1981 / 0	1984 / 0	1982 / 0	1981 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 480	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 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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	768	924	820	864	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	480 0	576 0	768 0	576 0	500 0	506 0
SFLA	1248	1500	1588	1440	1400	1406
Att/Det Gar Sqft	528		468			
Prior Land	\$15,300					
Prior Total	\$116,200					
Comp Land Estimate	\$21,000	\$20,500	\$17,500	\$21,200	\$16,700	\$16,700
Sale Date		8/10/2018	1/23/2020	2/26/2018	10/15/2020	12/6/2019
Sale Price		\$139,900	\$175,000	\$100,000	\$165,000	\$149,900
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$165,000	\$151,900
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$117.86	\$108.04
Model Estimate	\$81,300	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Total Adj Factors	\$81,300	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Adjusted Sale Price		\$149,600	\$166,800	\$137,000	\$165,900	\$154,500
Comparable Estimate	\$154,800 (\$124.04/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-66	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54	125.06-12-10
Owner	Connolly, Matthew F	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic	Vickerd, Michele
Address	41 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr	111 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	47 x 135	47 x 135	63 x 115	75 x 110	60 x 130	50 x 105
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	1982 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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	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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	820	820	924	1100	864	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0	732 0
SFLA	1588	1588	1500	1606	1440	1620
Att/Det Gar Sqft	468	468				320
Prior Land	\$13,400					
Prior Total	\$127,820					
Comp Land Estimate	\$17,500	\$17,500	\$20,500	\$21,900	\$21,200	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64	\$103.77
Model Estimate	\$91,300	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Total Adj Factors	\$91,300	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Adjusted Sale Price		\$176,800	\$159,600	\$172,500	\$147,000	\$168,300
Comparable Estimate	\$164,800 (\$103.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-50	125.06-20-35	125.07-15-38	125.07-15-20	125.06-10-16
Owner	Thoman, Rayne Kristi	Algubani, Ali	Bunn, Sean	Payne, Zachary W	Read, Amanda M
Address	44 Woodgate Dr	60 Martinique Dr	92 Woodgate Dr	16 Thornwood 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	64 x 115	65 x 110	71 x 105	57 x 119
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1978 / 0	1980 / 0	1983 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	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 Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	900	1104	1040	936	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	455 0	432 0	432 0	465 0
SFLA	1512	1559	1472	1368	1569
Att/Det Gar Sqft		286	440	320	
Prior Land	\$14,800				
Prior Total	\$121,000				
Comp Land Estimate	\$20,400	\$20,600	\$20,400	\$0	\$19,400
Sale Date		7/30/2020	2/1/2018	11/5/2020	4/12/2019
Sale Price		\$186,000	\$170,000	\$191,000	\$182,000
Time Adj Sale Price		\$186,000	\$190,000	\$191,000	\$189,300
TADJSP/SQFT		\$119.31	\$129.08	\$139.62	\$120.65
Model Estimate	\$84,900	\$94,400	\$90,800	\$0	\$90,500
Total Adj Factors	\$84,900	\$94,400	\$90,800	\$0	\$90,500
Adjusted Sale Price		\$176,500	\$184,100	\$0	\$183,700
Comparable Estimate	\$180,500 (\$119.38/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-65	125.07-15-66	125.06-19-37	125.07-15-54	125.06-16-28	125.06-12-10
Owner	Cohen Steven P	Connolly, Matthew F	Murphy, Kevin C	Jewell, Domanic	Robinson, John Jr	Vickerd, Michele
Address	45 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	89 Woodgate Dr	4 Cherbourg Dr	111 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 135	47 x 135	63 x 115	60 x 130	75 x 110	50 x 105
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	1982 / 0	1982 / 0	1984 / 0	1981 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	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 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 1	4 Full 1	4 Full 2	4 Full 0
1st Sty Area	1028	820	924	864	1100	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	768 0	576 0	576 0	506 0	732 0
SFLA	1556	1588	1500	1440	1606	1620
Att/Det Gar Sqft		468				320
Prior Land	\$16,100					
Prior Total	\$126,160					
Comp Land Estimate	\$22,300	\$17,500	\$20,500	\$21,200	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	2/26/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$100,000	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$111,800	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$77.64	\$107.72	\$103.77
Model Estimate	\$89,200	\$91,300	\$82,900	\$56,100	\$91,800	\$91,100
Total Adj Factors	\$89,200	\$91,300	\$82,900	\$56,100	\$91,800	\$91,100
Adjusted Sale Price		\$174,700	\$157,500	\$144,900	\$170,400	\$166,200
Comparable Estimate	\$162,700 (\$104.56/SFLA)					

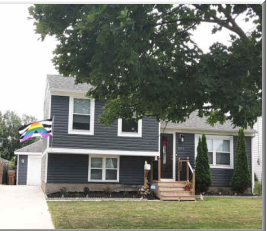


SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-49	125.06-19-37	125.07-15-66	125.07-15-54	125.06-17-26	125.06-17-20
Owner	Majchrowicz, Paul	Murphy, Kevin C	Connolly, Matthew F	Jewell, Domanic	Ambellan-Zuppelli, Jill	Gilley, John M
Address	48 Woodgate Dr	88 Martinique Dr	41 Woodgate Dr	89 Woodgate 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	65 x 110	63 x 115	47 x 135	60 x 130	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	1981 / 0	1984 / 0	1982 / 0	1981 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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 No	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 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	864	924	820	864	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	576 0	768 0	576 0	500 0	506 0
SFLA	1440	1500	1588	1440	1400	1406
Att/Det Gar Sqft			468			
Prior Land	\$14,800					
Prior Total	\$115,370					
Comp Land Estimate	\$20,400	\$20,500	\$17,500	\$21,200	\$16,700	\$16,700
Sale Date		8/10/2018	1/23/2020	2/26/2018	10/15/2020	12/6/2019
Sale Price		\$139,900	\$175,000	\$100,000	\$165,000	\$149,900
Time Adj Sale Price		\$151,200	\$176,800	\$111,800	\$165,000	\$151,900
TADJSP/SQFT		\$100.80	\$111.34	\$77.64	\$117.86	\$108.04
Model Estimate	\$80,200	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Total Adj Factors	\$80,200	\$82,900	\$91,300	\$56,100	\$80,400	\$78,700
Adjusted Sale Price		\$148,500	\$165,700	\$135,900	\$164,800	\$153,400

Comparable Estimate \$153,700 (\$106.74/SFLA)

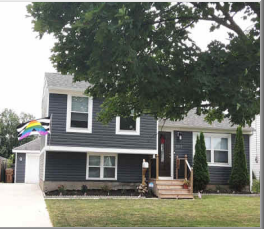


SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-64	125.07-15-38	125.06-20-35	125.07-15-20	125.06-3-10	125.06-10-16
Owner	Fillinger, Scott D	Bunn, Sean	Algubani, Ali	Payne, Zachary W	Giambrone, Stephanie I	Read, Amanda M
Address	49 Woodgate Dr	92 Woodgate Dr	60 Martinique Dr	16 Thornwood Dr	185 Le Havre 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	64 x 134	65 x 110	64 x 115	71 x 105	50 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	1981 / 0	1980 / 0	1978 / 0	1983 / 0	1970 / 0	1969 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 110	C Average 105	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / 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 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	900	1040	1104	936	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	432 0	455 0	432 0	432 0	465 0
SFLA	1512	1472	1559	1368	1548	1569
Att/Det Gar Sqft		440	286	320	280	
Prior Land	\$16,100					
Prior Total	\$134,000					
Comp Land Estimate	\$22,200	\$20,400	\$20,600	\$0	\$16,700	\$19,400
Sale Date		2/1/2018	7/30/2020	11/5/2020	12/11/2019	4/12/2019
Sale Price		\$170,000	\$186,000	\$191,000	\$181,500	\$182,000
Time Adj Sale Price		\$190,000	\$186,000	\$191,000	\$183,900	\$189,300
TADJSP/SQFT		\$129.08	\$119.31	\$139.62	\$118.80	\$120.65
Model Estimate	\$100,900	\$90,800	\$94,400	\$0	\$91,300	\$90,500
Total Adj Factors	\$100,900	\$90,800	\$94,400	\$0	\$91,300	\$90,500
Adjusted Sale Price		\$200,100	\$192,500	\$0	\$193,500	\$199,700
Comparable Estimate	\$196,500 (\$129.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-48	125.07-15-20	125.07-15-38	125.06-3-10	125.06-10-16
Owner	Radt, Keenan D	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I
Address	52 Woodgate Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	71 x 105	65 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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1983 / 0	1980 / 0	1978 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	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	1 / N	1 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	936	936	1040	1104	1116
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	432 0
SFLA	1368	1368	1472	1559	1548
Att/Det Gar Sqft		320	440	286	280
Prior Land	\$14,800				
Prior Total	\$111,900				
Comp Land Estimate	\$20,400	\$0	\$20,400	\$20,600	\$16,700
Sale Date		11/5/2020	2/1/2018	7/30/2020	12/11/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$181,500
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$183,900
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$118.80
Model Estimate	\$78,400	\$0	\$90,800	\$94,400	\$91,300
Total Adj Factors	\$78,400	\$0	\$90,800	\$94,400	\$91,300
Adjusted Sale Price		\$0	\$177,600	\$170,000	\$171,000
Comparable Estimate	\$174,000 (\$127.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-63	125.07-15-66	125.06-19-37	125.07-15-54	125.06-16-28
Owner	Tique, Brandon M	Connolly, Matthew F	Murphy, Kevin C	Jewell, Domanic	Robinson, John Jr
Address	53 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	89 Woodgate 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	64 x 134	47 x 135	63 x 115	60 x 130	75 x 110
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1981 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 1	4 Full 2
1st Sty Area	768	820	924	864	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	576 0	506 0
SFLA	1536	1588	1500	1440	1606
Att/Det Gar Sqft	520	468			
Prior Land	\$16,100				
Prior Total	\$129,480				
Comp Land Estimate	\$22,200	\$17,500	\$20,500	\$21,200	\$21,900
					\$16,700
Sale Date		1/23/2020	8/10/2018	2/26/2018	8/9/2018
Sale Price		\$175,000	\$139,900	\$100,000	\$160,000
Time Adj Sale Price		\$176,800	\$151,200	\$111,800	\$173,000
TADJSP/SQFT		\$111.34	\$100.80	\$77.64	\$107.72
Model Estimate	\$93,100	\$91,300	\$82,900	\$56,100	\$91,800
Total Adj Factors	\$93,100	\$91,300	\$82,900	\$56,100	\$91,800
Adjusted Sale Price		\$178,600	\$161,400	\$148,800	\$174,300
					\$80,400
					\$80,400
					\$177,700
Comparable Estimate	\$168,200 (\$109.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-47	125.07-15-66	125.06-19-37	125.06-16-28	125.06-12-10
Owner	Mclsaac, Edward W	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Vickerd, Michele
Address	56 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	111 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	47 x 135	63 x 115	75 x 110	50 x 105
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 672	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	3 Partial 1	4 Full 2	4 Full 0
1st Sty Area	960	820	924	1100	888
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	672 0	768 0	576 0	506 0	732 0
SFLA	1632	1588	1500	1606	1620
Att/Det Gar Sqft		468			320
Prior Land	\$14,800				
Prior Total	\$127,820				
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$103.77
Model Estimate	\$88,700	\$91,300	\$82,900	\$91,800	\$91,100
Total Adj Factors	\$88,700	\$91,300	\$82,900	\$91,800	\$91,100
Adjusted Sale Price		\$174,200	\$157,000	\$169,900	\$165,700
Comparable Estimate	\$162,200 (\$99.39/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-62	125.07-15-38	125.06-20-35	125.07-15-20	125.06-3-10
Owner	Kozub, Harold G	Bunn, Sean	Algubani, Ali	Payne, Zachary W	Giambrone, Stephanie I
Address	57 Woodgate Dr	92 Woodgate Dr	60 Martinique Dr	16 Thornwood 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	64 x 133	65 x 110	64 x 115	71 x 105	50 x 110
Building Style	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
Year Built/Eff Yr Built	1982 / 0	1980 / 0	1978 / 0	1983 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 110	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 Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	900	1040	1104	936	1116
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	432 0	455 0	432 0	432 0
SFLA	1512	1472	1559	1368	1548
Att/Det Gar Sqft		440	286	320	280
Prior Land	\$16,000				
Prior Total	\$121,000				
Comp Land Estimate	\$22,100	\$20,400	\$20,600	\$0	\$16,700
Sale Date		2/1/2018	7/30/2020	11/5/2020	12/11/2019
Sale Price		\$170,000	\$186,000	\$191,000	\$181,500
Time Adj Sale Price		\$190,000	\$186,000	\$191,000	\$183,900
TADJSP/SQFT		\$129.08	\$119.31	\$139.62	\$118.80
Model Estimate	\$84,200	\$90,800	\$94,400	\$0	\$91,300
Total Adj Factors	\$84,200	\$90,800	\$94,400	\$0	\$91,300
Adjusted Sale Price		\$183,400	\$175,800	\$0	\$176,800
Comparable Estimate	\$179,800 (\$118.92/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-46	125.07-15-66	125.06-19-37	125.06-14-19	125.06-16-28	125.06-12-10
Owner	Winkelman Donald Jr &	Connolly, Matthew F	Murphy, Kevin C	Partridge, Timothy	Robinson, John Jr	Vickerd, Michele
Address	60 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	46 Lille Ln	4 Cherbourg Dr	111 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	47 x 135	63 x 115	50 x 174	75 x 110	50 x 105
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	1981 / 0	1982 / 0	1984 / 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 570	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 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 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	3 Partial 1	4 Full 1	4 Full 2	4 Full 0
1st Sty Area	1056	820	924	1257	1100	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	570 0	768 0	576 0	900 0	506 0	732 0
SFLA	1938	1588	1500	2157	1606	1620
Att/Det Gar Sqft		468				320
Prior Land	\$14,800					
Prior Total	\$144,420					
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$20,300	\$21,900	\$16,300
Sale Date		1/23/2020	8/10/2018	3/22/2018	8/9/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$150,000	\$160,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$166,800	\$173,000	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$77.33	\$107.72	\$103.77
Model Estimate	\$106,100	\$91,300	\$82,900	\$97,200	\$91,800	\$91,100
Total Adj Factors	\$106,100	\$91,300	\$82,900	\$97,200	\$91,800	\$91,100
Adjusted Sale Price		\$191,600	\$174,400	\$175,700	\$187,300	\$183,100
Comparable Estimate	\$182,400 (\$94.12/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-61	125.06-16-14	125.06-16-8	125.06-19-37	125.06-1-2
Owner	Barr, Brittany A	Sutter, Paul D	Smith, Jeffrey A	Murphy, Kevin C	Hilbrecht, Richard M
Address	61 Woodgate Dr	55 Toulon Dr	79 Toulon Dr	88 Martinique Dr	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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	64 x 133	50 x 110	50 x 110	63 x 115	49 x 123
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1969 / 0	1969 / 0	1984 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 182	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 1	3 Partial 1	4 Full 1
1st Sty Area	768	936	936	924	1137
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	182 0	0 0	0 286	576 0	0 0
SFLA	950	936	936	1500	1137
Att/Det Gar Sqft	484				
Prior Land	\$16,000				
Prior Total	\$120,350				
Comp Land Estimate	\$22,100	\$16,700	\$16,700	\$20,500	\$17,300
Sale Date		6/10/2019	12/30/2019	8/10/2018	5/31/2019
Sale Price		\$140,000	\$140,000	\$139,900	\$147,500
Time Adj Sale Price		\$144,700	\$141,900	\$151,200	\$152,900
TADJSP/SQFT		\$154.59	\$151.60	\$100.80	\$134.48
Model Estimate	\$71,800	\$57,500	\$58,200	\$82,900	\$68,900
Total Adj Factors	\$71,800	\$57,500	\$58,200	\$82,900	\$68,900
Adjusted Sale Price		\$159,000	\$155,500	\$140,100	\$155,800
Comparable Estimate	\$153,500 (\$161.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-45	125.07-15-38	125.06-20-35	125.07-15-20	125.06-3-10	125.06-10-16
Owner	Szarafin, Jamie J	Bunn, Sean	Algubani, Ali	Payne, Zachary W	Giambrone, Stephanie I	Read, Amanda M
Address	64 Woodgate Dr	92 Woodgate Dr	60 Martinique Dr	16 Thornwood Dr	185 Le Havre 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	65 x 110	65 x 110	64 x 115	71 x 105	50 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	1981 / 0	1980 / 0	1978 / 0	1983 / 0	1970 / 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 110	C Average 105	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / 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 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	900	1040	1104	936	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	432 0	455 0	432 0	432 0	465 0
SFLA	1512	1472	1559	1368	1548	1569
Att/Det Gar Sqft		440	286	320	280	
Prior Land	\$14,800					
Prior Total	\$124,000					
Comp Land Estimate	\$20,400	\$20,400	\$20,600	\$0	\$16,700	\$19,400
Sale Date		2/1/2018	7/30/2020	11/5/2020	12/11/2019	4/12/2019
Sale Price		\$170,000	\$186,000	\$191,000	\$181,500	\$182,000
Time Adj Sale Price		\$190,000	\$186,000	\$191,000	\$183,900	\$189,300
TADJSP/SQFT		\$129.08	\$119.31	\$139.62	\$118.80	\$120.65
Model Estimate	\$84,900	\$90,800	\$94,400	\$0	\$91,300	\$90,500
Total Adj Factors	\$84,900	\$90,800	\$94,400	\$0	\$91,300	\$90,500
Adjusted Sale Price		\$184,100	\$176,500	\$0	\$177,500	\$183,700

Comparable Estimate \$180,500 (\$119.38/SFLA)



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-60	125.07-15-20	125.07-15-38	125.06-20-35	125.06-3-10	125.06-10-16
Owner	Kiss, Anne M	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I	Read, Amanda M
Address	65 Woodgate Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique Dr	185 Le Havre 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	70 x 133	71 x 105	65 x 110	64 x 115	50 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	1982 / 0	1983 / 0	1980 / 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 432	C Average 110	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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	936	936	1040	1104	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	432 0	465 0
SFLA	1368	1368	1472	1559	1548	1569
Att/Det Gar Sqft	264	320	440	286	280	
Prior Land	\$16,900					
Prior Total	\$113,100					
Comp Land Estimate	\$23,100	\$0	\$20,400	\$20,600	\$16,700	\$19,400
Sale Date		11/5/2020	2/1/2018	7/30/2020	12/11/2019	4/12/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$181,500	\$182,000
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$183,900	\$189,300
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$118.80	\$120.65
Model Estimate	\$86,600	\$0	\$90,800	\$94,400	\$91,300	\$90,500
Total Adj Factors	\$86,600	\$0	\$90,800	\$94,400	\$91,300	\$90,500
Adjusted Sale Price		\$0	\$185,800	\$178,200	\$179,200	\$185,400
Comparable Estimate	\$182,200 (\$133.19/SFLA)					

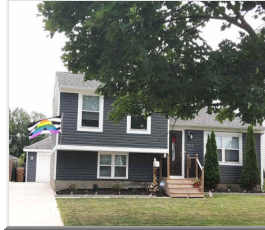


SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-44	125.07-15-66	125.06-19-37	125.07-15-54	125.06-16-28	125.06-17-26
Owner	Zimmerman, Mark	Connolly, Matthew F	Murphy, Kevin C	Jewell, Domanic	Robinson, John Jr	Ambellan-Zuppelli, Jill
Address	68 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	89 Woodgate Dr	4 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	65 x 110	47 x 135	63 x 115	60 x 130	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	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1981 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 768	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 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 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	768	820	924	864	1100	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	576 0	506 0	500 0
SFLA	1536	1588	1500	1440	1606	1400
Att/Det Gar Sqft	600	468				
Prior Land	\$14,800					
Prior Total	\$138,000					
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,200	\$21,900	\$16,700
Sale Date		1/23/2020	8/10/2018	2/26/2018	8/9/2018	10/15/2020
Sale Price		\$175,000	\$139,900	\$100,000	\$160,000	\$165,000
Time Adj Sale Price		\$176,800	\$151,200	\$111,800	\$173,000	\$165,000
TADJSP/SQFT		\$111.34	\$100.80	\$77.64	\$107.72	\$117.86
Model Estimate	\$104,500	\$91,300	\$82,900	\$56,100	\$91,800	\$80,400
Total Adj Factors	\$104,500	\$91,300	\$82,900	\$56,100	\$91,800	\$80,400
Adjusted Sale Price		\$190,000	\$172,800	\$160,200	\$185,700	\$189,100
Comparable Estimate	\$179,600 (\$116.93/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-59	125.06-5-7	125.06-6-19	125.06-8-11	125.06-5-24	125.06-17-7
Owner	Wetherbee Barry J	Kulesz, Tiffany L	Seufert, Heather C	Sabia, Michelle	Pijanowski, Adam	Wielinski, Heather L
Address	69 Woodgate Dr	28 Toulon Dr	79 Toulon Dr	52 Denise Dr	96 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	64 x 133	50 x 110	50 x 110	50 x 110	62 x 133	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	1982 / 0	1969 / 0	1969 / 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 Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	3	5	3
Full/Half Baths	1 / 0	1 / 0	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	4 Full 0
1st Sty Area	884	598	766	962	812	984
2nd Sty Area	611	999	985	806	1134	728
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 191	0 576	0 0	0 300
SFLA	1495	1597	1751	1768	1946	1712
Att/Det Gar Sqft	240	364	308	308	400	286
Prior Land	\$16,000					
Prior Total	\$118,100					
Comp Land Estimate	\$22,100	\$16,700	\$16,700	\$16,700	\$21,800	\$18,100
Sale Date		8/30/2019	10/10/2018	12/4/2018	10/15/2018	7/20/2018
Sale Price		\$152,000	\$170,000	\$172,000	\$193,000	\$164,900
Time Adj Sale Price		\$156,100	\$181,700	\$181,700	\$206,300	\$179,300
TADJSP/SQFT		\$97.75	\$103.77	\$102.77	\$106.01	\$104.73
Model Estimate	\$83,800	\$87,800	\$97,000	\$100,400	\$103,900	\$95,200
Total Adj Factors	\$83,800	\$87,800	\$97,000	\$100,400	\$103,900	\$95,200
Adjusted Sale Price		\$152,100	\$168,500	\$165,100	\$186,200	\$167,900
Comparable Estimate	\$168,000 (\$112.37/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-43	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54
Owner	Manson, Steven J Jr	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic
Address	72 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	47 x 135	63 x 115	75 x 110	60 x 130
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 528	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	1056	820	924	1100	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	768 0	576 0	506 0	576 0
SFLA	1584	1588	1500	1606	1440
Att/Det Gar Sqft		468			
Prior Land	\$14,800				
Prior Total	\$140,270				
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64
Model Estimate	\$105,800	\$91,300	\$82,900	\$91,800	\$56,100
Total Adj Factors	\$105,800	\$91,300	\$82,900	\$91,800	\$56,100
Adjusted Sale Price		\$191,300	\$174,100	\$187,000	\$161,500
Comparable Estimate	\$179,300 (\$113.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-58	125.07-15-38	125.07-15-20	125.06-3-10	125.06-10-16
Owner	Michalowski Karl Jr	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I	Read, Amanda M
Address	73 Woodgate Dr	92 Woodgate Dr	60 Martinique Dr	185 Le Havre 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	64 x 132	65 x 110	64 x 115	50 x 110	57 x 119
Building Style	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
Year Built/Eff Yr Built	1982 / 0	1980 / 0	1978 / 0	1983 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	900	1040	1104	936	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	432 0	455 0	432 0	465 0
SFLA	1512	1472	1559	1368	1569
Att/Det Gar Sqft		440	286	320	280
Prior Land	\$16,000				
Prior Total	\$121,000				
Comp Land Estimate	\$22,100	\$20,400	\$20,600	\$0	\$16,700
Sale Date		2/1/2018	7/30/2020	11/5/2020	12/11/2019
Sale Price		\$170,000	\$186,000	\$191,000	\$181,500
Time Adj Sale Price		\$190,000	\$186,000	\$191,000	\$183,900
TADJSP/SQFT		\$129.08	\$119.31	\$139.62	\$118.80
Model Estimate	\$84,200	\$90,800	\$94,400	\$0	\$91,300
Total Adj Factors	\$84,200	\$90,800	\$94,400	\$0	\$91,300
Adjusted Sale Price		\$183,400	\$175,800	\$0	\$176,800
Comparable Estimate	\$179,800 (\$118.92/SFLA)				

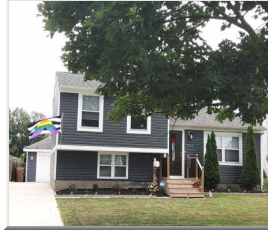


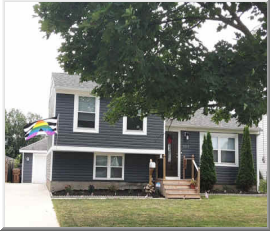
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-42	125.07-15-20	125.07-15-38	125.06-20-35	125.06-3-10	125.06-17-47
Owner	Alessi, Sheryl A	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I	Kishbaugh, Jack P
Address	76 Woodgate Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique Dr	185 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	65 x 111	71 x 105	65 x 110	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	1982 / 0	1983 / 0	1980 / 0	1978 / 0	1970 / 0	1970 / 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 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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 / 0	1 / 0	2 / 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	3 Partial 1
1st Sty Area	936	936	1040	1104	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	432 0	260 0
SFLA	1368	1368	1472	1559	1548	1300
Att/Det Gar Sqft		320	440	286	280	
Prior Land	\$14,800					
Prior Total	\$110,000					
Comp Land Estimate	\$20,400	\$0	\$20,400	\$20,600	\$16,700	\$16,700
Sale Date		11/5/2020	2/1/2018	7/30/2020	12/11/2019	7/1/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$181,500	\$155,267
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$183,900	\$160,000
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$118.80	\$123.08
Model Estimate	\$77,900	\$0	\$90,800	\$94,400	\$91,300	\$73,900
Total Adj Factors	\$77,900	\$0	\$90,800	\$94,400	\$91,300	\$73,900
Adjusted Sale Price		\$0	\$177,100	\$169,500	\$170,500	\$164,000
Comparable Estimate	\$170,300 (\$124.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-57	125.07-15-66	125.06-19-37	125.07-15-54	125.06-16-28
Owner	Lapatra Donna M	Connolly, Matthew F	Murphy, Kevin C	Jewell, Domanic	Robinson, John Jr
Address	77 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	89 Woodgate 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	64 x 131	47 x 135	63 x 115	60 x 130	75 x 110
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1981 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 1	4 Full 1
1st Sty Area	768	820	924	864	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	576 0	506 0
SFLA	1536	1588	1500	1440	1606
Att/Det Gar Sqft		468			
Prior Land	\$15,800				
Prior Total	\$120,350				
Comp Land Estimate	\$22,000	\$17,500	\$20,500	\$21,200	\$21,900
Sale Date		1/23/2020	8/10/2018	2/26/2018	8/9/2018
Sale Price		\$175,000	\$139,900	\$100,000	\$160,000
Time Adj Sale Price		\$176,800	\$151,200	\$111,800	\$173,000
TADJSP/SQFT		\$111.34	\$100.80	\$77.64	\$107.72
Model Estimate	\$82,100	\$91,300	\$82,900	\$56,100	\$91,800
Total Adj Factors	\$82,100	\$91,300	\$82,900	\$56,100	\$91,800
Adjusted Sale Price		\$167,600	\$150,400	\$137,800	\$163,300
Comparable Estimate	\$157,200 (\$102.34/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-41	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54	125.06-12-10
Owner	Bontempi, Mark E Jr	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic	Vickerd, Michele
Address	80 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr	111 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 111	47 x 135	63 x 115	75 x 110	60 x 130	50 x 105
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	1982 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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 No	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	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	3 Partial 1	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	820	820	924	1100	864	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0	732 0
SFLA	1588	1588	1500	1606	1440	1620
Att/Det Gar Sqft		468				320
Prior Land	\$14,800					
Prior Total	\$143,590					
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$21,200	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64	\$103.77
Model Estimate	\$110,000	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Total Adj Factors	\$110,000	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Adjusted Sale Price		\$195,500	\$178,300	\$191,200	\$165,700	\$187,000
Comparable Estimate	\$183,500 (\$115.55/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-56	125.07-15-38	125.07-15-20	125.06-3-10	125.06-10-16
Owner	Siegel, Louis	Bunn, Sean	Algubani, Ali	Giambrone, Stephanie I	Read, Amanda M
Address	81 Woodgate Dr	92 Woodgate Dr	60 Martinique Dr	185 Le Havre 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 131	65 x 110	64 x 115	50 x 110	57 x 119
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1980 / 0	1978 / 0	1983 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	900	1040	1104	936	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 300	432 0	455 0	432 0	465 0
SFLA	1512	1472	1559	1368	1569
Att/Det Gar Sqft		440	286	320	280
Prior Land	\$15,300				
Prior Total	\$121,900				
Comp Land Estimate	\$21,300	\$20,400	\$20,600	\$0	\$16,700
Sale Date		2/1/2018	7/30/2020	11/5/2020	12/11/2019
Sale Price		\$170,000	\$186,000	\$191,000	\$181,500
Time Adj Sale Price		\$190,000	\$186,000	\$191,000	\$183,900
TADJSP/SQFT		\$129.08	\$119.31	\$139.62	\$118.80
Model Estimate	\$98,100	\$90,800	\$94,400	\$0	\$91,300
Total Adj Factors	\$98,100	\$90,800	\$94,400	\$0	\$91,300
Adjusted Sale Price		\$197,300	\$189,700	\$0	\$190,700
Comparable Estimate	\$193,700 (\$128.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-40	125.07-15-20	125.07-15-38	125.06-3-10	125.06-17-47
Owner	Tsenkov Georgi	Payne, Zachary W	Bunn, Sean	Algubani, Ali	Kishbaugh, Jack P
Address	84 Woodgate Dr	16 Thornwood Dr	92 Woodgate Dr	60 Martinique 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	71 x 105	65 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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1982 / 0	1983 / 0	1980 / 0	1978 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 110	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 1
1st Sty Area	936	936	1040	1104	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	260 0
SFLA	1368	1368	1472	1559	1300
Att/Det Gar Sqft	408	320	440	286	280
Prior Land	\$14,800				
Prior Total	\$116,000				
Comp Land Estimate	\$20,400	\$0	\$20,400	\$20,600	\$16,700
Sale Date		11/5/2020	2/1/2018	7/30/2020	12/11/2019
Sale Price		\$191,000	\$170,000	\$186,000	\$181,500
Time Adj Sale Price		\$191,000	\$190,000	\$186,000	\$183,900
TADJSP/SQFT		\$139.62	\$129.08	\$119.31	\$118.80
Model Estimate	\$83,000	\$0	\$90,800	\$94,400	\$91,300
Total Adj Factors	\$83,000	\$0	\$90,800	\$94,400	\$91,300
Adjusted Sale Price		\$0	\$182,200	\$174,600	\$175,600
Comparable Estimate	\$175,400 (\$128.22/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-55	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54	125.06-12-10
Owner	Schmir, Alexander W	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic	Vickerd, Michele
Address	85 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr	111 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 131	47 x 135	63 x 115	75 x 110	60 x 130	50 x 105
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	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 768	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 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	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 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	3 Partial 1	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	1056	820	924	1100	864	888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0	732 0
SFLA	1824	1588	1500	1606	1440	1620
Att/Det Gar Sqft		468				320
Prior Land	\$15,300					
Prior Total	\$139,440					
Comp Land Estimate	\$21,300	\$17,500	\$20,500	\$21,900	\$21,200	\$16,300
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018	5/1/2020
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000	\$167,500
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800	\$168,100
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64	\$103.77
Model Estimate	\$102,800	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Total Adj Factors	\$102,800	\$91,300	\$82,900	\$91,800	\$56,100	\$91,100
Adjusted Sale Price		\$188,300	\$171,100	\$184,000	\$158,500	\$179,800
Comparable Estimate	\$176,300 (\$96.66/SFLA)					

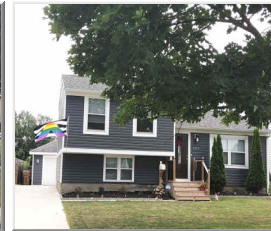
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-39	125.07-15-66	125.06-19-37	125.06-16-28	125.07-15-54
Owner	Verano, Judith A	Connolly, Matthew F	Murphy, Kevin C	Robinson, John Jr	Jewell, Domanic
Address	88 Woodgate Dr	41 Woodgate Dr	88 Martinique Dr	4 Cherbourg Dr	89 Woodgate Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	65 x 110	47 x 135	63 x 115	75 x 110	60 x 130
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1982 / 0	1984 / 0	1968 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 768	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	1056	820	924	1100	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	768 0	576 0	506 0	576 0
SFLA	1824	1588	1500	1606	1440
Att/Det Gar Sqft		468			
Prior Land	\$14,800				
Prior Total	\$141,100				
Comp Land Estimate	\$20,400	\$17,500	\$20,500	\$21,900	\$21,200
Sale Date		1/23/2020	8/10/2018	8/9/2018	2/26/2018
Sale Price		\$175,000	\$139,900	\$160,000	\$100,000
Time Adj Sale Price		\$176,800	\$151,200	\$173,000	\$111,800
TADJSP/SQFT		\$111.34	\$100.80	\$107.72	\$77.64
Model Estimate	\$104,900	\$91,300	\$82,900	\$91,800	\$56,100
Total Adj Factors	\$104,900	\$91,300	\$82,900	\$91,800	\$56,100
Adjusted Sale Price		\$190,400	\$173,200	\$186,100	\$160,600
Comparable Estimate	\$178,400 (\$97.81/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-54	125.07-15-54	125.06-19-37	125.07-15-66	125.06-17-26	125.06-17-20
Owner	Jewell, Domanic	Jewell, Domanic	Murphy, Kevin C	Connolly, Matthew F	Ambellan-Zuppelli, Jill	Gilley, John M
Address	89 Woodgate Dr	89 Woodgate Dr	88 Martinique Dr	41 Woodgate 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 130	60 x 130	63 x 115	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1984 / 0	1982 / 0	1969 / 0	1970 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 576	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 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	3 Partial 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	864	864	924	820	900	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	576 0	576 0	768 0	500 0	506 0
SFLA	1440	1440	1500	1588	1400	1406
Att/Det Gar Sqft				468		
Prior Land	\$15,300					
Prior Total	\$116,200					
Comp Land Estimate	\$21,200	\$21,200	\$20,500	\$17,500	\$16,700	\$16,700
Sale Date		2/26/2018	8/10/2018	1/23/2020	10/15/2020	12/6/2019
Sale Price		\$100,000	\$139,900	\$175,000	\$165,000	\$149,900
Time Adj Sale Price		\$111,800	\$151,200	\$176,800	\$165,000	\$151,900
TADJSP/SQFT		\$77.64	\$100.80	\$111.34	\$117.86	\$108.04
Model Estimate	\$57,500	\$56,100	\$82,900	\$91,300	\$80,400	\$78,700
Total Adj Factors	\$57,500	\$56,100	\$82,900	\$91,300	\$80,400	\$78,700
Adjusted Sale Price		\$113,200	\$125,800	\$143,000	\$142,100	\$130,700
Comparable Estimate	\$131,000 (\$90.97/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-15-38	125.07-15-38	125.07-15-20	125.06-20-35	125.06-3-10	125.06-10-16
Owner	Bunn, Sean	Bunn, Sean	Payne, Zachary W	Algubani, Ali	Giambrone, Stephanie I	Read, Amanda M
Address	92 Woodgate Dr	92 Woodgate Dr	16 Thornwood Dr	60 Martinique Dr	185 Le Havre 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	65 x 110	65 x 110	71 x 105	64 x 115	50 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	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 432	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / 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	3	3	3	4	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	1040	1040	936	1104	1116	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	432 0	455 0	432 0	465 0
SFLA	1472	1472	1368	1559	1548	1569
Att/Det Gar Sqft	440	440	320	286	280	
Prior Land	\$14,800					
Prior Total	\$126,000					
Comp Land Estimate	\$20,400	\$20,400	\$0	\$20,600	\$16,700	\$19,400
Sale Date		2/1/2018	11/5/2020	7/30/2020	12/11/2019	4/12/2019
Sale Price		\$170,000	\$191,000	\$186,000	\$181,500	\$182,000
Time Adj Sale Price		\$190,000	\$191,000	\$186,000	\$183,900	\$189,300
TADJSP/SQFT		\$129.08	\$139.62	\$119.31	\$118.80	\$120.65
Model Estimate	\$90,800	\$90,800	\$0	\$94,400	\$91,300	\$90,500
Total Adj Factors	\$90,800	\$90,800	\$0	\$94,400	\$91,300	\$90,500
Adjusted Sale Price		\$190,000	\$0	\$182,400	\$183,400	\$189,600
Comparable Estimate	\$186,400 (\$126.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.07-15-52	125.07-15-38	125.07-15-20	125.06-3-10	125.06-10-16
Owner	Eliminowski, Kenneth	Bunn, Sean	Algubani, Ali	Payne, Zachary W	Giambrone, Stephanie I
Address	93 Woodgate Dr	92 Woodgate Dr	60 Martinique Dr	16 Thornwood 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
Neighborhood	125	125	125	125	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	106 x 90	65 x 110	64 x 115	71 x 105	50 x 110
Building Style	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
Year Built/Eff Yr Built	1981 / 0	1980 / 0	1978 / 0	1983 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 110	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
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	900	1040	1104	936	1116
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	432 0	455 0	432 0	432 0
SFLA	1512	1472	1559	1368	1548
Att/Det Gar Sqft		440	286	320	280
Prior Land	\$18,100				
Prior Total	\$124,000				
Comp Land Estimate	\$23,800	\$20,400	\$20,600	\$0	\$16,700
Sale Date		2/1/2018	7/30/2020	11/5/2020	12/11/2019
Sale Price		\$170,000	\$186,000	\$191,000	\$181,500
Time Adj Sale Price		\$190,000	\$186,000	\$191,000	\$183,900
TADJSP/SQFT		\$129.08	\$119.31	\$139.62	\$118.80
Model Estimate	\$87,200	\$90,800	\$94,400	\$0	\$91,300
Total Adj Factors	\$87,200	\$90,800	\$94,400	\$0	\$91,300
Adjusted Sale Price		\$186,400	\$178,800	\$0	\$179,800
Comparable Estimate	\$182,800 (\$120.9/SFLA)				