










Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-13-8	125.11-13-32	125.11-13-29	125.09-18-23	125.09-16-23
Owner	Twardowski James R &	Oak, Andrew S	Cartwright, Zachary R	Gozdalski, Nicole	Vickerd, Karen
Address	67 Steven Dr	29 John Brian Ln	41 John Brian Ln	90 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 103	50 x 160
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	1966 / 0	1965 / 0	1966 / 0	1965 / 0	1966 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average 370	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1004	1004	1004	936	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	370 0	800 0	0 0	375 0	450 0
SFLA	1374	1804	1004	1311	1307
Att/Det Gar Sqft	336	350	440		
Prior Land	\$11,800				
Prior Total	\$114,000				
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$16,100	\$19,800
Sale Date		11/1/2019	7/6/2018	7/9/2020	4/28/2020
Sale Price		\$124,000	\$147,000	\$170,000	\$140,000
Time Adj Sale Price		\$126,100	\$159,800	\$170,000	\$140,700
TADJSP/SQFT		\$69.90	\$159.16	\$129.67	\$107.65
Total Adj Factors	\$79,100	\$72,800	\$81,900	\$93,200	\$77,300
Adjusted Sale Price		\$132,400	\$157,000	\$155,900	\$142,500
Comparable Estimate	\$148,300	(\$107.93/SFLA)			

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-13-9	125.11-13-32	125.09-18-10	125.11-13-29	125.09-18-23
Owner	Mckinney Paul & Cheryl	Oak, Andrew S	Koelmeier, Samantha	Cartwright, Zachary R	Gozdalski, Nicole
Address	71 Steven Dr	29 John Brian Ln	38 Yvette Dr	41 John Brian Ln	90 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 102	50 x 115	50 x 160
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	1966 / 0	1965 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 490	C Average 90	C Average 90	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1004	1004	1007	1004	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	490 0	800 0	450 0	0 0	375 0
SFLA	1494	1804	1457	1004	1311
Att/Det Gar Sqft		350		440	
Prior Land	\$11,800				
Prior Total	\$113,100				
Comp Land Estimate	\$17,100	\$17,100	\$16,000	\$17,100	\$16,100
Sale Date		11/1/2019	4/11/2020	7/6/2018	7/9/2020
Sale Price		\$124,000	\$132,000	\$147,000	\$170,000
Time Adj Sale Price		\$126,100	\$132,700	\$159,800	\$170,000
TADJSP/SQFT		\$69.90	\$91.08	\$159.16	\$129.67
Total Adj Factors	\$85,700	\$72,800	\$72,800	\$81,900	\$93,200
Adjusted Sale Price		\$139,900	\$145,600	\$163,600	\$162,500
Comparable Estimate	\$152,000 (\$101.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-11-41	125.11-13-32	125.09-18-10	125.11-13-29	125.09-18-23
Owner	Stau, Hans J	Oak, Andrew S	Koelmeier, Samantha	Cartwright, Zachary R	Gozdalski, Nicole
Address	74 Steven Dr	29 John Brian Ln	38 Yvette Dr	41 John Brian Ln	90 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 102	50 x 115	50 x 160
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	1966 / 0	1965 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average 490	C Average 90	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1032	1004	1007	1004	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	490 252	800 0	450 0	0 0	375 0
SFLA	1522	1804	1457	1004	1311
Att/Det Gar Sqft	340	350		440	
Prior Land	\$11,800				
Prior Total	\$94,860				
Comp Land Estimate	\$17,100	\$17,100	\$16,000	\$17,100	\$16,100
Sale Date		11/1/2019	4/11/2020	7/6/2018	7/9/2020
Sale Price		\$124,000	\$132,000	\$147,000	\$170,000
Time Adj Sale Price		\$126,100	\$132,700	\$159,800	\$170,000
TADJSP/SQFT		\$69.90	\$91.08	\$159.16	\$129.67
Total Adj Factors	\$87,500	\$72,800	\$72,800	\$81,900	\$93,200
Adjusted Sale Price		\$140,800	\$147,400	\$165,400	\$164,300
Comparable Estimate	\$153,800 (\$101.05/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	125.11-13-10	125.11-13-16	125.11-14-15	125.10-8-4	125.10-15-4	125.09-10-38
Owner	Roberts, Raymond J	Dibble, John	Labenski, Courtnie C	Prentiss, Elaine	Calton-Peters, Toni Lee	Jackson, Donna J
Address	75 Steven Dr	99 Steven Dr	56 John Brian Ln	12 Randy Way	661 French Rd	134 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 123	100 x 302	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1964 / 0	1965 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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 / 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	1116	1116	1008	1161	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 264	0 400	0 192
SFLA	1116	1116	1008	1161	1188	1160
Att/Det Gar Sqft	273	308	420	330	484	294
Prior Land	\$11,800					
Prior Total	\$103,100					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$17,600	\$33,800	\$17,500
Sale Date		2/27/2020	9/17/2020	9/17/2018	8/21/2019	7/21/2020
Sale Price		\$155,000	\$171,000	\$140,000	\$149,000	\$160,000
Time Adj Sale Price		\$156,300	\$171,000	\$150,500	\$153,000	\$160,000
TADJSP/SQFT		\$140.05	\$169.64	\$129.63	\$128.79	\$137.93
Total Adj Factors	\$75,300	\$80,500	\$71,800	\$79,500	\$80,700	\$83,300
Adjusted Sale Price		\$151,100	\$174,500	\$146,300	\$147,600	\$152,000
Comparable Estimate	\$154,300 (\$138.26/SFLA)					











	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-11-40	125.10-11-3	125.11-13-16	125.11-14-15	125.10-15-4	125.10-8-4
Owner	Davidson, Christina M	Miller, Douglas L II	Dibble, John	Labenski, Courtnie C	Calton-Peters, Toni Lee	Prentiss, Elaine
Address	78 Steven Dr	6 Grand Prix Dr	99 Steven Dr	56 John Brian Ln	661 French Rd	12 Randy Way
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	75 x 118	50 x 115	50 x 115	100 x 302	50 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1964 / 0	1960 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	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 / 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	1444	1480	1116	1008	1188	1161
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 400	0 264
SFLA	1444	1480	1116	1008	1188	1161
Att/Det Gar Sqft	280	336	308	420	484	330
Prior Land	\$11,800					
Prior Total	\$123,000					
Comp Land Estimate	\$17,100	\$22,600	\$17,100	\$17,100	\$33,800	\$17,600
Sale Date		4/18/2019	2/27/2020	9/17/2020	8/21/2019	9/17/2018
Sale Price		\$158,500	\$155,000	\$171,000	\$149,000	\$140,000
Time Adj Sale Price		\$164,900	\$156,300	\$171,000	\$153,000	\$150,500
TADJSP/SQFT		\$111.42	\$140.05	\$169.64	\$128.79	\$129.63
Total Adj Factors	\$93,100	\$101,800	\$80,500	\$71,800	\$80,700	\$79,500
Adjusted Sale Price		\$156,200	\$168,900	\$192,300	\$165,400	\$164,100
Comparable Estimate	\$169,400	(\$117.31/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	125.11-13-11	125.11-13-29	125.11-13-32	125.09-18-23	125.09-16-23	125.09-18-24
Owner	Cirocco, Ronald J	Cartwright, Zachary R	Oak, Andrew S	Gozdalski, Nicole	Vickerd, Karen	Todoro, Joseph A
Address	79 Steven Dr	41 John Brian Ln	29 John Brian Ln	90 Yvette Dr	33 Yvette Dr	94 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 103	50 x 160	50 x 103
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	1966 / 0	1966 / 0	1965 / 0	1965 / 0	1966 / 0	1967 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1004	1004	1004	936	982	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	800 0	375 0	325 0	450 0
SFLA	1004	1004	1804	1311	1307	1386
Att/Det Gar Sqft	350	440	350			
Prior Land	\$11,800					
Prior Total	\$92,000					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$16,100	\$19,800	\$16,100
Sale Date		7/6/2018	11/1/2019	7/9/2020	4/28/2020	12/20/2019
Sale Price		\$147,000	\$124,000	\$170,000	\$140,000	\$155,000
Time Adj Sale Price		\$159,800	\$126,100	\$170,000	\$140,700	\$157,100
TADJSP/SQFT		\$159.16	\$69.90	\$129.67	\$107.65	\$113.35
Total Adj Factors	\$62,300	\$81,900	\$72,800	\$93,200	\$77,300	\$82,600
Adjusted Sale Price		\$140,200	\$115,600	\$139,100	\$125,700	\$136,800
Comparable Estimate	\$131,500 (\$130.98/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	125.11-11-39	125.11-13-29	125.11-13-32	125.09-18-23	125.09-16-23	125.09-18-24
Owner	Guido, Anne L	Cartwright, Zachary R	Oak, Andrew S	Gozdalski, Nicole	Vickerd, Karen	Todoro, Joseph A
Address	82 Steven Dr	41 John Brian Ln	29 John Brian Ln	90 Yvette Dr	33 Yvette Dr	94 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 103	50 x 160	50 x 103
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	1966 / 0	1966 / 0	1965 / 0	1965 / 0	1966 / 0	1967 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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	1 / 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	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1032	1004	1004	936	982	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	800 0	375 0	325 0	450 0
SFLA	1032	1004	1804	1311	1307	1386
Att/Det Gar Sqft		484	440	350		
Prior Land	\$11,800					
Prior Total	\$90,300					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$16,100	\$19,800	\$16,100
Sale Date		7/6/2018	11/1/2019	7/9/2020	4/28/2020	12/20/2019
Sale Price		\$147,000	\$124,000	\$170,000	\$140,000	\$155,000
Time Adj Sale Price		\$159,800	\$126,100	\$170,000	\$140,700	\$157,100
TADJSP/SQFT		\$159.16	\$69.90	\$129.67	\$107.65	\$113.35
Total Adj Factors	\$68,100	\$81,900	\$72,800	\$93,200	\$77,300	\$82,600
Adjusted Sale Price		\$146,000	\$121,400	\$144,900	\$131,500	\$142,600
Comparable Estimate	\$137,300 (\$133.04/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-13-12	125.11-13-16	125.11-14-15	125.10-8-4	125.10-15-4	125.09-10-38
Owner	Klawitter Frank R	Dibble, John	Labenski, Courtnie C	Prentiss, Elaine	Calton-Peters, Toni Lee	Jackson, Donna J
Address	83 Steven Dr	99 Steven Dr	56 John Brian Ln	12 Randy Way	661 French Rd	134 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 123	100 x 302	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1964 / 0	1965 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1116	1116	1008	1161	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 264	0 400	0 192
SFLA	1116	1116	1008	1161	1188	1160
Att/Det Gar Sqft	440	308	420	330	484	294
Prior Land	\$11,800					
Prior Total	\$103,100					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$17,600	\$33,800	\$17,500
Sale Date		2/27/2020	9/17/2020	9/17/2018	8/21/2019	7/21/2020
Sale Price		\$155,000	\$171,000	\$140,000	\$149,000	\$160,000
Time Adj Sale Price		\$156,300	\$171,000	\$150,500	\$153,000	\$160,000
TADJSP/SQFT		\$140.05	\$169.64	\$129.63	\$128.79	\$137.93
Total Adj Factors	\$74,900	\$80,500	\$71,800	\$79,500	\$80,700	\$83,300
Adjusted Sale Price		\$150,700	\$174,100	\$145,900	\$147,200	\$151,600
Comparable Estimate	\$153,900	(\$137.9/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	125.11-11-38	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24	125.11-10-13
Owner	Sheldon, Christopher A	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A	Maulucci, Mark J
Address	86 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr	85 Rondelay Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 125	75 x 115	50 x 115	50 x 120	53 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1	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	624	624	842	468	746	716
2nd Sty Area	650	676	676	1026	596	700
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 120	0 0	0 420	0 672
SFLA	1274	1300	1518	1494	1502	1416
Att/Det Gar Sqft	220	276	504	520	578	396
Prior Land	\$11,800					
Prior Total	\$127,820					
Comp Land Estimate	\$17,100	\$17,700	\$22,300	\$17,100	\$17,400	\$18,700
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019	12/21/2018
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000	\$171,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400	\$180,700
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14	\$127.61
Total Adj Factors	\$82,700	\$74,500	\$90,200	\$111,700	\$78,600	\$98,700
Adjusted Sale Price		\$180,100	\$179,800	\$200,900	\$148,500	\$164,700
Comparable Estimate	\$174,800	(\$137.21/SFLA)				









	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-13-13	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24	125.11-10-13
Owner	Schaaf, Richard E III	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A	Maulucci, Mark J
Address	87 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr	85 Rondelay Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 125	75 x 115	50 x 115	50 x 120	53 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	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	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	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	624	624	842	468	746	716
2nd Sty Area	642	676	676	1026	596	700
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 120	0 0	0 420	0 672
SFLA	1266	1300	1518	1494	1502	1416
Att/Det Gar Sqft	330	276	504	520	578	396
Prior Land	\$11,800					
Prior Total	\$124,500					
Comp Land Estimate	\$17,100	\$17,700	\$22,300	\$17,100	\$17,400	\$18,700
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019	12/21/2018
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000	\$171,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400	\$180,700
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14	\$127.61
Total Adj Factors	\$75,600	\$74,500	\$90,200	\$111,700	\$78,600	\$98,700
Adjusted Sale Price		\$173,000	\$172,700	\$193,800	\$141,400	\$157,600
Comparable Estimate	\$167,700 (\$132.46/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-11-37	125.11-13-16	125.11-14-15	125.10-8-4	125.10-15-4	125.09-10-38
Owner	Abdoo, Richard	Dibble, John	Labenski, Courtnie C	Prentiss, Elaine	Calton-Peters, Toni Lee	Jackson, Donna J
Address	90 Steven Dr	99 Steven Dr	56 John Brian Ln	12 Randy Way	661 French Rd	134 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 123	100 x 302	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1964 / 0	1965 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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 / 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	1116	1116	1008	1161	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 264	0 400	0 192
SFLA	1116	1116	1008	1161	1188	1160
Att/Det Gar Sqft	322	308	420	330	484	294
Prior Land	\$11,800					
Prior Total	\$107,000					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$17,600	\$33,800	\$17,500
Sale Date		2/27/2020	9/17/2020	9/17/2018	8/21/2019	7/21/2020
Sale Price		\$155,000	\$171,000	\$140,000	\$149,000	\$160,000
Time Adj Sale Price		\$156,300	\$171,000	\$150,500	\$153,000	\$160,000
TADJSP/SQFT		\$140.05	\$169.64	\$129.63	\$128.79	\$137.93
Total Adj Factors	\$76,000	\$80,500	\$71,800	\$79,500	\$80,700	\$83,300
Adjusted Sale Price		\$151,800	\$175,200	\$147,000	\$148,300	\$152,700
Comparable Estimate	\$155,000	(\$138.89/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-13-14	125.11-13-29	125.11-13-32	125.09-18-23	125.09-16-23
Owner	Perry, Mary Ann	Cartwright, Zachary R	Oak, Andrew S	Gozdalski, Nicole	Vickerd, Karen
Address	91 Steven Dr	41 John Brian Ln	29 John Brian Ln	90 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 103	50 x 160
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	1966 / 0	1966 / 0	1965 / 0	1965 / 0	1966 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	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
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	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1004	1004	1004	936	982
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	800 0	375 0	325 0
SFLA	1004	1004	1804	1311	1307
Att/Det Gar Sqft	264	440	350		
Prior Land	\$11,800				
Prior Total	\$91,000				
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$16,100	\$19,800
Sale Date		7/6/2018	11/1/2019	7/9/2020	4/28/2020
Sale Price		\$147,000	\$124,000	\$170,000	\$140,000
Time Adj Sale Price		\$159,800	\$126,100	\$170,000	\$140,700
TADJSP/SQFT		\$159.16	\$69.90	\$129.67	\$107.65
Total Adj Factors	\$61,200	\$81,900	\$72,800	\$93,200	\$77,300
Adjusted Sale Price		\$139,100	\$114,500	\$138,000	\$124,600
Comparable Estimate	\$130,400 (\$129.88/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-11-36	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24
Owner	Steiner, Amanda L	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A
Address	94 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 125	75 x 115	50 x 115	50 x 120
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	1967 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	624	624	842	468	746
2nd Sty Area	650	676	676	1026	596
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420
SFLA	1274	1300	1518	1494	1502
Att/Det Gar Sqft	220	276	504	520	578
Prior Land	\$11,800				
Prior Total	\$120,000				
Comp Land Estimate	\$17,100	\$17,700	\$22,300	\$17,100	\$17,400
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14
Total Adj Factors	\$85,200	\$74,500	\$90,200	\$111,700	\$78,600
Adjusted Sale Price		\$182,600	\$182,300	\$203,400	\$151,000
Comparable Estimate	\$177,300 (\$139.17/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	125.11-13-15	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24	125.11-10-13
Owner	Brandl, Sandra M	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A	Maulucci, Mark J
Address	95 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr	85 Rondelay Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 125	75 x 115	50 x 115	50 x 120	53 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	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	624	624	842	468	746	716
2nd Sty Area	650	676	676	1026	596	700
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420	0 672
SFLA	1274	1300	1518	1494	1502	1416
Att/Det Gar Sqft	336	276	504	520	578	396
Prior Land	\$11,800					
Prior Total	\$121,000					
Comp Land Estimate	\$17,100	\$17,700	\$22,300	\$17,100	\$17,400	\$18,700
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019	12/21/2018
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000	\$171,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400	\$180,700
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14	\$127.61
Total Adj Factors	\$72,700	\$74,500	\$90,200	\$111,700	\$78,600	\$98,700
Adjusted Sale Price		\$170,100	\$169,800	\$190,900	\$138,500	\$154,700
Comparable Estimate	\$164,800	(\$129.36/SFLA)				

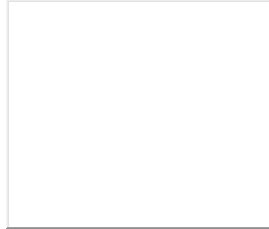







	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-11-35	125.11-13-16	125.10-11-3	125.11-14-15	125.10-15-4	125.10-8-4
Owner	Maurer, Peter F	Dibble, John	Miller, Douglas L II	Labenski, Courtnie C	Calton-Peters, Toni Lee	Prentiss, Elaine
Address	98 Steven Dr	99 Steven Dr	6 Grand Prix Dr	56 John Brian Ln	661 French Rd	12 Randy Way
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	75 x 118	50 x 115	100 x 302	50 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1967 / 0	1964 / 0	1960 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	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	1424	1116	1480	1008	1188	1161
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 400	0 264
SFLA	1424	1116	1480	1008	1188	1161
Att/Det Gar Sqft	364	308	336	420	484	330
Prior Land	\$11,700					
Prior Total	\$127,200					
Comp Land Estimate	\$17,100	\$17,100	\$22,600	\$17,100	\$33,800	\$17,600
Sale Date		2/27/2020	4/18/2019	9/17/2020	8/21/2019	9/17/2018
Sale Price		\$155,000	\$158,500	\$171,000	\$149,000	\$140,000
Time Adj Sale Price		\$156,300	\$164,900	\$171,000	\$153,000	\$150,500
TADJSP/SQFT		\$140.05	\$111.42	\$169.64	\$128.79	\$129.63
Total Adj Factors	\$97,000	\$80,500	\$101,800	\$71,800	\$80,700	\$79,500
Adjusted Sale Price		\$172,800	\$160,100	\$196,200	\$169,300	\$168,000
Comparable Estimate	\$173,300	(\$121.7/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	143089
Print Key	125.11-13-16	125.11-13-16	125.11-14-15	125.10-8-4	125.10-15-4	125.11-13-23
Owner	Dibble, John	Dibble, John	Labenski, Courtnie C	Prentiss, Elaine	Calton-Peters, Toni Lee	Quinn, Warren E
Address	99 Steven Dr	99 Steven Dr	56 John Brian Ln	12 Randy Way	661 French Rd	65 John Brian Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	50 x 123	100 x 302	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1964 / 0	1965 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1116	1116	1008	1161	1188	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 0	0 264	0 400	0 400
SFLA	1116	1116	1008	1161	1188	984
Att/Det Gar Sqft	308	308	420	330	484	384
Prior Land	\$11,800					
Prior Total	\$109,000					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$17,600	\$33,800	\$17,100
Sale Date		2/27/2020	9/17/2020	9/17/2018	8/21/2019	6/8/2018
Sale Price		\$155,000	\$171,000	\$140,000	\$149,000	\$145,000
Time Adj Sale Price		\$156,300	\$171,000	\$150,500	\$153,000	\$158,500
TADJSP/SQFT		\$140.05	\$169.64	\$129.63	\$128.79	\$161.08
Total Adj Factors	\$80,500	\$80,500	\$71,800	\$79,500	\$80,700	\$80,700
Adjusted Sale Price		\$156,300	\$179,700	\$151,500	\$152,800	\$158,300
Comparable Estimate	\$159,700	(\$143.1/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-11-34	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24
Owner	Sulzbach, Dennis M	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A
Address	102 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 125	75 x 115	50 x 115	50 x 120
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	1966 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	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	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	600	624	842	468	746
2nd Sty Area	625	676	676	1026	596
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420
SFLA	1225	1300	1518	1494	1502
Att/Det Gar Sqft	700	276	504	520	578
Prior Land	\$11,800				
Prior Total	\$122,010				
Comp Land Estimate	\$17,100	\$17,700	\$22,300	\$17,100	\$17,400
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14
Total Adj Factors	\$75,300	\$74,500	\$90,200	\$111,700	\$78,600
Adjusted Sale Price		\$172,700	\$172,400	\$193,500	\$141,100
Comparable Estimate	\$167,400 (\$136.65/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	125.11-13-17	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24	125.11-10-13
Owner	Rajczak Matthew W	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A	Maulucci, Mark J
Address	103 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr	85 Rondelay Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 125	75 x 115	50 x 115	50 x 120	53 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	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	676	624	842	468	746	716
2nd Sty Area	702	676	676	1026	596	700
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420	0 672
SFLA	1378	1300	1518	1494	1502	1416
Att/Det Gar Sqft	240	276	504	520	578	396
Prior Land	\$11,800					
Prior Total	\$122,010					
Comp Land Estimate	\$17,100	\$17,700	\$22,300	\$17,100	\$17,400	\$18,700
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019	12/21/2018
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000	\$171,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400	\$180,700
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14	\$127.61
Total Adj Factors	\$75,900	\$74,500	\$90,200	\$111,700	\$78,600	\$98,700
Adjusted Sale Price		\$173,300	\$173,000	\$194,100	\$141,700	\$157,900
Comparable Estimate	\$168,000 (\$121.92/SFLA)					


Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-11-33	125.11-13-32	125.09-18-10	125.11-13-29	125.09-18-23
Owner	Feirabend, Robert	Oak, Andrew S	Koelmeier, Samantha	Cartwright, Zachary R	Gozdalski, Nicole
Address	106 Steven Dr	29 John Brian Ln	38 Yvette Dr	41 John Brian Ln	90 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 102	50 x 115	50 x 160
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	1967 / 0	1965 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 504	C Average 90	C Average 90	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1032	1004	1007	1004	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	504 0	800 0	450 0	0 0	375 0
SFLA	1536	1804	1457	1004	1311
Att/Det Gar Sqft	508	350		440	
Prior Land	\$11,700				
Prior Total	\$116,600				
Comp Land Estimate	\$17,100	\$17,100	\$16,000	\$17,100	\$16,100
Sale Date		11/1/2019	4/11/2020	7/6/2018	7/9/2020
Sale Price		\$124,000	\$132,000	\$147,000	\$170,000
Time Adj Sale Price		\$126,100	\$132,700	\$159,800	\$170,000
TADJSP/SQFT		\$69.90	\$91.08	\$159.16	\$129.67
Total Adj Factors	\$90,200	\$72,800	\$72,800	\$81,900	\$93,200
Adjusted Sale Price		\$143,500	\$150,100	\$168,100	\$153,600
Comparable Estimate	\$156,500 (\$101.89/SFLA)				















	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-13-18	125.11-14-15	125.11-13-16	125.11-9-15	125.11-13-23	125.10-15-4
Owner	Horan Michael D & W	Labenski, Courtnie C	Dibble, John	Cieslak, Koren J	Quinn, Warren E	Calton-Peters, Toni Lee
Address	107 Steven Dr	56 John Brian Ln	99 Steven Dr	8 Florette Dr	65 John Brian Ln	661 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 115	60 x 125	50 x 115	100 x 302
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	1966 / 0	1964 / 0	1966 / 0	1969 / 0	1966 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	840	1008	1116	912	984	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 300	0 400	0 400
SFLA	840	1008	1116	912	984	1188
Att/Det Gar Sqft	308	420	308	440	384	484
Prior Land	\$11,800					
Prior Total	\$94,000					
Comp Land Estimate	\$17,100	\$17,100	\$17,100	\$20,800	\$17,100	\$33,800
Sale Date		9/17/2020	2/27/2020	8/7/2018	6/8/2018	8/21/2019
Sale Price		\$171,000	\$155,000	\$155,000	\$145,000	\$149,000
Time Adj Sale Price		\$171,000	\$156,300	\$167,600	\$158,500	\$153,000
TADJSP/SQFT		\$169.64	\$140.05	\$183.77	\$161.08	\$128.79
Total Adj Factors	\$60,400	\$71,800	\$80,500	\$68,800	\$80,700	\$80,700
Adjusted Sale Price		\$159,600	\$136,200	\$159,200	\$138,200	\$132,700
Comparable Estimate	\$145,200	(\$172.86/SFLA)				




Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-11-32	125.11-14-3	125.10-10-22	125.11-15-24	125.10-11-47
Owner	Acquisto, Joseph M	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A	Blaszak, Amy J
Address	110 Steven Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr	180 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	75 x 115	50 x 115	50 x 120	50 x 130
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	1965 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	5
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	880	842	468	746	638
2nd Sty Area	650	676	1026	596	1026
Fin Bsmt/Fin Rec Rm	0 0	0 120	0 0	0 420	0 200
SFLA	1530	1518	1494	1502	1664
Att/Det Gar Sqft	220	504	520	578	420
Prior Land	\$11,800				
Prior Total	\$141,100				
Comp Land Estimate	\$17,100	\$22,300	\$17,100	\$17,400	\$18,100
Sale Date		8/11/2020	11/2/2020	11/15/2019	4/16/2020
Sale Price		\$187,254	\$229,900	\$142,000	\$201,000
Time Adj Sale Price		\$187,300	\$229,900	\$144,400	\$202,000
TADJSP/SQFT		\$123.39	\$153.88	\$96.14	\$121.39
Total Adj Factors	\$90,400	\$90,200	\$111,700	\$78,600	\$94,600
Adjusted Sale Price		\$187,500	\$208,600	\$156,200	\$197,800
Comparable Estimate	\$187,600 (\$122.61/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-11-31	125.11-13-32	125.09-18-10	125.09-18-23	125.11-13-29
Owner	Fettes, Sean	Oak, Andrew S	Koelmeier, Samantha	Gozdalski, Nicole	Cartwright, Zachary R
Address	116 Steven Dr	29 John Brian Ln	38 Yvette Dr	90 Yvette Dr	41 John Brian Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 105	50 x 115	50 x 102	50 x 103	50 x 115
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	1965 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average 504	C Average 90	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1008	1004	1007	936	1004
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	504 0	800 0	450 0	375 0	0 0
SFLA	1512	1804	1457	1311	1004
Att/Det Gar Sqft	400	350			440
Prior Land	\$14,000				
Prior Total	\$129,480				
Comp Land Estimate	\$21,300	\$17,100	\$16,000	\$16,100	\$17,100
Sale Date		11/1/2019	4/11/2020	7/9/2020	7/6/2018
Sale Price		\$124,000	\$132,000	\$170,000	\$147,000
Time Adj Sale Price		\$126,100	\$132,700	\$170,000	\$159,800
TADJSP/SQFT		\$69.90	\$91.08	\$129.67	\$159.16
Total Adj Factors	\$90,700	\$72,800	\$72,800	\$93,200	\$81,900
Adjusted Sale Price		\$144,000	\$150,600	\$167,500	\$168,600
Comparable Estimate	\$157,000 (\$103.84/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-13-19	125.10-9-13	125.10-11-47	125.10-10-6	125.11-14-3
Owner	Klute, Sandra	Laderer, Connor R	Blaszak, Amy J	Wesolek, Stefanie	Jada, Mark A
Address	117 Steven Dr	86 Grand Prix Dr	180 Steven Dr	22 Delphi Dr	11 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	59 x 116	50 x 115	50 x 130	55 x 115	75 x 115
Building Style	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
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1967 / 0	1965 / 0
Condition	3 Normal	4 Good	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 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	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	988	676	638	676	842
2nd Sty Area	975	1080	1026	1026	676
Fin Bsmt/Fin Rec Rm	0 312	0 300	0 200	0 0	0 120
SFLA	1963	1756	1664	1702	1518
Att/Det Gar Sqft	336	364	420	288	504
Prior Land	\$12,700				
Prior Total	\$157,700				
Comp Land Estimate	\$19,800	\$17,100	\$18,100	\$18,500	\$22,300
Sale Date		10/7/2020	4/16/2020	9/14/2020	8/11/2020
Sale Price		\$243,700	\$201,000	\$195,000	\$187,254
Time Adj Sale Price		\$243,700	\$202,000	\$195,000	\$187,300
TADJSP/SQFT		\$138.78	\$121.39	\$114.57	\$123.39
Total Adj Factors	\$103,700	\$127,700	\$94,600	\$96,800	\$90,200
Adjusted Sale Price		\$219,700	\$211,100	\$201,900	\$200,800
Comparable Estimate	\$211,100	(\$107.54/SFLA)			





Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-20	125.11-14-15	125.11-13-16	125.11-9-15	125.11-13-23
Owner	Konstabel, Jesse D	Labenski, Courtnie C	Dibble, John	Cieslak, Koren J	Quinn, Warren E
Address	126 Steven Dr	56 John Brian Ln	99 Steven Dr	8 Florette Dr	65 John Brian Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 115	50 x 115	60 x 125	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1966 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	1008	1116	912	984
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 300	0 400
SFLA	912	1008	1116	912	984
Att/Det Gar Sqft	440	420	308	440	384
Prior Land	\$12,400				
Prior Total	\$98,000				
Comp Land Estimate	\$18,100	\$17,100	\$17,100	\$20,800	\$17,100
Sale Date		9/17/2020	2/27/2020	8/7/2018	6/8/2018
Sale Price		\$171,000	\$155,000	\$155,000	\$145,000
Time Adj Sale Price		\$171,000	\$156,300	\$167,600	\$158,500
TADJSP/SQFT		\$169.64	\$140.05	\$183.77	\$161.08
Total Adj Factors	\$66,300	\$71,800	\$80,500	\$68,800	\$80,700
Adjusted Sale Price		\$165,500	\$142,100	\$165,100	\$143,000
Comparable Estimate	\$152,000 (\$166.67/SFLA)				









Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-13-20	125.11-13-32	125.09-14-19	125.09-18-10	125.09-18-23
Owner	Glass, William	Oak, Andrew S	Fort, James	Koelemeyer, Samantha	Gozdalski, Nicole
Address	127 Steven Dr	29 John Brian Ln	88 Danielle Dr	38 Yvette Dr	90 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	70 x 116	50 x 115	50 x 105	50 x 102	50 x 103
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	1965 / 0	1965 / 0	1963 / 0	1967 / 0	1966 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average 518	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 Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	2	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1720	1004	1114	1007	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	518 0	800 0	600 0	450 0	375 0
SFLA	2238	1804	1714	1457	1311
Att/Det Gar Sqft		350			
Prior Land	\$14,000				
Prior Total	\$148,100				
Comp Land Estimate	\$21,600	\$17,100	\$16,300	\$16,000	\$16,100
Sale Date		11/1/2019	9/10/2018	4/11/2020	7/9/2020
Sale Price		\$124,000	\$175,900	\$132,000	\$170,000
Time Adj Sale Price		\$126,100	\$189,100	\$132,700	\$170,000
TADJSP/SQFT		\$69.90	\$110.33	\$91.08	\$129.67
Total Adj Factors	\$119,300	\$72,800	\$109,100	\$72,800	\$93,200
Adjusted Sale Price		\$172,600	\$199,300	\$179,200	\$196,100
Comparable Estimate	\$188,900 (\$84.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-21	125.11-13-32	125.09-18-10	125.09-18-23	125.11-13-29
Owner	Sobczak, Thomas D	Oak, Andrew S	Koelmeier, Samantha	Gozdalski, Nicole	Cartwright, Zachary R
Address	130 Steven Dr	29 John Brian Ln	38 Yvette Dr	90 Yvette Dr	41 John Brian Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	51 x 130	50 x 115	50 x 102	50 x 103	50 x 115
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	1967 / 0	1965 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average 494	C Average 90	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	988	1004	1007	936	1004
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	494 0	800 0	450 0	375 0	0 0
SFLA	1482	1804	1457	1311	1004
Att/Det Gar Sqft	490	350			440
Prior Land	\$12,600				
Prior Total	\$114,000				
Comp Land Estimate	\$18,400	\$17,100	\$16,000	\$16,100	\$17,100
Sale Date		11/1/2019	4/11/2020	7/9/2020	7/6/2018
Sale Price		\$124,000	\$132,000	\$170,000	\$147,000
Time Adj Sale Price		\$126,100	\$132,700	\$170,000	\$159,800
TADJSP/SQFT		\$69.90	\$91.08	\$129.67	\$159.16
Total Adj Factors	\$76,200	\$72,800	\$72,800	\$93,200	\$81,900
Adjusted Sale Price		\$129,500	\$136,100	\$153,000	\$154,100
Comparable Estimate	\$144,700 (\$97.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-22	125.11-13-16	125.11-14-15	125.09-10-38	125.10-15-4
Owner	Hoegel, Anna M	Dibble, John	Labenski, Courtnie C	Jackson, Donna J	Calton-Peters, Toni Lee
Address	134 Steven Dr	99 Steven Dr	56 John Brian Ln	134 Judith Dr	661 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	49 x 130	50 x 115	50 x 115	50 x 121	100 x 302
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	1967 / 0	1966 / 0	1964 / 0	1966 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 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	1112	1116	1008	1160	1188
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 300	0 0	0 192	0 400
SFLA	1112	1116	1008	1160	1188
Att/Det Gar Sqft	390	308	420	294	484
Prior Land	\$12,100				
Prior Total	\$120,000				
Comp Land Estimate	\$17,800	\$17,100	\$17,100	\$17,500	\$33,800
Sale Date		2/27/2020	9/17/2020	7/21/2020	8/21/2019
Sale Price		\$155,000	\$171,000	\$160,000	\$149,000
Time Adj Sale Price		\$156,300	\$171,000	\$160,000	\$153,000
TADJSP/SQFT		\$140.05	\$169.64	\$137.93	\$128.79
Total Adj Factors	\$81,600	\$80,500	\$71,800	\$83,300	\$80,700
Adjusted Sale Price		\$157,400	\$180,800	\$158,300	\$159,400
Comparable Estimate	\$162,000 (\$145.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-23	125.10-11-47	125.10-10-6	125.10-9-13	125.11-14-3
Owner	Regal John & Raelynn	Blaszak, Amy J	Wesolek, Stefanie	Laderer, Connor R	Jada, Mark A
Address	138 Steven Dr	180 Steven Dr	22 Delphi Dr	86 Grand Prix Dr	11 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	55 x 115	50 x 115	75 x 115
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1967 / 0	1967 / 0	1965 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 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	720	638	676	676	842
2nd Sty Area	960	1026	1026	1080	676
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 300	0 120
SFLA	1680	1664	1702	1756	1518
Att/Det Gar Sqft	240	420	288	364	504
Prior Land	\$12,400				
Prior Total	\$138,000				
Comp Land Estimate	\$18,100	\$18,100	\$18,500	\$17,100	\$22,300
Sale Date		4/16/2020	9/14/2020	10/7/2020	8/11/2020
Sale Price		\$201,000	\$195,000	\$243,700	\$187,254
Time Adj Sale Price		\$202,000	\$195,000	\$243,700	\$187,300
TADJSP/SQFT		\$121.39	\$114.57	\$138.78	\$123.39
Total Adj Factors	\$89,200	\$94,600	\$96,800	\$127,700	\$90,200
Adjusted Sale Price		\$196,600	\$187,400	\$205,200	\$186,300
Comparable Estimate	\$196,600	(\$117.02/SFLA)			



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-13-21	125.11-14-3	125.10-10-22	125.11-15-24	125.10-11-47
Owner	Vogel Todd A Jr & Lori /	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A	Blaszak, Amy J
Address	141 Steven Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr	180 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	80 x 116	75 x 115	50 x 115	50 x 120	50 x 125
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	1966 / 0	1965 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
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	3	4	3	5
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	804	842	468	746	638
2nd Sty Area	676	676	1026	596	1026
Fin Bsmt/Fin Rec Rm	0 0	0 120	0 0	0 420	0 200
SFLA	1480	1518	1494	1502	1664
Att/Det Gar Sqft	220	504	520	578	420
Prior Land	\$15,200				
Prior Total	\$132,219				
Comp Land Estimate	\$23,200	\$22,300	\$17,100	\$17,400	\$18,100
Sale Date		8/11/2020	11/2/2020	11/15/2019	4/16/2020
Sale Price		\$187,254	\$229,900	\$142,000	\$201,000
Time Adj Sale Price		\$187,300	\$229,900	\$144,400	\$202,000
TADJSP/SQFT		\$123.39	\$153.88	\$96.14	\$121.39
Total Adj Factors	\$84,800	\$90,200	\$111,700	\$78,600	\$94,600
Adjusted Sale Price		\$181,900	\$203,000	\$150,600	\$182,200
Comparable Estimate	\$182,000 (\$122.97/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-24	125.11-11-16	125.11-14-3	125.10-10-22	125.11-15-24
Owner	Stokes, Rachel L	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Zilliox, Daniel A
Address	142 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	10 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 125	75 x 115	50 x 115	50 x 120
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	1967 / 0	1968 / 0	1965 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	624	624	842	468	746
2nd Sty Area	624	676	676	1026	596
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420
SFLA	1248	1300	1518	1494	1502
Att/Det Gar Sqft	240	276	504	520	578
Prior Land	\$12,400				
Prior Total	\$120,000				
Comp Land Estimate	\$18,100	\$17,700	\$22,300	\$17,100	\$17,400
Sale Date		4/16/2020	8/11/2020	11/2/2020	11/15/2019
Sale Price		\$171,000	\$187,254	\$229,900	\$142,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$144,400
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$96.14
Total Adj Factors	\$72,000	\$74,500	\$90,200	\$111,700	\$78,600
Adjusted Sale Price		\$169,400	\$169,100	\$190,200	\$137,800
Comparable Estimate	\$169,200	(\$135.58/SFLA)			



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-12-25	125.11-13-16	125.11-14-15	125.10-15-4	125.09-10-38	125.10-8-4
Owner	Wawrzyniak Maria	Dibble, John	Labenski, Courtnie C	Calton-Peters, Toni Lee	Jackson, Donna J	Prentiss, Elaine
Address	146 Steven Dr	99 Steven Dr	56 John Brian Ln	661 French Rd	134 Judith Dr	12 Randy Way
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 115	50 x 115	100 x 302	50 x 121	50 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1964 / 0	1960 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	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	1172	1116	1008	1188	1160	1161
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 400	0 192	0 264
SFLA	1172	1116	1008	1188	1160	1161
Att/Det Gar Sqft	322	308	420	484	294	330
Prior Land	\$12,400					
Prior Total	\$106,000					
Comp Land Estimate	\$18,100	\$17,100	\$17,100	\$33,800	\$17,500	\$17,600
Sale Date		2/27/2020	9/17/2020	8/21/2019	7/21/2020	9/17/2018
Sale Price		\$155,000	\$171,000	\$149,000	\$160,000	\$140,000
Time Adj Sale Price		\$156,300	\$171,000	\$153,000	\$160,000	\$150,500
TADJSP/SQFT		\$140.05	\$169.64	\$128.79	\$137.93	\$129.63
Total Adj Factors	\$78,500	\$80,500	\$71,800	\$80,700	\$83,300	\$79,500
Adjusted Sale Price		\$154,300	\$177,700	\$150,800	\$155,200	\$149,500
Comparable Estimate	\$157,500	(\$134.39/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	125.11-12-26	125.10-11-47	125.10-10-6	125.10-9-13	125.11-14-3	125.10-10-22
Owner	Fahrner, David D	Blaszak, Amy J	Wesolek, Stefanie	Laderer, Connor R	Jada, Mark A	Kowalski, Philip W
Address	150 Steven Dr	180 Steven Dr	22 Delphi Dr	86 Grand Prix Dr	11 Steven Dr	91 Caprice Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	55 x 115	50 x 115	75 x 115	50 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1014	638	676	676	842	468
2nd Sty Area	624	1026	1026	1080	676	1026
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 300	0 120	0 0
SFLA	1638	1664	1702	1756	1518	1494
Att/Det Gar Sqft	240	420	288	364	504	520
Prior Land	\$12,400					
Prior Total	\$136,000					
Comp Land Estimate	\$18,100	\$18,100	\$18,500	\$17,100	\$22,300	\$17,100
Sale Date		4/16/2020	9/14/2020	10/7/2020	8/11/2020	11/2/2020
Sale Price		\$201,000	\$195,000	\$243,700	\$187,254	\$229,900
Time Adj Sale Price		\$202,000	\$195,000	\$243,700	\$187,300	\$229,900
TADJSP/SQFT		\$121.39	\$114.57	\$138.78	\$123.39	\$153.88
Total Adj Factors	\$87,400	\$94,600	\$96,800	\$127,700	\$90,200	\$111,700
Adjusted Sale Price		\$194,800	\$185,600	\$203,400	\$184,500	\$205,600
Comparable Estimate	\$194,800	(\$118.93/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	125.11-12-27	125.10-14-26	125.08-12-6	125.11-14-3	125.10-11-47	125.11-9-6
Owner	Crisafulli Mark J	Siciliano, Sara J	Autry, Isiah	Jada, Mark A	Blaszak, Amy J	Neil Roberts Revocable
Address	154 Steven Dr	21 Lois Dr	79 Autumnwood Dr	11 Steven Dr	180 Steven Dr	16 Rondelay Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	127	126	126	126
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	57 x 121	50 x 115	75 x 115	50 x 130	54 x 139
Building Style	14 other	14 Unknown	14 Unknown	05 Colonial	05 Colonial	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1971 / 0	1965 / 0	1966 / 0	1969 / 0
Condition	3 Normal	4 Good	4 Good	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 110
Heat Type/Central Air	3 Hot wtr/stm 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	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.7
Bedrooms	4	3	3	3	5	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1008	1066	960	842	638	918
2nd Sty Area	560	520	432	676	1026	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 200	0 460
SFLA	1568	1586	1392	1518	1664	1574
Att/Det Gar Sqft	400	484		504	420	308
Prior Land	\$12,400					
Prior Total	\$129,000					
Comp Land Estimate	\$18,100	\$19,600	\$17,100	\$22,300	\$18,100	\$0
Sale Date		6/18/2018	10/26/2020	8/11/2020	4/16/2020	11/5/2020
Sale Price		\$177,706	\$210,000	\$187,254	\$201,000	\$240,000
Time Adj Sale Price		\$194,300	\$210,000	\$187,300	\$202,000	\$240,000
TADJSP/SQFT		\$122.51	\$150.86	\$123.39	\$121.39	\$152.48
Total Adj Factors	\$87,200	\$96,900	\$106,700	\$90,200	\$94,600	\$0
Adjusted Sale Price		\$184,600	\$190,500	\$184,300	\$194,600	\$0
Comparable Estimate	\$188,500 (\$120.22/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-28	125.11-13-16	125.11-14-15	125.09-10-38	125.10-15-4
Owner	Martin, Nancy	Dibble, John	Labenski, Courtnie C	Jackson, Donna J	Calton-Peters, Toni Lee
Address	158 Steven Dr	99 Steven Dr	56 John Brian Ln	134 Judith Dr	661 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 115	50 x 115	50 x 121	100 x 302
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	1967 / 0	1966 / 0	1964 / 0	1966 / 0	1960 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	4	3	3	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	1157	1116	1008	1160	1188
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 192	0 400
SFLA	1157	1116	1008	1160	1188
Att/Det Gar Sqft	308	308	420	294	484
Prior Land	\$12,400				
Prior Total	\$99,000				
Comp Land Estimate	\$18,100	\$17,100	\$17,100	\$17,500	\$33,800
Sale Date		2/27/2020	9/17/2020	7/21/2020	8/21/2019
Sale Price		\$155,000	\$171,000	\$160,000	\$149,000
Time Adj Sale Price		\$156,300	\$171,000	\$160,000	\$153,000
TADJSP/SQFT		\$140.05	\$169.64	\$137.93	\$128.79
Total Adj Factors	\$66,900	\$80,500	\$71,800	\$83,300	\$80,700
Adjusted Sale Price		\$142,700	\$166,100	\$143,600	\$139,200
Comparable Estimate	\$145,900 (\$126.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.11-12-29	125.11-11-16	125.11-14-3	125.10-10-22	125.10-11-47
Owner	The Barone Family Trus	Hinman, Austin	Jada, Mark A	Kowalski, Philip W	Blaszak, Amy J
Address	162 Steven Dr	92 Rondelay Dr	11 Steven Dr	91 Caprice Dr	180 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 125	75 x 115	50 x 115	50 x 130
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	1966 / 0	1968 / 0	1965 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
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	4	4	3	4	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	624	624	842	468	638
2nd Sty Area	624	676	676	1026	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 200
SFLA	1248	1300	1518	1494	1664
Att/Det Gar Sqft	240	276	504	520	420
Prior Land	\$12,400				
Prior Total	\$120,000				
Comp Land Estimate	\$18,100	\$17,700	\$22,300	\$17,100	\$18,100
Sale Date		4/16/2020	8/11/2020	11/2/2020	4/16/2020
Sale Price		\$171,000	\$187,254	\$229,900	\$201,000
Time Adj Sale Price		\$171,900	\$187,300	\$229,900	\$202,000
TADJSP/SQFT		\$132.23	\$123.39	\$153.88	\$121.39
Total Adj Factors	\$70,700	\$74,500	\$90,200	\$111,700	\$94,600
Adjusted Sale Price		\$168,100	\$167,800	\$188,900	\$178,100
Comparable Estimate	\$167,900	(\$134.54/SFLA)			



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-12-30	125.10-9-13	125.10-11-47	125.10-10-6	125.11-14-3	125.10-10-22
Owner	Wurl Aaron R	Laderer, Connor R	Blaszak, Amy J	Wesolek, Stefanie	Jada, Mark A	Kowalski, Philip W
Address	166 Steven Dr	86 Grand Prix Dr	180 Steven Dr	22 Delphi Dr	11 Steven Dr	91 Caprice Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 130	50 x 115	50 x 130	55 x 115	75 x 115	50 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1967 / 0	1965 / 0	1967 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 110
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 / Y	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1014	676	638	676	842	468
2nd Sty Area	1024	1080	1026	1026	676	1026
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 200	0 0	0 120	0 0
SFLA	2038	1756	1664	1702	1518	1494
Att/Det Gar Sqft	400	364	420	288	504	520
Prior Land	\$15,500					
Prior Total	\$162,680					
Comp Land Estimate	\$23,700	\$17,100	\$18,100	\$18,500	\$22,300	\$17,100
Sale Date		10/7/2020	4/16/2020	9/14/2020	8/11/2020	11/2/2020
Sale Price		\$243,700	\$201,000	\$195,000	\$187,254	\$229,900
Time Adj Sale Price		\$243,700	\$202,000	\$195,000	\$187,300	\$229,900
TADJSP/SQFT		\$138.78	\$121.39	\$114.57	\$123.39	\$153.88
Total Adj Factors	\$116,600	\$127,700	\$94,600	\$96,800	\$90,200	\$111,700
Adjusted Sale Price		\$232,600	\$224,000	\$214,800	\$213,700	\$234,800
Comparable Estimate	\$224,000 (\$109.91/SFLA)					





SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-11-50	125.11-13-16	125.11-14-15	125.10-11-3	125.10-15-4	125.09-10-38
Owner	Vantine, Darla R	Dibble, John	Labenski, Courtnie C	Miller, Douglas L II	Calton-Peters, Toni Lee	Jackson, Donna J
Address	168 Steven Dr	99 Steven Dr	56 John Brian Ln	6 Grand Prix Dr	661 French Rd	134 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 130	50 x 115	50 x 115	75 x 118	100 x 302	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1964 / 0	1967 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	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	1344	1116	1008	1480	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1320	0 300	0 0	0 0	0 400	0 192
SFLA	1344	1116	1008	1480	1188	1160
Att/Det Gar Sqft	528	308	420	336	484	294
Prior Land	\$15,500					
Prior Total	\$119,000					
Comp Land Estimate	\$23,700	\$17,100	\$17,100	\$22,600	\$33,800	\$17,500
Sale Date		2/27/2020	9/17/2020	4/18/2019	8/21/2019	7/21/2020
Sale Price		\$155,000	\$171,000	\$158,500	\$149,000	\$160,000
Time Adj Sale Price		\$156,300	\$171,000	\$164,900	\$153,000	\$160,000
TADJSP/SQFT		\$140.05	\$169.64	\$111.42	\$128.79	\$137.93
Total Adj Factors	\$94,300	\$80,500	\$71,800	\$101,800	\$80,700	\$83,300
Adjusted Sale Price		\$170,100	\$193,500	\$157,400	\$166,600	\$171,000
Comparable Estimate	\$171,700	(\$127.75/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-11-49	125.11-13-16	125.11-14-15	125.10-15-4	125.09-10-38	125.10-19-20
Owner	Burley, Kenneth L	Dibble, John	Labenski, Courtnie C	Calton-Peters, Toni Lee	Jackson, Donna J	Sattler, Jared L
Address	172 Steven Dr	99 Steven Dr	56 John Brian Ln	661 French Rd	134 Judith Dr	82 Louise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 130	50 x 115	50 x 115	100 x 302	50 x 121	57 x 112
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	04 Composition
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1964 / 0	1960 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	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	1215	1116	1008	1188	1160	1196
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 400	0 192	0 520
SFLA	1215	1116	1008	1188	1160	1196
Att/Det Gar Sqft	322	308	420	484	294	484
Prior Land	\$15,500					
Prior Total	\$116,000					
Comp Land Estimate	\$23,700	\$17,100	\$17,100	\$33,800	\$17,500	\$18,900
Sale Date		2/27/2020	9/17/2020	8/21/2019	7/21/2020	7/26/2019
Sale Price		\$155,000	\$171,000	\$149,000	\$160,000	\$150,000
Time Adj Sale Price		\$156,300	\$171,000	\$153,000	\$160,000	\$154,500
TADJSP/SQFT		\$140.05	\$169.64	\$128.79	\$137.93	\$129.18
Total Adj Factors	\$86,600	\$80,500	\$71,800	\$80,700	\$83,300	\$82,700
Adjusted Sale Price		\$162,400	\$185,800	\$158,900	\$163,300	\$158,400
Comparable Estimate	\$165,800	(\$136.46/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	125.10-11-48	125.10-11-47	125.11-14-3	125.10-10-22	125.10-10-6	125.10-9-13
Owner	Schuler, Edward J	Blaszak, Amy J	Jada, Mark A	Kowalski, Philip W	Wesolek, Stefanie	Laderer, Connor R
Address	176 Steven Dr	180 Steven Dr	11 Steven Dr	91 Caprice Dr	22 Delphi Dr	86 Grand Prix Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 130	50 x 130	75 x 115	50 x 115	55 x 115	50 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1965 / 0	1967 / 0	1967 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	3	4	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	598	638	842	468	676	676
2nd Sty Area	972	1026	676	1026	1026	1080
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 120	0 0	0 0	0 300
SFLA	1570	1664	1518	1494	1702	1756
Att/Det Gar Sqft	630	420	504	520	288	364
Prior Land	\$14,200					
Prior Total	\$145,000					
Comp Land Estimate	\$22,000	\$18,100	\$22,300	\$17,100	\$18,500	\$17,100
Sale Date		4/16/2020	8/11/2020	11/2/2020	9/14/2020	10/7/2020
Sale Price		\$201,000	\$187,254	\$229,900	\$195,000	\$243,700
Time Adj Sale Price		\$202,000	\$187,300	\$229,900	\$195,000	\$243,700
TADJSP/SQFT		\$121.39	\$123.39	\$153.88	\$114.57	\$138.78
Total Adj Factors	\$107,500	\$94,600	\$90,200	\$111,700	\$96,800	\$127,700
Adjusted Sale Price		\$214,900	\$204,600	\$225,700	\$205,700	\$223,500
Comparable Estimate	\$214,900	(\$136.88/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-8-27	125.11-13-16	125.11-14-15	125.10-15-4	125.09-10-38	125.10-11-3
Owner	Pacer, Todd M	Dibble, John	Labenski, Courtnie C	Calton-Peters, Toni Lee	Jackson, Donna J	Miller, Douglas L II
Address	179 Steven Dr	99 Steven Dr	56 John Brian Ln	661 French Rd	134 Judith Dr	6 Grand Prix Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 115	50 x 115	50 x 115	100 x 302	50 x 121	75 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1964 / 0	1960 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1116	1008	1188	1160	1480
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 400	0 192	0 0
SFLA	1288	1116	1008	1188	1160	1480
Att/Det Gar Sqft	480	308	420	484	294	336
Prior Land	\$14,700					
Prior Total	\$118,000					
Comp Land Estimate	\$22,300	\$17,100	\$17,100	\$33,800	\$17,500	\$22,600
Sale Date		2/27/2020	9/17/2020	8/21/2019	7/21/2020	4/18/2019
Sale Price		\$155,000	\$171,000	\$149,000	\$160,000	\$158,500
Time Adj Sale Price		\$156,300	\$171,000	\$153,000	\$160,000	\$164,900
TADJSP/SQFT		\$140.05	\$169.64	\$128.79	\$137.93	\$111.42
Total Adj Factors	\$90,900	\$80,500	\$71,800	\$80,700	\$83,300	\$101,800
Adjusted Sale Price		\$166,700	\$190,100	\$163,200	\$167,600	\$154,000
Comparable Estimate	\$168,300	(\$130.67/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-47	125.10-11-47	125.10-10-6	125.10-9-13	125.11-14-3
Owner	Blaszak, Amy J	Blaszak, Amy J	Wesolek, Stefanie	Laderer, Connor R	Jada, Mark A
Address	180 Steven Dr	180 Steven Dr	22 Delphi Dr	86 Grand Prix Dr	11 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	55 x 115	50 x 115	75 x 115
Building Style	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
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1967 / 0	1965 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 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	638	638	676	676	842
2nd Sty Area	1026	1026	1026	1080	676
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 0	0 300	0 120
SFLA	1664	1664	1702	1756	1518
Att/Det Gar Sqft	420	420	288	364	504
Prior Land	\$12,400				
Prior Total	\$131,900				
Comp Land Estimate	\$18,100	\$18,100	\$18,500	\$17,100	\$22,300
Sale Date		4/16/2020	9/14/2020	10/7/2020	8/11/2020
Sale Price		\$201,000	\$195,000	\$243,700	\$187,254
Time Adj Sale Price		\$202,000	\$195,000	\$243,700	\$187,300
TADJSP/SQFT		\$121.39	\$114.57	\$138.78	\$123.39
Total Adj Factors	\$94,600	\$94,600	\$96,800	\$127,700	\$90,200
Adjusted Sale Price		\$202,000	\$192,800	\$210,600	\$191,700
Comparable Estimate	\$202,000	(\$121.39/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	125.10-11-46	125.11-13-16	125.11-14-15	125.10-15-4	125.09-10-38	125.10-19-20
Owner	Wipperman, Mark N	Dibble, John	Labenski, Courtnie C	Calton-Peters, Toni Lee	Jackson, Donna J	Sattler, Jared L
Address	184 Steven Dr	99 Steven Dr	56 John Brian Ln	661 French Rd	134 Judith Dr	82 Louise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 115	50 x 115	100 x 302	50 x 121	57 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1964 / 0	1960 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1176	1116	1008	1188	1160	1196
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 300	0 0	0 400	0 192	0 520
SFLA	1176	1116	1008	1188	1160	1196
Att/Det Gar Sqft	308	308	420	484	294	484
Prior Land	\$12,400					
Prior Total	\$110,000					
Comp Land Estimate	\$18,100	\$17,100	\$17,100	\$33,800	\$17,500	\$18,900
Sale Date		2/27/2020	9/17/2020	8/21/2019	7/21/2020	7/26/2019
Sale Price		\$155,000	\$171,000	\$149,000	\$160,000	\$150,000
Time Adj Sale Price		\$156,300	\$171,000	\$153,000	\$160,000	\$154,500
TADJSP/SQFT		\$140.05	\$169.64	\$128.79	\$137.93	\$129.18
Total Adj Factors	\$81,100	\$80,500	\$71,800	\$80,700	\$83,300	\$82,700
Adjusted Sale Price		\$156,900	\$180,300	\$153,400	\$157,800	\$152,900
Comparable Estimate	\$160,300 (\$136.31/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	125.10-11-45	125.11-13-16	125.11-14-15	125.10-11-3	125.10-15-4	125.09-10-38
Owner	Starr, Donald G	Dibble, John	Labenski, Courtnie C	Miller, Douglas L II	Calton-Peters, Toni Lee	Jackson, Donna J
Address	188 Steven Dr	99 Steven Dr	56 John Brian Ln	6 Grand Prix Dr	661 French Rd	134 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 115	50 x 115	75 x 118	100 x 302	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1964 / 0	1967 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	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	1348	1116	1008	1480	1188	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 400	0 192
SFLA	1348	1116	1008	1480	1188	1160
Att/Det Gar Sqft	300	308	420	336	484	294
Prior Land	\$12,400					
Prior Total	\$111,900					
Comp Land Estimate	\$18,100	\$17,100	\$17,100	\$22,600	\$33,800	\$17,500
Sale Date		2/27/2020	9/17/2020	4/18/2019	8/21/2019	7/21/2020
Sale Price		\$155,000	\$171,000	\$158,500	\$149,000	\$160,000
Time Adj Sale Price		\$156,300	\$171,000	\$164,900	\$153,000	\$160,000
TADJSP/SQFT		\$140.05	\$169.64	\$111.42	\$128.79	\$137.93
Total Adj Factors	\$88,600	\$80,500	\$71,800	\$101,800	\$80,700	\$83,300
Adjusted Sale Price		\$164,400	\$187,800	\$151,700	\$160,900	\$165,300
Comparable Estimate	\$166,000 (\$123.15/SFLA)					




SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-9-16	125.10-11-3	125.11-13-16	125.11-14-15	125.09-16-2	125.10-15-4
Owner	Miazga, Gregory L	Miller, Douglas L II	Dibble, John	Labenski, Courtnie C	Hafsa, Noor E	Calton-Peters, Toni Lee
Address	189 Steven Dr	6 Grand Prix Dr	99 Steven Dr	56 John Brian Ln	251 French Rd	661 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 115	75 x 118	50 x 115	50 x 115	85 x 110	100 x 302
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	1966 / 0	1967 / 0	1966 / 0	1964 / 0	1966 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	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	1624	1480	1116	1008	1748	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 250	0 400
SFLA	1624	1480	1116	1008	1748	1188
Att/Det Gar Sqft	564	336	308	420	240	484
Prior Land	\$14,700					
Prior Total	\$125,000					
Comp Land Estimate	\$22,300	\$22,600	\$17,100	\$17,100	\$23,400	\$33,800
Sale Date		4/18/2019	2/27/2020	9/17/2020	9/28/2020	8/21/2019
Sale Price		\$158,500	\$155,000	\$171,000	\$149,999	\$149,000
Time Adj Sale Price		\$164,900	\$156,300	\$171,000	\$150,000	\$153,000
TADJSP/SQFT		\$111.42	\$140.05	\$169.64	\$85.81	\$128.79
Total Adj Factors	\$99,500	\$101,800	\$80,500	\$71,800	\$102,000	\$80,700
Adjusted Sale Price		\$162,600	\$175,300	\$198,700	\$147,500	\$171,800
Comparable Estimate	\$171,200	(\$105.42/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	125.10-11-44	125.10-11-47	125.10-10-6	125.10-9-13	125.10-10-22	125.11-14-3
Owner	Calamita, James A	Blaszak, Amy J	Wesolek, Stefanie	Laderer, Connor R	Kowalski, Philip W	Jada, Mark A
Address	192 Steven Dr	180 Steven Dr	22 Delphi Dr	86 Grand Prix Dr	91 Caprice Dr	11 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	55 x 115	50 x 115	50 x 115	75 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1967 / 0	1967 / 0	1965 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	624	638	676	676	468	842
2nd Sty Area	1026	1026	1026	1080	1026	676
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 300	0 0	0 120
SFLA	1650	1664	1702	1756	1494	1518
Att/Det Gar Sqft	420	420	288	364	520	504
Prior Land	\$12,400					
Prior Total	\$140,000					
Comp Land Estimate	\$18,100	\$18,100	\$18,500	\$17,100	\$17,100	\$22,300
Sale Date		4/16/2020	9/14/2020	10/7/2020	11/2/2020	8/11/2020
Sale Price		\$201,000	\$195,000	\$243,700	\$229,900	\$187,254
Time Adj Sale Price		\$202,000	\$195,000	\$243,700	\$229,900	\$187,300
TADJSP/SQFT		\$121.39	\$114.57	\$138.78	\$153.88	\$123.39
Total Adj Factors	\$91,900	\$94,600	\$96,800	\$127,700	\$111,700	\$90,200
Adjusted Sale Price		\$199,300	\$190,100	\$207,900	\$210,100	\$189,000
Comparable Estimate	\$199,300 (\$120.79/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-43	125.11-11-16	125.10-10-22	125.11-14-3	125.11-15-24
Owner	Bauer, Arthur E	Hinman, Austin	Kowalski, Philip W	Jada, Mark A	Zilliox, Daniel A
Address	196 Steven Dr	92 Rondelay Dr	91 Caprice Dr	11 Steven Dr	10 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 125	50 x 115	75 x 115	50 x 120
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	1966 / 0	1968 / 0	1967 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	4	4	3	5
Full/Half Baths	1 / 1	1 / 1	2 / 0	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	624	624	468	842	746
2nd Sty Area	1026	676	1026	676	596
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 420
SFLA	1230	1300	1494	1518	1664
Att/Det Gar Sqft	420	276	520	504	420
Prior Land	\$12,400				
Prior Total	\$120,350				
Comp Land Estimate	\$18,100	\$17,700	\$17,100	\$22,300	\$17,400
Sale Date		4/16/2020	11/2/2020	8/11/2020	4/16/2020
Sale Price		\$171,000	\$229,900	\$187,254	\$201,000
Time Adj Sale Price		\$171,900	\$229,900	\$187,300	\$202,000
TADJSP/SQFT		\$132.23	\$153.88	\$123.39	\$121.39
Total Adj Factors	\$70,100	\$74,500	\$111,700	\$90,200	\$78,600
Adjusted Sale Price		\$167,500	\$188,300	\$167,200	\$135,900
Comparable Estimate	\$167,300 (\$136.02/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	125.10-11-42	125.10-11-47	125.10-10-6	125.10-9-13	125.10-10-22	125.11-14-3
Owner	Kostritzky, Ilia	Blaszak, Amy J	Wesolek, Stefanie	Laderer, Connor R	Kowalski, Philip W	Jada, Mark A
Address	200 Steven Dr	180 Steven Dr	22 Delphi Dr	86 Grand Prix Dr	91 Caprice Dr	11 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 122	50 x 130	55 x 115	50 x 115	50 x 115	75 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1967 / 0	1965 / 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 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	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	624	638	676	676	468	842
2nd Sty Area	1026	1026	1026	1080	1026	676
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 300	0 0	0 120
SFLA	1650	1664	1702	1756	1494	1518
Att/Det Gar Sqft	364	420	288	364	520	504
Prior Land	\$12,100					
Prior Total	\$134,000					
Comp Land Estimate	\$17,500	\$18,100	\$18,500	\$17,100	\$17,100	\$22,300
Sale Date		4/16/2020	9/14/2020	10/7/2020	11/2/2020	8/11/2020
Sale Price		\$201,000	\$195,000	\$243,700	\$229,900	\$187,254
Time Adj Sale Price		\$202,000	\$195,000	\$243,700	\$229,900	\$187,300
TADJSP/SQFT		\$121.39	\$114.57	\$138.78	\$153.88	\$123.39
Total Adj Factors	\$84,400	\$94,600	\$96,800	\$127,700	\$111,700	\$90,200
Adjusted Sale Price		\$191,800	\$182,600	\$200,400	\$202,600	\$181,500
Comparable Estimate	\$191,800 (\$116.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-41	125.10-18-3	125.10-19-22	125.09-18-40	125.10-1-52
Owner	Valenti, John	Harrington, James D	Lam, Cheong Yin	Grasso, Farin R	Decmar Properties, LLC
Address	204 Steven Dr	569 French Rd	90 Louise Dr	37 St Joan Ln	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	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 115	80 x 115	115 x 112	50 x 106	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	02 Brick	04 Composition
Year Built/Eff Yr Built	1970 / 0	1966 / 0	1963 / 0	1964 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	3 Normal
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 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	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 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	1092	1040	1040
2nd Sty Area	1040	1040	1092	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2080	2184	2080	2080
Att/Det Gar Sqft		576	484		
Prior Land	\$12,300				
Prior Total	\$124,000				
Comp Land Estimate	\$18,500	\$23,100	\$27,400	\$16,400	\$16,700
Sale Date		2/16/2018	6/29/2018	4/2/2018	3/17/2020
Sale Price		\$130,000	\$202,000	\$115,000	\$160,000
Time Adj Sale Price		\$145,300	\$220,800	\$127,100	\$161,100
TADJSP/SQFT		\$69.86	\$101.10	\$61.11	\$77.45
Total Adj Factors	\$97,400	\$85,200	\$139,200	\$63,800	\$81,400
Adjusted Sale Price		\$157,500	\$179,000	\$160,700	\$171,100
Comparable Estimate	\$169,100 (\$81.3/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-40	125.10-18-3	125.10-19-22	125.09-18-40	125.10-1-52
Owner	A H Investors, LLC	Harrington, James D	Lam, Cheong Yin	Grasso, Farin R	Decmar Properties, LLC
Address	208 Steven Dr	569 French Rd	90 Louise Dr	37 St Joan Ln	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	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 115	80 x 115	115 x 112	50 x 106	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	02 Brick	04 Composition
Year Built/Eff Yr Built	1970 / 0	1966 / 0	1963 / 0	1964 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	3 Normal
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 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	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 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	1092	1040	1040
2nd Sty Area	1040	1040	1092	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2080	2184	2080	2080
Att/Det Gar Sqft		576	484		
Prior Land	\$12,300				
Prior Total	\$124,000				
Comp Land Estimate	\$18,500	\$23,100	\$27,400	\$16,400	\$16,700
Sale Date		2/16/2018	6/29/2018	4/2/2018	3/17/2020
Sale Price		\$130,000	\$202,000	\$115,000	\$160,000
Time Adj Sale Price		\$145,300	\$220,800	\$127,100	\$161,100
TADJSP/SQFT		\$69.86	\$101.10	\$61.11	\$77.45
Total Adj Factors	\$97,400	\$85,200	\$139,200	\$63,800	\$81,400
Adjusted Sale Price		\$157,500	\$179,000	\$160,700	\$171,100
Comparable Estimate	\$169,100	(\$81.3/SFLA)			







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-39	125.10-18-44	125.10-13-10	125.09-6-6	125.09-13-28
Owner	The Gregory P.	Liebel, Thomas W	Kaufman, Melissa	Crofton, Kenneth	Rankin, Emily
Address	212 Steven Dr	15 Louise Dr	36 Eileen Ct	30 Cavalier Dr	10 St Joan Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	60 x 115	57 x 112	53 x 118	60 x 109	60 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 514	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
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	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1391	1166	1166	1088	1281
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	514 0	744 0	260 0	500 0	350 0
SFLA	1905	1910	1426	1588	1631
Att/Det Gar Sqft					
Prior Land	\$12,900				
Prior Total	\$143,000				
Comp Land Estimate	\$20,000	\$18,900	\$18,200	\$19,500	\$19,100
Sale Date		7/28/2020	12/5/2019	9/23/2019	3/12/2020
Sale Price		\$179,900	\$175,000	\$172,500	\$185,220
Time Adj Sale Price		\$179,900	\$177,300	\$176,500	\$186,500
TADJSP/SQFT		\$94.19	\$124.33	\$111.15	\$114.35
Total Adj Factors	\$104,600	\$92,500	\$79,400	\$90,800	\$85,700
Adjusted Sale Price		\$192,000	\$202,500	\$190,300	\$205,400
Comparable Estimate	\$196,800	(\$103.31/SFLA)			



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.10-10-16	125.11-13-16	125.11-14-15	125.10-15-4	125.09-10-38	125.10-19-20
Owner	Miller, Brian R	Dibble, John	Labenski, Courtnie C	Calton-Peters, Toni Lee	Jackson, Donna J	Sattler, Jared L
Address	215 Steven Dr	99 Steven Dr	56 John Brian Ln	661 French Rd	134 Judith Dr	82 Louise Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 115	50 x 115	50 x 115	100 x 302	50 x 121	57 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1964 / 0	1960 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1288	1116	1008	1188	1160	1196
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 400	0 192	0 520
SFLA	1288	1116	1008	1188	1160	1196
Att/Det Gar Sqft	480	308	420	484	294	484
Prior Land	\$14,700					
Prior Total	\$116,000					
Comp Land Estimate	\$22,300	\$17,100	\$17,100	\$33,800	\$17,500	\$18,900
Sale Date		2/27/2020	9/17/2020	8/21/2019	7/21/2020	7/26/2019
Sale Price		\$155,000	\$171,000	\$149,000	\$160,000	\$150,000
Time Adj Sale Price		\$156,300	\$171,000	\$153,000	\$160,000	\$154,500
TADJSP/SQFT		\$140.05	\$169.64	\$128.79	\$137.93	\$129.18
Total Adj Factors	\$89,300	\$80,500	\$71,800	\$80,700	\$83,300	\$82,700
Adjusted Sale Price		\$165,100	\$188,500	\$161,600	\$166,000	\$161,100
Comparable Estimate	\$168,500	(\$130.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-38	125.10-13-10	125.09-6-6	125.10-11-4	125.11-14-28
Owner	Dolgov, Lydia S	Kaufman, Melissa	Crofton, Kenneth	Bacon, William G	Roberts, Taylor
Address	216 Steven Dr	36 Eileen Ct	30 Cavalier Dr	12 Grand Prix Dr	71 Randy Way
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 115	53 x 118	60 x 109	50 x 115	57 x 112
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	1967 / 0	1967 / 0	1967 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 451	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / 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 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1117	1166	1088	1142	1199
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	451 0	260 0	500 0	439 0	744 0
SFLA	1568	1426	1588	1581	1199
Att/Det Gar Sqft					
Prior Land	\$11,800				
Prior Total	\$117,100				
Comp Land Estimate	\$17,100	\$18,200	\$19,500	\$17,100	\$18,900
Sale Date		12/5/2019	9/23/2019	7/13/2018	1/14/2020
Sale Price		\$175,000	\$172,500	\$175,500	\$141,000
Time Adj Sale Price		\$177,300	\$176,500	\$190,800	\$142,400
TADJSP/SQFT		\$124.33	\$111.15	\$120.68	\$118.77
Total Adj Factors	\$86,400	\$79,400	\$90,800	\$101,800	\$69,100
Adjusted Sale Price		\$184,300	\$172,100	\$175,400	\$159,700
Comparable Estimate	\$173,100 (\$110.4/SFLA)				









Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-11-37	125.10-13-10	125.09-6-6	125.10-18-44	125.09-13-28
Owner	Giordano, Christine	Kaufman, Melissa	Crofton, Kenneth	Liebel, Thomas W	Rankin, Emily
Address	220 Steven Dr	36 Eileen Ct	30 Cavalier Dr	15 Louise Dr	10 St Joan Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 115	53 x 118	60 x 109	57 x 112	60 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	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 490	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	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 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1117	1166	1088	1166	1281
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	490 0	260 0	500 0	744 0	350 0
SFLA	1607	1426	1588	1910	1631
Att/Det Gar Sqft					
Prior Land	\$12,300				
Prior Total	\$136,000				
Comp Land Estimate	\$18,500	\$18,200	\$19,500	\$18,900	\$19,100
Sale Date		12/5/2019	9/23/2019	7/28/2020	3/12/2020
Sale Price		\$175,000	\$172,500	\$179,900	\$185,220
Time Adj Sale Price		\$177,300	\$176,500	\$179,900	\$186,500
TADJSP/SQFT		\$124.33	\$111.15	\$94.19	\$114.35
Total Adj Factors	\$97,200	\$79,400	\$90,800	\$92,500	\$85,700
Adjusted Sale Price		\$195,100	\$182,900	\$184,600	\$198,000
Comparable Estimate	\$189,400 (\$117.86/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	125.10-11-36	125.10-13-10	125.09-6-6	125.10-11-4	125.10-18-44	125.09-13-28
Owner	Michalski, Emil T	Kaufman, Melissa	Crofton, Kenneth	Bacon, William G	Liebel, Thomas W	Rankin, Emily
Address	224 Steven Dr	36 Eileen Ct	30 Cavalier Dr	12 Grand Prix Dr	15 Louise Dr	10 St Joan Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 119	53 x 118	60 x 109	50 x 115	57 x 112	60 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1965 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 440	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1142	1166	1088	1142	1166	1281
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	440 0	260 0	500 0	439 0	744 0	350 0
SFLA	1582	1426	1588	1581	1910	1631
Att/Det Gar Sqft						
Prior Land	\$13,100					
Prior Total	\$128,000					
Comp Land Estimate	\$20,300	\$18,200	\$19,500	\$17,100	\$18,900	\$19,100
Sale Date		12/5/2019	9/23/2019	7/13/2018	7/28/2020	3/12/2020
Sale Price		\$175,000	\$172,500	\$175,500	\$179,900	\$185,220
Time Adj Sale Price		\$177,300	\$176,500	\$190,800	\$179,900	\$186,500
TADJSP/SQFT		\$124.33	\$111.15	\$120.68	\$94.19	\$114.35
Total Adj Factors	\$87,900	\$79,400	\$90,800	\$101,800	\$92,500	\$85,700
Adjusted Sale Price		\$185,800	\$173,600	\$176,900	\$175,300	\$188,700
Comparable Estimate	\$180,100	(\$113.84/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	125.10-11-35	125.10-13-16	125.10-9-13	125.10-10-6	125.10-11-47	125.10-10-22
Owner	Zarbo Vincent M & Luci	Alfaqih, Leonarda	Laderer, Connor R	Wesolek, Stefanie	Blaszak, Amy J	Kowalski, Philip W
Address	228 Steven Dr	60 Eileen Ct	86 Grand Prix Dr	22 Delphi Dr	180 Steven Dr	91 Caprice Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 149	85 x 116	50 x 115	55 x 115	50 x 130	50 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1967 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 110
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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	4	4	5	4
Full/Half Baths	1 / 1	3 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1212	1120	676	676	638	468
2nd Sty Area	1026	1176	1080	1026	1026	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 200	0 0
SFLA	2238	2296	1756	1702	1664	1494
Att/Det Gar Sqft	420	484	364	288	420	520
Prior Land	\$15,300					
Prior Total	\$163,344					
Comp Land Estimate	\$23,500	\$24,000	\$17,100	\$18,500	\$18,100	\$17,100
Sale Date		3/5/2018	10/7/2020	9/14/2020	4/16/2020	11/2/2020
Sale Price		\$215,000	\$243,700	\$195,000	\$201,000	\$229,900
Time Adj Sale Price		\$239,000	\$243,700	\$195,000	\$202,000	\$229,900
TADJSP/SQFT		\$104.09	\$138.78	\$114.57	\$121.39	\$153.88
Total Adj Factors	\$117,500	\$152,000	\$127,700	\$96,800	\$94,600	\$111,700
Adjusted Sale Price		\$204,500	\$233,500	\$215,700	\$224,900	\$235,700
Comparable Estimate	\$222,900 (\$99.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-8-1.1	125.09-10-38	125.09-10-19	125.09-9-37	125.09-9-14
Owner	Menczynski John & Mar	Jackson, Donna J	Sein, Eddie N	Coniglio, Frank A	Marcey, Ryan
Address	3 Theresa Dr	134 Judith Dr	58 Judith Dr	37 Judith Dr	78 Theresa Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 120	50 x 121	50 x 120	50 x 120	50 x 120
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	02 Brick
Year Built/Eff Yr Built	1987 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
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	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
1st Sty Area	1122	1160	1076	1170	1220
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0
SFLA	1122	1160	1076	1170	1220
Att/Det Gar Sqft		294	220	336	210
Prior Land	\$15,000				
Prior Total	\$108,100				
Comp Land Estimate	\$22,800	\$17,500	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/14/2020	8/28/2019	1/6/2020
Sale Price		\$160,000	\$140,000	\$150,000	\$165,000
Time Adj Sale Price		\$160,000	\$141,400	\$154,000	\$166,700
TADJSP/SQFT		\$137.93	\$131.41	\$131.62	\$136.64
Total Adj Factors	\$74,400	\$83,300	\$75,600	\$82,300	\$87,600
Adjusted Sale Price		\$151,100	\$140,200	\$146,100	\$154,600
Comparable Estimate	\$150,000 (\$133.69/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-8-1.2	125.10-19-22	125.10-18-3	125.09-18-40	125.09-3-32
Owner	Caruso Nadine	Lam, Cheong Yin	Harrington, James D	Grasso, Farin R	Barker, Brandon M
Address	7 Theresa Dr	90 Louise Dr	569 French Rd	37 St Joan Ln	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	75 x 120	115 x 112	80 x 115	50 x 106	50 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1963 / 0	1966 / 0	1964 / 0	1966 / 0
Condition	3 Normal	4 Good	2 Fair	2 Fair	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 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	6	4
Full/Half Baths	3 / 0	3 / 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	1120	1092	1040	1040	1040
2nd Sty Area	1160	1092	1040	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2280	2184	2080	2080	2146
Att/Det Gar Sqft		484	576		
Prior Land	\$15,000				
Prior Total	\$141,000				
Comp Land Estimate	\$22,800	\$27,400	\$23,100	\$16,400	\$17,000
Sale Date		6/29/2018	2/16/2018	4/2/2018	4/28/2020
Sale Price		\$202,000	\$130,000	\$115,000	\$194,250
Time Adj Sale Price		\$220,800	\$145,300	\$127,100	\$195,200
TADJSP/SQFT		\$101.10	\$69.86	\$61.11	\$90.96
Total Adj Factors	\$110,600	\$139,200	\$85,200	\$63,800	\$109,500
Adjusted Sale Price		\$192,200	\$170,700	\$173,900	\$196,300
Comparable Estimate	\$184,700	(\$81.01/SFLA)			

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-8-3	125.10-10-6	125.10-9-13	125.10-11-47	125.10-10-22
Owner	Hoeltke, Dawn M	Wesolek, Stefanie	Laderer, Connor R	Blaszak, Amy J	Kowalski, Philip W
Address	11 Theresa Dr	22 Delphi Dr	86 Grand Prix Dr	180 Steven Dr	91 Caprice Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	55 x 115	50 x 115	50 x 130	50 x 115
Building Style	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
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
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	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	904	676	676	638	468
2nd Sty Area	988	1026	1080	1026	842
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 200	0 120
SFLA	1892	1702	1756	1664	1494
Att/Det Gar Sqft	280	288	364	420	520
Prior Land	\$11,900				
Prior Total	\$150,000				
Comp Land Estimate	\$17,400	\$18,500	\$17,100	\$18,100	\$17,100
Sale Date		9/14/2020	10/7/2020	4/16/2020	11/2/2020
Sale Price		\$195,000	\$243,700	\$201,000	\$229,900
Time Adj Sale Price		\$195,000	\$243,700	\$202,000	\$229,900
TADJSP/SQFT		\$114.57	\$138.78	\$121.39	\$153.88
Total Adj Factors	\$104,300	\$96,800	\$127,700	\$94,600	\$111,700
Adjusted Sale Price		\$202,500	\$220,300	\$211,700	\$222,500
Comparable Estimate	\$211,700 (\$111.89/SFLA)				








	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-4	125.09-8-4	125.09-14-38	125.09-10-19	125.09-13-17	125.09-9-27
Owner	Majewski Robert Joshu:	Majewski, Robert Joshu	Buono, Robert T	Sein, Eddie N	Pinkowski, Cassandra I	Roberts, Dylan J
Address	15 Theresa Dr	15 Theresa Dr	47 Gabrielle Dr	58 Judith Dr	62 Colette Ave	77 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 105	50 x 120	50 x 105	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1076	969	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 400	0 0
SFLA	960	960	960	1076	969	960
Att/Det Gar Sqft	308	308	304	220	320	352
Prior Land	\$11,900					
Prior Total	\$105,000					
Comp Land Estimate	\$17,400	\$17,400	\$16,300	\$17,400	\$16,300	\$17,400
Sale Date		5/24/2019	2/26/2020	1/14/2020	8/20/2019	4/4/2019
Sale Price		\$144,500	\$125,000	\$140,000	\$167,000	\$140,900
Time Adj Sale Price		\$149,800	\$126,000	\$141,400	\$171,500	\$146,600
TADJSP/SQFT		\$156.04	\$131.25	\$131.41	\$176.99	\$152.71
Total Adj Factors	\$68,400	\$68,400	\$58,400	\$75,600	\$79,100	\$67,300
Adjusted Sale Price		\$149,800	\$136,000	\$134,200	\$160,800	\$147,700
Comparable Estimate	\$145,700	(\$151.77/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-5	125.09-10-38	125.09-9-14	125.09-9-37	125.09-11-5	125.09-10-19
Owner	Herko David M & Sheri I	Jackson, Donna J	Marcey, Ryan	Coniglio, Frank A	Ly, Xuan Thi	Sein, Eddie N
Address	19 Theresa Dr	134 Judith Dr	78 Theresa Dr	37 Judith Dr	17 Lordan Dr	58 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 110	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1968 / 0	1967 / 0	1966 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1160	1220	1170	1260	1076
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 0	0 0	0 450	0 450
SFLA	1204	1160	1220	1170	1260	1076
Att/Det Gar Sqft	308	294	210	336	322	220
Prior Land	\$11,900					
Prior Total	\$111,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$16,700	\$17,400
Sale Date		7/21/2020	1/6/2020	8/28/2019	11/6/2019	1/14/2020
Sale Price		\$160,000	\$165,000	\$150,000	\$165,000	\$140,000
Time Adj Sale Price		\$160,000	\$166,700	\$154,000	\$167,800	\$141,400
TADJSP/SQFT		\$137.93	\$136.64	\$131.62	\$133.17	\$131.41
Total Adj Factors	\$78,400	\$83,300	\$82,900	\$82,300	\$87,600	\$75,600
Adjusted Sale Price		\$155,100	\$162,200	\$150,100	\$158,600	\$144,200
Comparable Estimate	\$154,000	(\$127.91/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-8-6	125.10-18-44	125.09-13-28	125.09-6-6	125.09-13-29
Owner	Black Family Trust	Liebel, Thomas W	Rankin, Emily	Crofton, Kenneth	Ross, Alan J
Address	23 Theresa Dr	15 Louise Dr	10 St Joan Ln	30 Cavalier Dr	14 St Joan Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	57 x 112	60 x 105	60 x 109	75 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 375	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
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	5	3	3	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1479	1166	1281	1088	1521
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	375 0	744 0	350 0	500 0	126 0
SFLA	1854	1910	1631	1588	1647
Att/Det Gar Sqft					
Prior Land	\$11,900				
Prior Total	\$134,000				
Comp Land Estimate	\$17,400	\$18,900	\$19,100	\$19,500	\$21,300
Sale Date		7/28/2020	3/12/2020	9/23/2019	8/21/2019
Sale Price		\$179,900	\$185,220	\$172,500	\$170,000
Time Adj Sale Price		\$179,900	\$186,500	\$176,500	\$174,600
TADJSP/SQFT		\$94.19	\$114.35	\$111.15	\$106.01
Total Adj Factors	\$94,300	\$92,500	\$85,700	\$90,800	\$90,000
Adjusted Sale Price		\$181,700	\$195,100	\$180,000	\$178,900
Comparable Estimate	\$181,700 (\$98/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-1	125.09-11-5	125.09-9-6	125.09-9-14	125.09-10-38	125.09-9-37
Owner	Bates, Charles J	Ly, Xuan Thi	Szefler, Michael J Sr.	Marcey, Ryan	Jackson, Donna J	Coniglio, Frank A
Address	26 Theresa Dr	17 Lordan Dr	46 Theresa Dr	78 Theresa Dr	134 Judith Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	63 x 120	50 x 110	50 x 120	50 x 120	50 x 121	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1967 / 0	1968 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 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	1364	1260	1336	1220	1160	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 450	0 0	0 0	0 192	0 0
SFLA	1364	1260	1336	1220	1160	1170
Att/Det Gar Sqft	308	322	378	210	294	336
Prior Land	\$13,500					
Prior Total	\$114,000					
Comp Land Estimate	\$20,900	\$16,700	\$17,400	\$17,400	\$17,500	\$17,400
Sale Date		11/6/2019	4/9/2019	1/6/2020	7/21/2020	8/28/2019
Sale Price		\$165,000	\$160,000	\$165,000	\$160,000	\$150,000
Time Adj Sale Price		\$167,800	\$166,400	\$166,700	\$160,000	\$154,000
TADJSP/SQFT		\$133.17	\$124.55	\$136.64	\$137.93	\$131.62
Total Adj Factors	\$94,300	\$87,600	\$90,000	\$82,900	\$83,300	\$82,300
Adjusted Sale Price		\$174,500	\$170,700	\$178,100	\$171,000	\$166,000
Comparable Estimate	\$172,100	(\$126.17/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-7	125.09-10-38	125.09-10-19	125.09-9-37	125.09-9-14	125.09-11-5
Owner	Sadowski, Kevin M	Jackson, Donna J	Sein, Eddie N	Coniglio, Frank A	Marcey, Ryan	Ly, Xuan Thi
Address	27 Theresa Dr	134 Judith Dr	58 Judith Dr	37 Judith Dr	78 Theresa Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 120	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1967 / 0	1968 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1160	1076	1170	1220	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 450
SFLA	1104	1160	1076	1170	1220	1260
Att/Det Gar Sqft	336	294	220	336	210	322
Prior Land	\$11,900					
Prior Total	\$101,900					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/14/2020	8/28/2019	1/6/2020	11/6/2019
Sale Price		\$160,000	\$140,000	\$150,000	\$165,000	\$165,000
Time Adj Sale Price		\$160,000	\$141,400	\$154,000	\$166,700	\$167,800
TADJSP/SQFT		\$137.93	\$131.41	\$131.62	\$136.64	\$133.17
Total Adj Factors	\$74,700	\$83,300	\$75,600	\$82,300	\$82,900	\$87,600
Adjusted Sale Price		\$151,400	\$140,500	\$146,400	\$158,500	\$154,900
Comparable Estimate	\$150,300	(\$136.14/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-2	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-37	125.09-10-19
Owner	Cobel Donna Marie	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Coniglio, Frank A	Sein, Eddie N
Address	30 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	37 Judith Dr	58 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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 Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1220	1220	1160	1260	1170	1076
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 450
SFLA	1220	1220	1160	1260	1170	1076
Att/Det Gar Sqft	294	210	294	322	336	220
Prior Land	\$11,900					
Prior Total	\$108,100					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	8/28/2019	1/14/2020
Sale Price		\$165,000	\$160,000	\$165,000	\$150,000	\$140,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$154,000	\$141,400
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$131.62	\$131.41
Total Adj Factors	\$82,500	\$82,900	\$83,300	\$87,600	\$82,300	\$75,600
Adjusted Sale Price		\$166,300	\$159,200	\$162,700	\$154,200	\$148,300
Comparable Estimate	\$158,100	(\$129.59/SFLA)				






	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-8	125.09-10-38	125.09-10-19	125.09-9-37	125.09-9-14	125.09-11-5
Owner	Augustyniak Tracy J	Jackson, Donna J	Sein, Eddie N	Coniglio, Frank A	Marcey, Ryan	Ly, Xuan Thi
Address	31 Theresa Dr	134 Judith Dr	58 Judith Dr	37 Judith Dr	78 Theresa Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	110 x 120	50 x 121	50 x 120	50 x 120	50 x 120	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	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1968 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1160	1076	1170	1220	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 450
SFLA	1104	1160	1076	1170	1220	1260
Att/Det Gar Sqft	280	294	220	336	210	322
Prior Land	\$19,000					
Prior Total	\$109,000					
Comp Land Estimate	\$27,800	\$17,500	\$17,400	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/14/2020	8/28/2019	1/6/2020	11/6/2019
Sale Price		\$160,000	\$140,000	\$150,000	\$165,000	\$165,000
Time Adj Sale Price		\$160,000	\$141,400	\$154,000	\$166,700	\$167,800
TADJSP/SQFT		\$137.93	\$131.41	\$131.62	\$136.64	\$133.17
Total Adj Factors	\$79,400	\$83,300	\$75,600	\$82,300	\$82,900	\$87,600
Adjusted Sale Price		\$156,100	\$145,200	\$151,100	\$163,200	\$159,600
Comparable Estimate	\$155,000	(\$140.4/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	125.09-9-3	125.09-10-19	125.09-10-38	125.09-14-38	125.09-9-37	125.09-9-14
Owner	Frank, Clara B	Sein, Eddie N	Jackson, Donna J	Buono, Robert T	Coniglio, Frank A	Marcey, Ryan
Address	34 Theresa Dr	58 Judith Dr	134 Judith Dr	47 Gabrielle Dr	37 Judith Dr	78 Theresa Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 105	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1040	1076	1160	960	1170	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 192	0 0	0 0	0 0
SFLA	1040	1076	1160	960	1170	1220
Att/Det Gar Sqft	396	220	294	304	336	210
Prior Land	\$11,900					
Prior Total	\$103,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,300	\$17,400	\$17,400
Sale Date		1/14/2020	7/21/2020	2/26/2020	8/28/2019	1/6/2020
Sale Price		\$140,000	\$160,000	\$125,000	\$150,000	\$165,000
Time Adj Sale Price		\$141,400	\$160,000	\$126,000	\$154,000	\$166,700
TADJSP/SQFT		\$131.41	\$137.93	\$131.25	\$131.62	\$136.64
Total Adj Factors	\$75,200	\$75,600	\$83,300	\$58,400	\$82,300	\$82,900
Adjusted Sale Price		\$141,000	\$151,900	\$142,800	\$146,900	\$159,000
Comparable Estimate	\$148,300	(\$142.6/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-9	125.09-10-38	125.09-10-19	125.09-9-37	125.09-9-14	125.09-11-5
Owner	Dziewa, David J	Jackson, Donna J	Sein, Eddie N	Coniglio, Frank A	Marcey, Ryan	Ly, Xuan Thi
Address	35 Theresa Dr	134 Judith Dr	58 Judith Dr	37 Judith Dr	78 Theresa Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 120	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1968 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1160	1076	1170	1220	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 450
SFLA	1144	1160	1076	1170	1220	1260
Att/Det Gar Sqft	352	294	220	336	210	322
Prior Land	\$11,900					
Prior Total	\$106,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/14/2020	8/28/2019	1/6/2020	11/6/2019
Sale Price		\$160,000	\$140,000	\$150,000	\$165,000	\$165,000
Time Adj Sale Price		\$160,000	\$141,400	\$154,000	\$166,700	\$167,800
TADJSP/SQFT		\$137.93	\$131.41	\$131.62	\$136.64	\$133.17
Total Adj Factors	\$75,900	\$83,300	\$75,600	\$82,300	\$82,900	\$87,600
Adjusted Sale Price		\$152,600	\$141,700	\$147,600	\$159,700	\$156,100
Comparable Estimate	\$151,500	(\$132.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-9-4	125.09-2-5	125.12-7-6	125.10-17-16	125.10-19-22
Owner	Wheeler, John F	Tulowitzki, Jason A	Malinowski, James D	Booker, Shawn	Lam, Cheong Yin
Address	38 Theresa Dr	48 Fradine Dr	31 Lou Dr	54 Nancy Pl	90 Louise Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	125	127	126	126
School Code	146801	146801	143007	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	50 x 114	80 x 105	57 x 112	115 x 112
Building Style	05 Colonial	05 Colonial	05 Colonial	04 Cape cod	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1973 / 0	1965 / 0	1963 / 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 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	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1168	1332	1088	1092
2nd Sty Area	1332	840	1092	1088	1092
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 544	0 0
SFLA	2664	2008	2424	2176	2184
Att/Det Gar Sqft	440	480	584	440	484
Prior Land	\$11,900				
Prior Total	\$165,000				
Comp Land Estimate	\$17,400	\$17,000	\$22,100	\$18,900	\$27,400
Sale Date		12/20/2018	1/10/2018	12/12/2019	6/29/2018
Sale Price		\$172,000	\$204,800	\$149,000	\$202,000
Time Adj Sale Price		\$181,700	\$230,200	\$151,000	\$220,800
TADJSP/SQFT		\$90.49	\$94.97	\$69.39	\$101.10
Total Adj Factors	\$132,800	\$103,300	\$147,900	\$104,000	\$139,200
Adjusted Sale Price		\$211,200	\$215,100	\$179,800	\$214,400
Comparable Estimate	\$203,300	(\$76.31/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	125.09-8-10	125.09-10-38	125.09-10-19	125.09-9-14	125.09-9-37	125.09-11-5
Owner	Utter, Ronald W	Jackson, Donna J	Sein, Eddie N	Marcey, Ryan	Coniglio, Frank A	Ly, Xuan Thi
Address	39 Theresa Dr	134 Judith Dr	58 Judith Dr	78 Theresa Dr	37 Judith Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 120	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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1968 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 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	1104	1160	1076	1220	1170	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 450
SFLA	1104	1160	1076	1220	1170	1260
Att/Det Gar Sqft	280	294	220	210	336	322
Prior Land	\$11,900					
Prior Total	\$105,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/14/2020	1/6/2020	8/28/2019	11/6/2019
Sale Price		\$160,000	\$140,000	\$165,000	\$150,000	\$165,000
Time Adj Sale Price		\$160,000	\$141,400	\$166,700	\$154,000	\$167,800
TADJSP/SQFT		\$137.93	\$131.41	\$136.64	\$131.62	\$133.17
Total Adj Factors	\$74,900	\$83,300	\$75,600	\$82,900	\$82,300	\$87,600
Adjusted Sale Price		\$151,600	\$140,700	\$158,700	\$146,600	\$155,100
Comparable Estimate	\$150,500	(\$136.32/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-5	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-37	125.09-10-19
Owner	Hennings, Carlos F	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Coniglio, Frank A	Sein, Eddie N
Address	42 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	37 Judith Dr	58 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1220	1220	1160	1260	1170	1076
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 450
SFLA	1220	1220	1160	1260	1170	1076
Att/Det Gar Sqft	294	210	294	322	336	220
Prior Land	\$11,900					
Prior Total	\$111,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	8/28/2019	1/14/2020
Sale Price		\$165,000	\$160,000	\$165,000	\$150,000	\$140,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$154,000	\$141,400
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$131.62	\$131.41
Total Adj Factors	\$79,100	\$82,900	\$83,300	\$87,600	\$82,300	\$75,600
Adjusted Sale Price		\$162,900	\$155,800	\$159,300	\$150,800	\$144,900
Comparable Estimate	\$154,700	(\$126.8/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	125.09-8-11	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-37	125.09-10-19
Owner	Tatko, Carol M	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Coniglio, Frank A	Sein, Eddie N
Address	43 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	37 Judith Dr	58 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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 Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	1222	1220	1160	1260	1170	1076
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 450
SFLA	1222	1220	1160	1260	1170	1076
Att/Det Gar Sqft	308	210	294	322	336	220
Prior Land	\$11,900					
Prior Total	\$117,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	8/28/2019	1/14/2020
Sale Price		\$165,000	\$160,000	\$165,000	\$150,000	\$140,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$154,000	\$141,400
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$131.62	\$131.41
Total Adj Factors	\$85,800	\$82,900	\$83,300	\$87,600	\$82,300	\$75,600
Adjusted Sale Price		\$169,600	\$162,500	\$166,000	\$157,500	\$151,600
Comparable Estimate	\$161,400	(\$132.08/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	125.09-9-6	125.09-9-6	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-37
Owner	Szefler, Michael J Sr	Szefler, Michael J Sr.	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Coniglio, Frank A
Address	46 Theresa Dr	46 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1336	1336	1220	1160	1260	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 192	0 450	0 0
SFLA	1336	1336	1220	1160	1260	1170
Att/Det Gar Sqft	378	378	210	294	322	336
Prior Land	\$11,900					
Prior Total	\$116,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400
Sale Date		4/9/2019	1/6/2020	7/21/2020	11/6/2019	8/28/2019
Sale Price		\$160,000	\$165,000	\$160,000	\$165,000	\$150,000
Time Adj Sale Price		\$166,400	\$166,700	\$160,000	\$167,800	\$154,000
TADJSP/SQFT		\$124.55	\$136.64	\$137.93	\$133.17	\$131.62
Total Adj Factors	\$90,000	\$90,000	\$82,900	\$83,300	\$87,600	\$82,300
Adjusted Sale Price		\$166,400	\$173,800	\$166,700	\$170,200	\$161,700
Comparable Estimate	\$167,800	(\$125.6/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	125.09-8-12	125.10-14-26	125.10-18-44	125.09-16-2	125.08-12-6	125.10-18-11
Owner	Vitello, Michael C	Siciliano, Sara J	Liebel, Thomas W	Hafsa, Noor E	Autry, Isiah	Tytka, Brandon C
Address	47 Theresa Dr	21 Lois Dr	15 Louise Dr	251 French Rd	79 Autumnwood Dr	40 Rachele Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	127	126
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	57 x 121	57 x 112	85 x 110	50 x 115	57 x 112
Building Style	14 other	14 Unknown	03 Split level	01 Ranch	14 Unknown	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1965 / 0	1966 / 0	1971 / 0	1963 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.0	2.0	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1064	1066	1166	1748	960	1024
2nd Sty Area	725	520	0	0	432	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	744 0	0 250	0 0	0 0
SFLA	1789	1586	1910	1748	1392	1680
Att/Det Gar Sqft	308	484		240		288
Prior Land	\$11,900					
Prior Total	\$121,900					
Comp Land Estimate	\$17,400	\$19,600	\$18,900	\$23,400	\$17,100	\$18,900
Sale Date		6/18/2018	7/28/2020	9/28/2020	10/26/2020	11/2/2020
Sale Price		\$177,706	\$179,900	\$149,999	\$210,000	\$190,000
Time Adj Sale Price		\$194,300	\$179,900	\$150,000	\$210,000	\$190,000
TADJSP/SQFT		\$122.51	\$94.19	\$85.81	\$150.86	\$113.10
Total Adj Factors	\$93,000	\$96,900	\$92,500	\$102,000	\$106,700	\$106,600
Adjusted Sale Price		\$190,400	\$180,400	\$141,000	\$196,300	\$176,400
Comparable Estimate	\$176,900	(\$98.88/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-7	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-37	125.09-10-19
Owner	Anticola, Richard	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Coniglio, Frank A	Sein, Eddie N
Address	50 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	37 Judith Dr	58 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1220	1220	1160	1260	1170	1076
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 450
SFLA	1220	1220	1160	1260	1170	1076
Att/Det Gar Sqft	294	210	294	322	336	220
Prior Land	\$11,900					
Prior Total	\$110,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	8/28/2019	1/14/2020
Sale Price		\$165,000	\$160,000	\$165,000	\$150,000	\$140,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$154,000	\$141,400
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$131.62	\$131.41
Total Adj Factors	\$82,800	\$82,900	\$83,300	\$87,600	\$82,300	\$75,600
Adjusted Sale Price		\$166,600	\$159,500	\$163,000	\$154,500	\$148,600
Comparable Estimate	\$158,400	(\$129.84/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-13	125.10-14-26	125.08-12-6	125.09-13-28	125.10-18-11	125.09-6-6
Owner	Colangelo, Frank J	Siciliano, Sara J	Autry, Isiah	Rankin, Emily	Tytka, Brandon C	Crofton, Kenneth
Address	51 Theresa Dr	21 Lois Dr	79 Autumnwood Dr	10 St Joan Ln	40 Rachele Dr	30 Cavalier Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	127	126	126	126
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	57 x 121	50 x 115	60 x 105	57 x 112	60 x 109
Building Style	14 other	14 Unknown	14 Unknown	03 Split level	04 Cape cod	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	1967 / 0	1966 / 0	1971 / 0	1965 / 0	1963 / 0	1967 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	4 Good	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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	1.0	1.5	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 2
1st Sty Area	984	1066	960	1281	1024	1088
2nd Sty Area	672	520	432	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	350 0	0 0	500 0
SFLA	1656	1586	1392	1631	1680	1588
Att/Det Gar Sqft	308	484		288		
Prior Land	\$11,900					
Prior Total	\$127,000					
Comp Land Estimate	\$17,400	\$19,600	\$17,100	\$19,100	\$18,900	\$19,500
Sale Date		6/18/2018	10/26/2020	3/12/2020	11/2/2020	9/23/2019
Sale Price		\$177,706	\$210,000	\$185,220	\$190,000	\$172,500
Time Adj Sale Price		\$194,300	\$210,000	\$186,500	\$190,000	\$176,500
TADJSP/SQFT		\$122.51	\$150.86	\$114.35	\$113.10	\$111.15
Total Adj Factors	\$84,200	\$96,900	\$106,700	\$85,700	\$106,600	\$90,800
Adjusted Sale Price		\$181,600	\$187,500	\$185,000	\$167,600	\$169,900
Comparable Estimate	\$178,300 (\$107.67/SFLA)					









	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-8	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-37	125.09-10-19
Owner	Wachowiak, Norbert E	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Coniglio, Frank A	Sein, Eddie N
Address	54 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	37 Judith Dr	58 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	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	1220	1160	1260	1170	1076
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 450
SFLA	1232	1220	1160	1260	1170	1076
Att/Det Gar Sqft	308	210	294	322	336	220
Prior Land	\$11,900					
Prior Total	\$106,900					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	8/28/2019	1/14/2020
Sale Price		\$165,000	\$160,000	\$165,000	\$150,000	\$140,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$154,000	\$141,400
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$131.62	\$131.41
Total Adj Factors	\$79,900	\$82,900	\$83,300	\$87,600	\$82,300	\$75,600
Adjusted Sale Price		\$163,700	\$156,600	\$160,100	\$151,600	\$145,700
Comparable Estimate	\$155,500	(\$126.22/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	143089
Print Key	125.09-8-14	125.09-10-19	125.09-10-38	125.09-14-38	125.09-13-17	125.09-8-4
Owner	Miranda, Judith R	Sein, Eddie N	Jackson, Donna J	Buono, Robert T	Pinkowski, Cassandra I	Majewski, Robert Joshi
Address	55 Theresa Dr	58 Judith Dr	134 Judith Dr	47 Gabrielle Dr	62 Colette Ave	15 Theresa Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 105	50 x 105	50 x 120
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	1966 / 0	1967 / 0	1966 / 0	1967 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1076	1160	960	969	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 192	0 0	0 400	0 0
SFLA	984	1076	1160	960	969	960
Att/Det Gar Sqft	308	220	294	304	320	308
Prior Land	\$11,900					
Prior Total	\$101,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,300	\$16,300	\$17,400
Sale Date		1/14/2020	7/21/2020	2/26/2020	8/20/2019	5/24/2019
Sale Price		\$140,000	\$160,000	\$125,000	\$167,000	\$144,500
Time Adj Sale Price		\$141,400	\$160,000	\$126,000	\$171,500	\$149,800
TADJSP/SQFT		\$131.41	\$137.93	\$131.25	\$176.99	\$156.04
Total Adj Factors	\$68,800	\$75,600	\$83,300	\$58,400	\$79,100	\$68,400
Adjusted Sale Price		\$134,600	\$145,500	\$136,400	\$161,200	\$150,200
Comparable Estimate	\$145,600	(\$147.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-9-9	125.10-17-16	125.09-18-40	125.10-18-3	125.10-19-22
Owner	Hinkle, Kevin T	Booker, Shawn	Grasso, Farin R	Harrington, James D	Lam, Cheong Yin
Address	58 Theresa Dr	54 Nancy Pl	37 St Joan Ln	569 French Rd	90 Louise Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	57 x 112	50 x 106	80 x 115	115 x 112
Building Style	03 Split level	04 Cape cod	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1964 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	2 Fair	2 Fair	4 Good
Grade/Grade Adj	C Average 732	C Average 100	C Average 90	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1088	1040	1040	1092
2nd Sty Area	0	1088	1040	1040	0
Fin Bsmt/Fin Rec Rm	732 550	0 544	0 0	0 0	0 0
SFLA	1936	2176	2080	2080	2184
Att/Det Gar Sqft		440		576	484
Prior Land	\$11,900				
Prior Total	\$124,500				
Comp Land Estimate	\$17,400	\$18,900	\$16,400	\$23,100	\$27,400
Sale Date		12/12/2019	4/2/2018	2/16/2018	6/29/2018
Sale Price		\$149,000	\$115,000	\$130,000	\$202,000
Time Adj Sale Price		\$151,000	\$127,100	\$145,300	\$220,800
TADJSP/SQFT		\$69.39	\$61.11	\$69.86	\$101.10
Total Adj Factors	\$96,100	\$104,000	\$63,800	\$85,200	\$139,200
Adjusted Sale Price		\$143,100	\$159,400	\$156,200	\$177,700
Comparable Estimate	\$164,000 (\$84.71/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-15	125.09-10-38	125.09-9-14	125.09-16-2	125.09-9-6	125.09-11-5
Owner	Guglielmo, Donald C	Jackson, Donna J	Marcey, Ryan	Hafsa, Noor E	Szefler, Michael J Sr.	Ly, Xuan Thi
Address	59 Theresa Dr	134 Judith Dr	78 Theresa Dr	251 French Rd	46 Theresa Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	85 x 110	50 x 120	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1968 / 0	1966 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 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	4 Full 0
1st Sty Area	1540	1160	1220	1748	1336	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 0	0 250	0 0	0 450
SFLA	1540	1160	1220	1748	1336	1260
Att/Det Gar Sqft	308	294	210	240	378	322
Prior Land	\$11,900					
Prior Total	\$119,700					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$23,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/6/2020	9/28/2020	4/9/2019	11/6/2019
Sale Price		\$160,000	\$165,000	\$149,999	\$160,000	\$165,000
Time Adj Sale Price		\$160,000	\$166,700	\$150,000	\$166,400	\$167,800
TADJSP/SQFT		\$137.93	\$136.64	\$85.81	\$124.55	\$133.17
Total Adj Factors	\$98,700	\$83,300	\$82,900	\$102,000	\$90,000	\$87,600
Adjusted Sale Price		\$175,400	\$182,500	\$146,700	\$175,100	\$178,900
Comparable Estimate	\$171,700	(\$111.49/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-10	125.09-10-19	125.09-10-38	125.09-14-38	125.09-9-27	125.09-13-17
Owner	Call, Patrick E	Sein, Eddie N	Jackson, Donna J	Buono, Robert T	Roberts, Dylan J	Pinkowski, Cassandra I
Address	62 Theresa Dr	58 Judith Dr	134 Judith Dr	47 Gabrielle Dr	77 Judith Dr	62 Colette Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 105	50 x 120	50 x 105
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1076	1160	960	960	969
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 192	0 0	0 0	0 400
SFLA	984	1076	1160	960	960	969
Att/Det Gar Sqft	414	220	294	304	352	320
Prior Land	\$11,900					
Prior Total	\$105,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,300	\$17,400	\$16,300
Sale Date		1/14/2020	7/21/2020	2/26/2020	4/4/2019	8/20/2019
Sale Price		\$140,000	\$160,000	\$125,000	\$140,900	\$167,000
Time Adj Sale Price		\$141,400	\$160,000	\$126,000	\$146,600	\$171,500
TADJSP/SQFT		\$131.41	\$137.93	\$131.25	\$152.71	\$176.99
Total Adj Factors	\$70,200	\$75,600	\$83,300	\$58,400	\$67,300	\$79,100
Adjusted Sale Price		\$136,000	\$146,900	\$137,800	\$149,500	\$162,600
Comparable Estimate	\$146,600 (\$148.98/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	125.09-8-16	125.09-9-14	125.09-10-38	125.09-11-5	125.09-9-6	125.09-9-37
Owner	Rusin, Jean E	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Szefler, Michael J Sr.	Coniglio, Frank A
Address	63 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	46 Theresa Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 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	1296	1220	1160	1260	1336	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 0
SFLA	1296	1220	1160	1260	1336	1170
Att/Det Gar Sqft	308	210	294	322	378	336
Prior Land	\$11,900					
Prior Total	\$113,100					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	4/9/2019	8/28/2019
Sale Price		\$165,000	\$160,000	\$165,000	\$160,000	\$150,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$166,400	\$154,000
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$124.55	\$131.62
Total Adj Factors	\$83,200	\$82,900	\$83,300	\$87,600	\$90,000	\$82,300
Adjusted Sale Price		\$167,000	\$159,900	\$163,400	\$159,600	\$154,900
Comparable Estimate	\$161,000	(\$124.23/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	125.09-9-11	125.10-19-22	125.09-18-40	125.10-18-3	125.09-3-32	125.10-1-52
Owner	Brownschidle John & L	Lam, Cheong Yin	Grasso, Farin R	Harrington, James D	Barker, Brandon M	Decmar Properties, LLC
Address	66 Theresa Dr	90 Louise Dr	37 St Joan Ln	569 French Rd	59 Fradine Dr	37 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	115 x 112	50 x 106	80 x 115	50 x 114	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1964 / 0	1966 / 0	1966 / 0	1968 / 0
Condition	3 Normal	4 Good	2 Fair	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	6
Full/Half Baths	2 / 0	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	4 Full 0	4 Full 0
1st Sty Area	1128	1092	1040	1040	1073	1040
2nd Sty Area	1128	1092	1040	1040	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2256	2184	2080	2080	2146	2080
Att/Det Gar Sqft		484		576		
Prior Land	\$11,900					
Prior Total	\$136,950					
Comp Land Estimate	\$17,400	\$27,400	\$16,400	\$23,100	\$17,000	\$16,700
Sale Date		6/29/2018	4/2/2018	2/16/2018	4/28/2020	3/17/2020
Sale Price		\$202,000	\$115,000	\$130,000	\$194,250	\$160,000
Time Adj Sale Price		\$220,800	\$127,100	\$145,300	\$195,200	\$161,100
TADJSP/SQFT		\$101.10	\$61.11	\$69.86	\$90.96	\$77.45
Total Adj Factors	\$106,700	\$139,200	\$63,800	\$85,200	\$109,500	\$81,400
Adjusted Sale Price		\$188,300	\$170,000	\$166,800	\$192,400	\$186,400
Comparable Estimate	\$180,800	(\$80.14/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	125.09-8-17	125.09-10-38	125.09-10-19	125.09-9-14	125.09-9-37	125.10-19-42
Owner	Nowakowski, Linda K	Jackson, Donna J	Sein, Eddie N	Marcey, Ryan	Coniglio, Frank A	DeMont, Daryl R
Address	67 Theresa Dr	134 Judith Dr	58 Judith Dr	78 Theresa Dr	37 Judith Dr	27 Cavalier Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 120	50 x 109
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1967 / 0	1968 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 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	1104	1160	1076	1220	1170	1062
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 0
SFLA	1104	1160	1076	1220	1170	1062
Att/Det Gar Sqft	220	294	220	210	336	
Prior Land	\$11,900					
Prior Total	\$101,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$17,400	\$16,600
Sale Date		7/21/2020	1/14/2020	1/6/2020	8/28/2019	6/26/2019
Sale Price		\$160,000	\$140,000	\$165,000	\$150,000	\$136,200
Time Adj Sale Price		\$160,000	\$141,400	\$166,700	\$154,000	\$140,800
TADJSP/SQFT		\$137.93	\$131.41	\$136.64	\$131.62	\$132.58
Total Adj Factors	\$72,100	\$83,300	\$75,600	\$82,900	\$82,300	\$68,200
Adjusted Sale Price		\$148,800	\$137,900	\$155,900	\$143,800	\$144,700
Comparable Estimate	\$146,200	(\$132.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-9-12	125.10-19-22	125.09-18-40	125.10-18-3	125.06-12-32
Owner	Barham, Denise A	Lam, Cheong Yin	Grasso, Farin R	Harrington, James D	Craven, Charles R II
Address	70 Theresa Dr	90 Louise Dr	37 St Joan Ln	569 French Rd	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	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	115 x 112	50 x 106	80 x 115	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1964 / 0	1966 / 0	1968 / 0
Condition	3 Normal	4 Good	2 Fair	2 Fair	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	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	3 / 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	1404	1092	1040	1040	1232
2nd Sty Area	1404	1092	1040	1040	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400
SFLA	2808	2184	2080	2080	2464
Att/Det Gar Sqft		484		576	440
Prior Land	\$11,900				
Prior Total	\$153,550				
Comp Land Estimate	\$17,400	\$27,400	\$16,400	\$23,100	\$15,800
Sale Date		6/29/2018	4/2/2018	2/16/2018	6/24/2019
Sale Price		\$202,000	\$115,000	\$130,000	\$187,000
Time Adj Sale Price		\$220,800	\$127,100	\$145,300	\$193,300
TADJSP/SQFT		\$101.10	\$61.11	\$69.86	\$78.45
Total Adj Factors	\$129,100	\$139,200	\$63,800	\$85,200	\$106,800
Adjusted Sale Price		\$210,700	\$192,400	\$189,200	\$215,600
Comparable Estimate	\$201,100 (\$71.62/SFLA)				






	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-18	125.09-10-38	125.09-10-19	125.09-9-14	125.10-19-42	125.09-14-38
Owner	Merckel, Norman D	Jackson, Donna J	Sein, Eddie N	Marcey, Ryan	DeMont, Daryl R	Buono, Robert T
Address	71 Theresa Dr	134 Judith Dr	58 Judith Dr	78 Theresa Dr	27 Cavalier Dr	47 Gabrielle Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 109	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1967 / 0	1968 / 0	1968 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1160	1076	1220	1062	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 0
SFLA	1064	1160	1076	1220	1062	960
Att/Det Gar Sqft	180	294	220	210		304
Prior Land	\$11,900					
Prior Total	\$105,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$16,600	\$16,300
Sale Date		7/21/2020	1/14/2020	1/6/2020	6/26/2019	2/26/2020
Sale Price		\$160,000	\$140,000	\$165,000	\$136,200	\$125,000
Time Adj Sale Price		\$160,000	\$141,400	\$166,700	\$140,800	\$126,000
TADJSP/SQFT		\$137.93	\$131.41	\$136.64	\$132.58	\$131.25
Total Adj Factors	\$72,500	\$83,300	\$75,600	\$82,900	\$68,200	\$58,400
Adjusted Sale Price		\$149,200	\$138,300	\$156,300	\$145,100	\$140,100
Comparable Estimate	\$145,800 (\$137.03/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-13	125.09-10-38	125.09-9-14	125.09-10-19	125.09-9-37	125.09-11-5
Owner	Zdanowicz Julie	Jackson, Donna J	Marcey, Ryan	Sein, Eddie N	Coniglio, Frank A	Ly, Xuan Thi
Address	74 Theresa Dr	134 Judith Dr	78 Theresa Dr	58 Judith Dr	37 Judith Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 120	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1968 / 0	1967 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 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	1144	1160	1220	1076	1170	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 0	0 450	0 0	0 450
SFLA	1144	1160	1220	1076	1170	1260
Att/Det Gar Sqft	308	294	210	220	336	322
Prior Land	\$11,900					
Prior Total	\$106,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/6/2020	1/14/2020	8/28/2019	11/6/2019
Sale Price		\$160,000	\$165,000	\$140,000	\$150,000	\$165,000
Time Adj Sale Price		\$160,000	\$166,700	\$141,400	\$154,000	\$167,800
TADJSP/SQFT		\$137.93	\$136.64	\$131.41	\$131.62	\$133.17
Total Adj Factors	\$78,500	\$83,300	\$82,900	\$75,600	\$82,300	\$87,600
Adjusted Sale Price		\$155,200	\$162,300	\$144,300	\$150,200	\$158,700
Comparable Estimate	\$154,100	(\$134.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-8-19	125.10-17-16	113.12-1-35	125.09-18-40	125.10-19-22
Owner	Yang, Yu	Booker, Shawn	Bulera, Joshua	Grasso, Farin R	Lam, Cheong Yin
Address	75 Theresa Dr	54 Nancy Pl	36 Marie Ave	37 St Joan Ln	90 Louise Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	122	126	126
School Code	146801	146801	143001	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 120	57 x 112	50 x 114	50 x 106	115 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1968 / 0	1964 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	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	1.7	2.0	1.7	2.0	2.0
Bedrooms	5	6	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1088	936	1040	1040
2nd Sty Area	0	1088	0	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 0	0 0	0 0
SFLA	1956	2176	1638	2080	2184
Att/Det Gar Sqft		440			484
Prior Land	\$11,900				
Prior Total	\$120,350				
Comp Land Estimate	\$17,400	\$18,900	\$16,000	\$16,400	\$27,400
Sale Date		12/12/2019	11/21/2019	4/2/2018	6/29/2018
Sale Price		\$149,000	\$146,500	\$115,000	\$202,000
Time Adj Sale Price		\$151,000	\$149,000	\$127,100	\$220,800
TADJSP/SQFT		\$69.39	\$90.96	\$61.11	\$101.10
Total Adj Factors	\$94,500	\$104,000	\$72,500	\$63,800	\$139,200
Adjusted Sale Price		\$141,500	\$171,000	\$157,800	\$176,100
Comparable Estimate	\$160,200 (\$81.9/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-14	125.09-9-14	125.09-10-38	125.09-11-5	125.09-10-19	125.09-9-37
Owner	Marcey, Ryan	Marcey, Ryan	Jackson, Donna J	Ly, Xuan Thi	Sein, Eddie N	Coniglio, Frank A
Address	78 Theresa Dr	78 Theresa Dr	134 Judith Dr	17 Lordan Dr	58 Judith Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 121	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1966 / 0	1966 / 0	1967 / 0	1967 / 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 Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1220	1220	1160	1260	1076	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 450	0 0
SFLA	1220	1220	1160	1260	1076	1170
Att/Det Gar Sqft	210	210	294	322	220	336
Prior Land	\$11,900					
Prior Total	\$114,000					
Comp Land Estimate	\$17,400	\$17,400	\$17,500	\$16,700	\$17,400	\$17,400
Sale Date		1/6/2020	7/21/2020	11/6/2019	1/14/2020	8/28/2019
Sale Price		\$165,000	\$160,000	\$165,000	\$140,000	\$150,000
Time Adj Sale Price		\$166,700	\$160,000	\$167,800	\$141,400	\$154,000
TADJSP/SQFT		\$136.64	\$137.93	\$133.17	\$131.41	\$131.62
Total Adj Factors	\$82,900	\$82,900	\$83,300	\$87,600	\$75,600	\$82,300
Adjusted Sale Price		\$166,700	\$159,600	\$163,100	\$148,700	\$154,600
Comparable Estimate	\$158,500 (\$129.92/SFLA)					







	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-20	125.09-14-38	125.09-10-38	125.09-10-19	125.09-9-27	125.09-13-17
Owner	Catlin, Orrin J	Buono, Robert T	Jackson, Donna J	Sein, Eddie N	Roberts, Dylan J	Pinkowski, Cassandra I
Address	79 Theresa Dr	47 Gabrielle Dr	134 Judith Dr	58 Judith Dr	77 Judith Dr	62 Colette Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 105	50 x 121	50 x 120	50 x 120	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	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1966 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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 / 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	1160	1076	960	969
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 192	0 450	0 0	0 400
SFLA	960	960	1160	1076	960	969
Att/Det Gar Sqft	440	304	294	220	352	320
Prior Land	\$11,900					
Prior Total	\$101,000					
Comp Land Estimate	\$17,400	\$16,300	\$17,500	\$17,400	\$17,400	\$16,300
Sale Date		2/26/2020	7/21/2020	1/14/2020	4/4/2019	8/20/2019
Sale Price		\$125,000	\$160,000	\$140,000	\$140,900	\$167,000
Time Adj Sale Price		\$126,000	\$160,000	\$141,400	\$146,600	\$171,500
TADJSP/SQFT		\$131.25	\$137.93	\$131.41	\$152.71	\$176.99
Total Adj Factors	\$66,800	\$58,400	\$83,300	\$75,600	\$67,300	\$79,100
Adjusted Sale Price		\$134,400	\$143,500	\$132,600	\$146,100	\$159,200
Comparable Estimate	\$143,200 (\$149.17/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-15	125.09-10-38	125.09-9-14	125.09-11-5	125.09-10-19	125.09-9-37
Owner	Chitnis, Shashank	Jackson, Donna J	Marcey, Ryan	Ly, Xuan Thi	Sein, Eddie N	Coniglio, Frank A
Address	82 Theresa Dr	134 Judith Dr	78 Theresa Dr	17 Lordan Dr	58 Judith Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1968 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1160	1220	1260	1076	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 192	0 0	0 450	0 450	0 0
SFLA	1216	1160	1220	1260	1076	1170
Att/Det Gar Sqft	273 144	294	210	322	220	336
Prior Land	\$11,900					
Prior Total	\$126,900					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$16,700	\$17,400	\$17,400
Sale Date		7/21/2020	1/6/2020	11/6/2019	1/14/2020	8/28/2019
Sale Price		\$160,000	\$165,000	\$165,000	\$140,000	\$150,000
Time Adj Sale Price		\$160,000	\$166,700	\$167,800	\$141,400	\$154,000
TADJSP/SQFT		\$137.93	\$136.64	\$133.17	\$131.41	\$131.62
Total Adj Factors	\$96,700	\$83,300	\$82,900	\$87,600	\$75,600	\$82,300
Adjusted Sale Price		\$173,400	\$180,500	\$176,900	\$162,500	\$168,400
Comparable Estimate	\$172,300 (\$141.69/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-8-21	125.10-17-16	125.09-18-40	125.10-19-22	125.10-18-3
Owner	Good, Linda M	Booker, Shawn	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D
Address	83 Theresa Dr	54 Nancy Pl	37 St Joan Ln	90 Louise Dr	569 French Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	122
School Code	146801	146801	146801	146801	143001
Site No.	1	1	1	1	1
Land Size	50 x 120	57 x 112	50 x 106	115 x 112	80 x 115
Building Style	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1964 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	2 Fair	4 Good	2 Fair
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 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	1.7	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1144	1088	1040	1092	1040
2nd Sty Area	0	1088	1040	1092	1040
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 0	0 0	0 0
SFLA	2002	2176	2080	2184	2080
Att/Det Gar Sqft	440	440		484	576
Prior Land	\$11,900				
Prior Total	\$126,160				
Comp Land Estimate	\$17,400	\$18,900	\$16,400	\$27,400	\$23,100
Sale Date		12/12/2019	4/2/2018	6/29/2018	2/16/2018
Sale Price		\$149,000	\$115,000	\$202,000	\$130,000
Time Adj Sale Price		\$151,000	\$127,100	\$220,800	\$145,300
TADJSP/SQFT		\$69.39	\$61.11	\$101.10	\$69.86
Total Adj Factors	\$101,500	\$104,000	\$63,800	\$139,200	\$85,200
Adjusted Sale Price		\$148,500	\$164,800	\$183,100	\$178,000
Comparable Estimate	\$167,200 (\$83.52/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-16	125.09-10-38	125.09-9-14	125.09-11-5	125.09-10-19	125.09-9-37
Owner	Enslin, Donald W	Jackson, Donna J	Marcey, Ryan	Ly, Xuan Thi	Sein, Eddie N	Coniglio, Frank A
Address	86 Theresa Dr	134 Judith Dr	78 Theresa Dr	17 Lordan Dr	58 Judith Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1968 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1160	1220	1260	1076	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 0	0 450	0 450	0 0
SFLA	1216	1160	1220	1260	1076	1170
Att/Det Gar Sqft	273	294	210	322	220	336
Prior Land	\$11,900					
Prior Total	\$111,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$16,700	\$17,400	\$17,400
Sale Date		7/21/2020	1/6/2020	11/6/2019	1/14/2020	8/28/2019
Sale Price		\$160,000	\$165,000	\$165,000	\$140,000	\$150,000
Time Adj Sale Price		\$160,000	\$166,700	\$167,800	\$141,400	\$154,000
TADJSP/SQFT		\$137.93	\$136.64	\$133.17	\$131.41	\$131.62
Total Adj Factors	\$82,300	\$83,300	\$82,900	\$87,600	\$75,600	\$82,300
Adjusted Sale Price		\$159,000	\$166,100	\$162,500	\$148,100	\$154,000
Comparable Estimate	\$157,900	(\$129.85/SFLA)				





	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-22	125.09-10-38	125.09-10-19	125.09-9-14	125.09-9-37	125.10-19-42
Owner	Trost Robert I & W	Jackson, Donna J	Sein, Eddie N	Marcey, Ryan	Coniglio, Frank A	DeMont, Daryl R
Address	87 Theresa Dr	134 Judith Dr	58 Judith Dr	78 Theresa Dr	37 Judith Dr	27 Cavalier Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 120	50 x 120	50 x 109
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1967 / 0	1968 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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 / 1	2 / 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	1108	1160	1076	1220	1170	1062
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 0
SFLA	1108	1160	1076	1220	1170	1062
Att/Det Gar Sqft	308	294	220	210	336	
Prior Land	\$11,900					
Prior Total	\$105,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$17,400	\$17,400	\$16,600
Sale Date		7/21/2020	1/14/2020	1/6/2020	8/28/2019	6/26/2019
Sale Price		\$160,000	\$140,000	\$165,000	\$150,000	\$136,200
Time Adj Sale Price		\$160,000	\$141,400	\$166,700	\$154,000	\$140,800
TADJSP/SQFT		\$137.93	\$131.41	\$136.64	\$131.62	\$132.58
Total Adj Factors	\$75,500	\$83,300	\$75,600	\$82,900	\$82,300	\$68,200
Adjusted Sale Price		\$152,200	\$141,300	\$159,300	\$147,200	\$148,100
Comparable Estimate	\$149,600	(\$135.02/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-17	125.09-10-38	125.09-9-14	125.09-11-5	125.09-10-19	125.09-9-37
Owner	Tyszka, Richard V	Jackson, Donna J	Marcey, Ryan	Ly, Xuan Thi	Sein, Eddie N	Coniglio, Frank A
Address	90 Theresa Dr	134 Judith Dr	78 Theresa Dr	17 Lordan Dr	58 Judith Dr	37 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 110	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1968 / 0	1966 / 0	1967 / 0	1967 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1160	1220	1260	1076	1170
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 0	0 450	0 450	0 0
SFLA	1216	1160	1220	1260	1076	1170
Att/Det Gar Sqft	273	294	210	322	220	336
Prior Land	\$11,900					
Prior Total	\$113,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$16,700	\$17,400	\$17,400
Sale Date		7/21/2020	1/6/2020	11/6/2019	1/14/2020	8/28/2019
Sale Price		\$160,000	\$165,000	\$165,000	\$140,000	\$150,000
Time Adj Sale Price		\$160,000	\$166,700	\$167,800	\$141,400	\$154,000
TADJSP/SQFT		\$137.93	\$136.64	\$133.17	\$131.41	\$131.62
Total Adj Factors	\$82,300	\$83,300	\$82,900	\$87,600	\$75,600	\$82,300
Adjusted Sale Price		\$159,000	\$166,100	\$162,500	\$148,100	\$154,000
Comparable Estimate	\$157,900	(\$129.85/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	125.09-8-23	125.10-17-16	113.12-1-35	125.09-18-40	125.10-19-22	125.10-18-3
Owner	Rutherford, John M	Booker, Shawn	Bulera, Joshua	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D
Address	91 Theresa Dr	54 Nancy Pl	36 Marie Ave	37 St Joan Ln	90 Louise Dr	569 French Rd
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	126	126	122	126	126	126
School Code	146801	146801	143001	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	57 x 112	50 x 114	50 x 106	115 x 112	80 x 115
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1968 / 0	1964 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air 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	1.7	2.0	1.7	2.0	2.0	2.0
Bedrooms	5	6	5	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	1118	1088	936	1040	1092	1040
2nd Sty Area	0	1088	0	1040	1092	1040
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 0	0 0	0 0	0 0
SFLA	1956	2176	1638	2080	2184	2080
Att/Det Gar Sqft		440			484	576
Prior Land	\$11,900					
Prior Total	\$120,350					
Comp Land Estimate	\$17,400	\$18,900	\$16,000	\$16,400	\$27,400	\$23,100
Sale Date		12/12/2019	11/21/2019	4/2/2018	6/29/2018	2/16/2018
Sale Price		\$149,000	\$146,500	\$115,000	\$202,000	\$130,000
Time Adj Sale Price		\$151,000	\$149,000	\$127,100	\$220,800	\$145,300
TADJSP/SQFT		\$69.39	\$90.96	\$61.11	\$101.10	\$69.86
Total Adj Factors	\$94,500	\$104,000	\$72,500	\$63,800	\$139,200	\$85,200
Adjusted Sale Price		\$141,500	\$171,000	\$157,800	\$176,100	\$154,600
Comparable Estimate	\$160,200 (\$81.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-18	125.09-10-38	125.09-10-19	125.09-14-38	125.09-9-27	125.09-13-17
Owner	Znaczko John	Jackson, Donna J	Sein, Eddie N	Buono, Robert T	Roberts, Dylan J	Pinkowski, Cassandra I
Address	94 Theresa Dr	134 Judith Dr	58 Judith Dr	47 Gabrielle Dr	77 Judith Dr	62 Colette Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 121	50 x 120	50 x 105	50 x 120	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1967 / 0	1967 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm 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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1000	1160	1076	960	960	969
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 450	0 0	0 0	0 400
SFLA	1000	1160	1076	960	960	969
Att/Det Gar Sqft	294	294	220	304	352	320
Prior Land	\$11,900					
Prior Total	\$101,000					
Comp Land Estimate	\$17,400	\$17,500	\$17,400	\$16,300	\$17,400	\$16,300
Sale Date		7/21/2020	1/14/2020	2/26/2020	4/4/2019	8/20/2019
Sale Price		\$160,000	\$140,000	\$125,000	\$140,900	\$167,000
Time Adj Sale Price		\$160,000	\$141,400	\$126,000	\$146,600	\$171,500
TADJSP/SQFT		\$137.93	\$131.41	\$131.25	\$152.71	\$176.99
Total Adj Factors	\$69,500	\$83,300	\$75,600	\$58,400	\$67,300	\$79,100
Adjusted Sale Price		\$146,200	\$135,300	\$137,100	\$148,800	\$161,900
Comparable Estimate	\$145,900	(\$145.9/SFLA)				











	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-24	125.10-14-26	125.08-12-6	125.09-13-28	125.10-18-11	125.09-13-29
Owner	Rackl, William F	Siciliano, Sara J	Autry, Isiah	Rankin, Emily	Tytka, Brandon C	Ross, Alan J
Address	95 Theresa Dr	21 Lois Dr	79 Autumnwood Dr	10 St Joan Ln	40 Rachele Dr	14 St Joan Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	127	126	126	126
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	57 x 121	50 x 115	60 x 105	57 x 112	75 x 105
Building Style	14 other	14 Unknown	14 Unknown	03 Split level	04 Cape cod	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1971 / 0	1965 / 0	1963 / 0	1965 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	4 Good	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	1.0	1.5	1.0
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1092	1066	960	1281	1024	1521
2nd Sty Area	550	520	432	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	350 0	0 0	126 0
SFLA	1642	1586	1392	1631	1680	1647
Att/Det Gar Sqft	440	484		288		
Prior Land	\$11,900					
Prior Total	\$120,000					
Comp Land Estimate	\$17,400	\$19,600	\$17,100	\$19,100	\$18,900	\$21,300
Sale Date		6/18/2018	10/26/2020	3/12/2020	11/2/2020	8/21/2019
Sale Price		\$177,706	\$210,000	\$185,220	\$190,000	\$170,000
Time Adj Sale Price		\$194,300	\$210,000	\$186,500	\$190,000	\$174,600
TADJSP/SQFT		\$122.51	\$150.86	\$114.35	\$113.10	\$106.01
Total Adj Factors	\$86,500	\$96,900	\$106,700	\$85,700	\$106,600	\$90,000
Adjusted Sale Price		\$183,900	\$189,800	\$187,300	\$169,900	\$171,100
Comparable Estimate	\$180,400 (\$109.87/SFLA)					









	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-9-19	125.09-10-38	125.09-9-14	125.09-10-19	125.09-9-37	125.09-11-5
Owner	Siwa , Mary Ann	Jackson, Donna J	Marcey, Ryan	Sein, Eddie N	Coniglio, Frank A	Ly, Xuan Thi
Address	98 Theresa Dr	134 Judith Dr	78 Theresa Dr	58 Judith Dr	37 Judith Dr	17 Lordan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 120	50 x 121	50 x 120	50 x 120	50 x 120	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	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1968 / 0	1967 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	2 / 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	1170	1160	1220	1076	1170	1260
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 192	0 0	0 450	0 0	0 450
SFLA	1170	1160	1220	1076	1170	1260
Att/Det Gar Sqft	408	294	210	220	336	322
Prior Land	\$15,000					
Prior Total	\$117,000					
Comp Land Estimate	\$22,800	\$17,500	\$17,400	\$17,400	\$17,400	\$16,700
Sale Date		7/21/2020	1/6/2020	1/14/2020	8/28/2019	11/6/2019
Sale Price		\$160,000	\$165,000	\$140,000	\$150,000	\$165,000
Time Adj Sale Price		\$160,000	\$166,700	\$141,400	\$154,000	\$167,800
TADJSP/SQFT		\$137.93	\$136.64	\$131.41	\$131.62	\$133.17
Total Adj Factors	\$87,300	\$83,300	\$82,900	\$75,600	\$82,300	\$87,600
Adjusted Sale Price		\$164,000	\$171,100	\$153,100	\$159,000	\$167,500
Comparable Estimate	\$162,900	(\$139.23/SFLA)				















	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-8-25	125.10-17-16	125.09-18-40	113.12-1-35	125.10-19-22	125.10-18-3
Owner	Patterson, Steven S	Booker, Shawn	Grasso, Farin R	Bulera, Joshua	Lam, Cheong Yin	Harrington, James D
Address	99 Theresa Dr	54 Nancy Pl	37 St Joan Ln	36 Marie Ave	90 Louise Dr	569 French Rd
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	126	126	126	122	126	126
School Code	146801	146801	146801	143001	146801	146801
Site No.	1	1	1	1	1	1
Land Size	79 x 120	57 x 112	50 x 106	50 x 114	115 x 112	80 x 115
Building Style	04 Cape cod	04 Cape cod	12 Duplex	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1964 / 0	1968 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 90	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.7	2.0	2.0
Bedrooms	4	6	6	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	1118	1088	1040	936	1092	1040
2nd Sty Area	0	1088	1040	0	1092	1040
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 0	0 0	0 0	0 0
SFLA	1956	2176	2080	1638	2184	2080
Att/Det Gar Sqft	360	440			484	576
Prior Land	\$15,500					
Prior Total	\$120,350					
Comp Land Estimate	\$23,400	\$18,900	\$16,400	\$16,000	\$27,400	\$23,100
Sale Date		12/12/2019	4/2/2018	11/21/2019	6/29/2018	2/16/2018
Sale Price		\$149,000	\$115,000	\$146,500	\$202,000	\$130,000
Time Adj Sale Price		\$151,000	\$127,100	\$149,000	\$220,800	\$145,300
TADJSP/SQFT		\$69.39	\$61.11	\$90.96	\$101.10	\$69.86
Total Adj Factors	\$101,200	\$104,000	\$63,800	\$72,500	\$139,200	\$85,200
Adjusted Sale Price		\$148,200	\$164,500	\$177,700	\$182,800	\$161,300
Comparable Estimate	\$166,900 (\$85.33/SFLA)					







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./4R	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Hamm, Bradley K	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	4 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft		513	440	576	400
Prior Land	\$7,300				
Prior Total	\$77,605				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$57,700	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$105,400	\$118,400	\$125,900	\$150,200
Comparable Estimate	\$129,900	(\$113.15/SFLA)			









Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./4L	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Tucholski, Joseph S Jr	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	4 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft		513	440	576	400
Prior Land	\$7,300				
Prior Total	\$77,605				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$56,500	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$104,200	\$117,200	\$124,700	\$149,000
Comparable Estimate	\$128,700 (\$112.11/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2-/5R	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	King, Maureen	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	5 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft		513	440	576	400
Prior Land	\$7,300				
Prior Total	\$77,605				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$56,500	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$104,200	\$117,200	\$124,700	\$149,000
Comparable Estimate	\$128,700 (\$112.11/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./5L	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Genovese, Mary	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	5 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft		513	440	576	400
Prior Land	\$7,300				
Prior Total	\$77,605				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$48,500	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$96,200	\$109,200	\$116,700	\$141,000
Comparable Estimate	\$120,700 (\$105.14/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./14R	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Gardenview Properties	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	14 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft		513	440	576	400
Prior Land	\$7,300				
Prior Total	\$77,605				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$56,500	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$104,200	\$117,200	\$124,700	\$149,000
Comparable Estimate	\$128,700	(\$112.11/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	125.10-15-2./14L	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66	112.84-1-7
Owner	Newerski, Timothy	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K	Wright, Everett R
Address	14 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk	228 Meadowbrook Pkwy
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129	120
School Code	146801	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63	50 x 114
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse	04 Cape cod
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1 / Y	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	3	3	2	3	2	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	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	560	1300	1169	1230	1308	876
2nd Sty Area	588	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0	0 300
SFLA	1148	1300	1169	1230	1308	1107
Att/Det Gar Sqft		513	440	576	400	440
Prior Land	\$7,300					
Prior Total	\$77,605					
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000	\$12,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020	11/20/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000	\$140,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000	\$140,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67	\$126.47
Total Adj Factors	\$56,500	\$109,800	\$59,200	\$61,900	\$108,500	\$48,100
Adjusted Sale Price		\$104,200	\$117,200	\$124,700	\$149,000	\$148,400
Comparable Estimate	\$128,700 (\$112.11/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	125.10-15-2./15R	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66	112.84-1-7
Owner	Wojciechowski, Edward	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K	Wright, Everett R
Address	15 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk	228 Meadowbrook Pkwy
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129	120
School Code	146801	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63	50 x 114
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse	04 Cape cod
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1 / Y	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	3	3	2	3	2	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	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	560	1300	1169	1230	1308	876
2nd Sty Area	588	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0	0 300
SFLA	1148	1300	1169	1230	1308	1107
Att/Det Gar Sqft		513	440	576	400	440
Prior Land	\$7,300					
Prior Total	\$77,605					
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000	\$12,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020	11/20/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000	\$140,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000	\$140,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67	\$126.47
Total Adj Factors	\$56,500	\$109,800	\$59,200	\$61,900	\$108,500	\$48,100
Adjusted Sale Price		\$104,200	\$117,200	\$124,700	\$149,000	\$148,400
Comparable Estimate	\$128,700 (\$112.11/SFLA)					







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./15L	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Hart, Wendy L	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	15 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft		513	440	576	400
Prior Land	\$7,300				
Prior Total	\$77,605				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$56,500	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$104,200	\$117,200	\$124,700	\$149,000
Comparable Estimate	\$128,700 (\$112.11/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./24R	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Kozlowski, Mary E	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	24 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft	242	513	440	576	400
Prior Land	\$7,300				
Prior Total	\$82,000				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$60,800	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$108,500	\$121,500	\$129,000	\$153,300
Comparable Estimate	\$133,000 (\$115.85/SFLA)				









Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./24L	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Ryan, Deborah Ann	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	24 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft	242	513	440	576	400
Prior Land	\$7,300				
Prior Total	\$82,000				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$59,700	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$107,400	\$120,400	\$127,900	\$152,200
Comparable Estimate	\$131,900 (\$114.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./25R	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Lukasiak, Kristin	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	25 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft	242	513	440	576	400
Prior Land	\$7,300				
Prior Total	\$82,000				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$59,700	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$107,400	\$120,400	\$127,900	\$152,200
Comparable Estimate	\$131,900 (\$114.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.10-15-2./25L	114.09-4-19.21	101.44-2-8	112.75-5-28	113.16-6-66
Owner	Headd, Monica M	Barthel, Angela	Meinhold, Kelly C	Kromphardt, Eric J	Kibby, Patricia K
Address	25 Villa Park	50 Park St	120 Alpine Pl	293 Shanley St	21 Creek Walk
Property Class	210 1 Family Res C	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	123	105	120	129
School Code	146801	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	.08	78 x 142	51 x 100	51 x 114	47 x 63
Building Style	15 Townhouse	01 Ranch	01 Ranch	01 Ranch	15 Townhouse
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1979 / 0	1955 / 0	1957 / 0	2003 / 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 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	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	1300	1169	1230	1308
2nd Sty Area	588	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 560	0 0
SFLA	1148	1300	1169	1230	1308
Att/Det Gar Sqft	242	513	440	576	400
Prior Land	\$7,300				
Prior Total	\$82,000				
Comp Land Estimate	\$7,700	\$30,800	\$9,000	\$12,000	\$32,000
Sale Date		7/11/2019	8/19/2020	6/17/2020	10/22/2020
Sale Price		\$152,900	\$119,900	\$129,900	\$201,000
Time Adj Sale Price		\$157,500	\$119,900	\$130,100	\$201,000
TADJSP/SQFT		\$121.15	\$102.57	\$105.77	\$153.67
Total Adj Factors	\$59,700	\$109,800	\$59,200	\$61,900	\$108,500
Adjusted Sale Price		\$107,400	\$120,400	\$127,900	\$152,200
Comparable Estimate	\$131,900 (\$114.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-2	125.09-18-40	125.10-19-22	125.10-18-3	125.06-12-32
Owner	Michels Dale N Sr & Jac	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D	Barker, Brandon M
Address	6 Yvette Dr	37 St Joan Ln	90 Louise Dr	569 French Rd	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	101 x 115	50 x 106	115 x 112	80 x 115	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1963 / 0	1966 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 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	1200	1040	1092	1040	1073
2nd Sty Area	1200	1040	1092	1040	1073
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 400
SFLA	2400	2080	2184	2080	2146
Att/Det Gar Sqft	528		484	576	440
Prior Land	\$17,700				
Prior Total	\$145,250				
Comp Land Estimate	\$26,400	\$16,400	\$27,400	\$23,100	\$17,000
Sale Date		4/2/2018	6/29/2018	2/16/2018	4/28/2020
Sale Price		\$115,000	\$202,000	\$130,000	\$194,250
Time Adj Sale Price		\$127,100	\$220,800	\$145,300	\$195,200
TADJSP/SQFT		\$61.11	\$101.10	\$69.86	\$90.96
Total Adj Factors	\$121,500	\$63,800	\$139,200	\$85,200	\$109,500
Adjusted Sale Price		\$184,800	\$203,100	\$181,600	\$207,200
Comparable Estimate	\$196,900 (\$82.04/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	125.09-16-28	125.10-10-6	125.10-11-47	125.10-9-13	125.10-10-22	125.09-14-1
Owner	English, Randi S Jr	Wesolek, Stefanie	Blaszak, Amy J	Laderer, Connor R	Kowalski, Philip W	Brown, Amanda M
Address	9 Yvette Dr	22 Delphi Dr	180 Steven Dr	86 Grand Prix Dr	91 Caprice Dr	323 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 160	55 x 115	50 x 130	50 x 115	50 x 115	125 x 300
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1966 / 0	1967 / 0	1967 / 0	1817 / 0
Condition	4 Good	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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	956	676	638	676	468	960
2nd Sty Area	901	1026	1026	1080	1026	600
Fin Bsmt/Fin Rec Rm	0 440	0 0	0 200	0 300	0 0	0 0
SFLA	1641	1702	1664	1756	1494	1560
Att/Det Gar Sqft	308	288	420	364	520	440
Prior Land	\$13,700					
Prior Total	\$154,000					
Comp Land Estimate	\$19,800	\$18,500	\$18,100	\$17,100	\$17,100	\$36,900
Sale Date		9/14/2020	4/16/2020	10/7/2020	11/2/2020	3/20/2020
Sale Price		\$195,000	\$201,000	\$243,700	\$229,900	\$160,000
Time Adj Sale Price		\$195,000	\$202,000	\$243,700	\$229,900	\$161,100
TADJSP/SQFT		\$114.57	\$121.39	\$138.78	\$153.88	\$103.27
Total Adj Factors	\$126,500	\$96,800	\$94,600	\$127,700	\$111,700	\$86,100
Adjusted Sale Price		\$224,700	\$233,900	\$242,500	\$244,700	\$201,500
Comparable Estimate	\$229,500 (\$139.85/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-3	125.09-14-38	125.09-13-17	125.09-10-19	125.09-10-38	125.09-8-4
Owner	Nash, Joyce J	Buono, Robert T	Pinkowski, Cassandra I	Sein, Eddie N	Jackson, Donna J	Majewski, Robert Joshi
Address	10 Yvette Dr	47 Gabrielle Dr	62 Colette Ave	58 Judith Dr	134 Judith Dr	15 Theresa Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 101	50 x 105	50 x 105	50 x 120	50 x 121	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1967 / 0	1966 / 0	1967 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	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	864	960	969	1076	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 450	0 192	0 0
SFLA	864	960	969	1076	1160	960
Att/Det Gar Sqft	308	304	320	220	294	308
Prior Land	\$11,000					
Prior Total	\$97,000					
Comp Land Estimate	\$15,900	\$16,300	\$16,300	\$17,400	\$17,500	\$17,400
Sale Date		2/26/2020	8/20/2019	1/14/2020	7/21/2020	5/24/2019
Sale Price		\$125,000	\$167,000	\$140,000	\$160,000	\$144,500
Time Adj Sale Price		\$126,000	\$171,500	\$141,400	\$160,000	\$149,800
TADJSP/SQFT		\$131.25	\$176.99	\$131.41	\$137.93	\$156.04
Total Adj Factors	\$61,700	\$58,400	\$79,100	\$75,600	\$83,300	\$68,400
Adjusted Sale Price		\$129,300	\$154,100	\$127,500	\$138,400	\$143,100
Comparable Estimate	\$138,500	(\$160.3/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-16-27	125.09-16-23	125.09-18-23	125.09-18-10	125.09-18-24	125.09-17-19
Owner	Notaro Nicholas E	Vickerd, Karen	Gozdalski, Nicole	Koelemeyer, Samantha	Todoro, Joseph A	Castoire, Amber
Address	13 Yvette Dr	33 Yvette Dr	90 Yvette Dr	38 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 160	50 x 160	50 x 103	50 x 102	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0	2 / 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	944	982	936	1007	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	325 0	375 0	450 0	450 0	444 0
SFLA	1269	1307	1311	1457	1386	1388
Att/Det Gar Sqft						
Prior Land	\$13,700					
Prior Total	\$113,000					
Comp Land Estimate	\$19,800	\$19,800	\$16,100	\$16,000	\$16,100	\$16,300
Sale Date		4/28/2020	7/9/2020	4/11/2020	12/20/2019	8/13/2019
Sale Price		\$140,000	\$170,000	\$132,000	\$155,000	\$154,000
Time Adj Sale Price		\$140,700	\$170,000	\$132,700	\$157,100	\$158,100
TADJSP/SQFT		\$107.65	\$129.67	\$91.08	\$113.35	\$113.90
Total Adj Factors	\$76,700	\$77,300	\$93,200	\$72,800	\$82,600	\$82,900
Adjusted Sale Price		\$140,100	\$153,500	\$136,600	\$151,200	\$151,900
Comparable Estimate	\$146,700	(\$115.6/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	125.09-18-4	125.09-18-10	125.09-16-23	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Ifedigbo, Obi	Koelmeier, Samantha	Vickerd, Karen	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	14 Yvette Dr	38 Yvette Dr	33 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 101	50 x 102	50 x 160	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	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 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	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	2 / 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	930	1007	982	936	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	450 0	325 0	375 0	450 0	444 0
SFLA	1380	1457	1307	1311	1386	1388
Att/Det Gar Sqft						
Prior Land	\$11,000					
Prior Total	\$110,000					
Comp Land Estimate	\$15,900	\$16,000	\$19,800	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	4/28/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$132,000	\$140,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$132,700	\$140,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$91.08	\$107.65	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$66,400	\$72,800	\$77,300	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$126,300	\$129,800	\$143,200	\$140,900	\$141,600
Comparable Estimate	\$136,400	(\$98.84/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	125.09-18-5	125.09-16-23	125.09-18-23	125.09-18-10	125.09-18-24	125.09-17-19
Owner	Sieroslowski, Doenne R	Vickerd, Karen	Gozdalski, Nicole	Koelemeyer, Samantha	Todoro, Joseph A	Castoire, Amber
Address	18 Yvette Dr	33 Yvette Dr	90 Yvette Dr	38 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 102	50 x 160	50 x 103	50 x 102	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 414	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 No	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	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0	2 / 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	982	936	1007	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	414 0	325 0	375 0	450 0	450 0	444 0
SFLA	1350	1307	1311	1457	1386	1388
Att/Det Gar Sqft						
Prior Land	\$11,600					
Prior Total	\$110,000					
Comp Land Estimate	\$17,400	\$19,800	\$16,100	\$16,000	\$16,100	\$16,300
Sale Date		4/28/2020	7/9/2020	4/11/2020	12/20/2019	8/13/2019
Sale Price		\$140,000	\$170,000	\$132,000	\$155,000	\$154,000
Time Adj Sale Price		\$140,700	\$170,000	\$132,700	\$157,100	\$158,100
TADJSP/SQFT		\$107.65	\$129.67	\$91.08	\$113.35	\$113.90
Total Adj Factors	\$77,800	\$77,300	\$93,200	\$72,800	\$82,600	\$82,900
Adjusted Sale Price		\$141,200	\$154,600	\$137,700	\$152,300	\$153,000
Comparable Estimate	\$147,800	(\$109.48/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	125.09-18-6	125.09-18-10	125.09-16-23	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Wojcik, Robert J	Koelmeier, Samantha	Vickerd, Karen	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	22 Yvette Dr	38 Yvette Dr	33 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 102	50 x 102	50 x 160	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	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 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	2	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	930	1007	982	936	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	450 0	325 0	375 0	450 0	444 0
SFLA	1380	1457	1307	1311	1386	1388
Att/Det Gar Sqft						
Prior Land	\$11,600					
Prior Total	\$111,900					
Comp Land Estimate	\$17,400	\$16,000	\$19,800	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	4/28/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$132,000	\$140,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$132,700	\$140,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$91.08	\$107.65	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$81,200	\$72,800	\$77,300	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$141,100	\$144,600	\$158,000	\$155,700	\$156,400
Comparable Estimate	\$151,200 (\$109.57/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-16-25	125.09-16-23	125.09-18-23	125.09-18-10	125.09-18-24
Owner	Goff, Nicholas R	Vickerd, Karen	Gozdalski, Nicole	Koelemeyer, Samantha	Todoro, Joseph A
Address	25 Yvette Dr	33 Yvette Dr	90 Yvette Dr	38 Yvette Dr	94 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 160	50 x 160	50 x 103	50 x 102	50 x 103
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	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
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	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	944	982	936	1007	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	325 0	375 0	450 0	450 0
SFLA	1269	1307	1311	1457	1386
Att/Det Gar Sqft					
Prior Land	\$13,700				
Prior Total	\$104,400				
Comp Land Estimate	\$19,800	\$19,800	\$16,100	\$16,000	\$16,100
Sale Date		4/28/2020	7/9/2020	4/11/2020	12/20/2019
Sale Price		\$140,000	\$170,000	\$132,000	\$155,000
Time Adj Sale Price		\$140,700	\$170,000	\$132,700	\$157,100
TADJSP/SQFT		\$107.65	\$129.67	\$91.08	\$113.35
Total Adj Factors	\$74,200	\$77,300	\$93,200	\$72,800	\$82,600
Adjusted Sale Price		\$137,600	\$151,000	\$134,100	\$149,400
Comparable Estimate	\$144,200 (\$113.63/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-7	125.09-16-23	125.09-18-10	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Nosky, Kimberly D	Vickerd, Karen	Koelmeier, Samantha	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	26 Yvette Dr	33 Yvette Dr	38 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 160	50 x 102	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	2 / 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	943	982	1007	936	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	325 0	450 0	375 0	450 0	444 0
SFLA	1375	1307	1457	1311	1386	1388
Att/Det Gar Sqft						
Prior Land	\$11,000					
Prior Total	\$110,000					
Comp Land Estimate	\$16,000	\$19,800	\$16,000	\$16,100	\$16,100	\$16,300
Sale Date		4/28/2020	4/11/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$140,000	\$132,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$140,700	\$132,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$107.65	\$91.08	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$77,200	\$77,300	\$72,800	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$140,600	\$137,100	\$154,000	\$151,700	\$152,400
Comparable Estimate	\$147,200 (\$107.05/SFLA)					





	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-16-24	125.09-12-19	125.09-13-28	125.09-13-29	125.11-14-28	125.09-6-6
Owner	Godfrey, Charles A	Gosciak, Stephen P	Rankin, Emily	Ross, Alan J	Roberts, Taylor	Crofton, Kenneth
Address	29 Yvette Dr	83 Colette Ave	10 St Joan Ln	14 St Joan Ln	71 Randy Way	30 Cavalier Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 160	50 x 105	60 x 105	75 x 105	50 x 115	60 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1965 / 0	1965 / 0	1965 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 184	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	3 Hot wtr/stm No
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	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 2	4 Full 2
1st Sty Area	944	1304	1281	1521	1199	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	184 0	117 0	350 0	126 0	0 0	500 0
SFLA	1128	1421	1631	1647	1199	1588
Att/Det Gar Sqft						
Prior Land	\$13,700					
Prior Total	\$112,000					
Comp Land Estimate	\$19,800	\$16,300	\$19,100	\$21,300	\$17,100	\$19,500
Sale Date		5/24/2019	3/12/2020	8/21/2019	1/14/2020	9/23/2019
Sale Price		\$135,000	\$185,220	\$170,000	\$141,000	\$172,500
Time Adj Sale Price		\$140,000	\$186,500	\$174,600	\$142,400	\$176,500
TADJSP/SQFT		\$98.52	\$114.35	\$106.01	\$118.77	\$111.15
Total Adj Factors	\$59,500	\$61,400	\$85,700	\$90,000	\$69,100	\$90,800
Adjusted Sale Price		\$138,100	\$160,300	\$144,100	\$132,800	\$145,200
Comparable Estimate	\$144,100 (\$127.75/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-8	125.09-18-10	125.09-16-23	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Slawiak, Rita P	Koelmeier, Samantha	Vickerd, Karen	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	30 Yvette Dr	38 Yvette Dr	33 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 160	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	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 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	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	2 / 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	930	1007	982	936	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	450 0	325 0	375 0	450 0	444 0
SFLA	1380	1457	1307	1311	1386	1388
Att/Det Gar Sqft						
Prior Land	\$11,000					
Prior Total	\$111,900					
Comp Land Estimate	\$16,000	\$16,000	\$19,800	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	4/28/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$132,000	\$140,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$132,700	\$140,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$91.08	\$107.65	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$77,400	\$72,800	\$77,300	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$137,300	\$140,800	\$154,200	\$151,900	\$152,600
Comparable Estimate	\$147,400	(\$106.81/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-16-23	125.09-16-23	125.09-18-23	125.09-18-10	125.09-18-24	125.09-17-19
Owner	Vickerd, Karen	Vickerd, Karen	Gozdalski, Nicole	Koelemeyer, Samantha	Todoro, Joseph A	Castoire, Amber
Address	33 Yvette Dr	33 Yvette Dr	90 Yvette Dr	38 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 160	50 x 160	50 x 103	50 x 102	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	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 No	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	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0	2 / 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	982	982	936	1007	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	325 0	375 0	450 0	450 0	444 0
SFLA	1307	1307	1311	1457	1386	1388
Att/Det Gar Sqft						
Prior Land	\$13,700					
Prior Total	\$110,000					
Comp Land Estimate	\$19,800	\$19,800	\$16,100	\$16,000	\$16,100	\$16,300
Sale Date		4/28/2020	7/9/2020	4/11/2020	12/20/2019	8/13/2019
Sale Price		\$140,000	\$170,000	\$132,000	\$155,000	\$154,000
Time Adj Sale Price		\$140,700	\$170,000	\$132,700	\$157,100	\$158,100
TADJSP/SQFT		\$107.65	\$129.67	\$91.08	\$113.35	\$113.90
Total Adj Factors	\$77,300	\$77,300	\$93,200	\$72,800	\$82,600	\$82,900
Adjusted Sale Price		\$140,700	\$154,100	\$137,200	\$151,800	\$152,500
Comparable Estimate	\$147,300	(\$112.7/SFLA)				



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-9	125.09-18-10	125.09-16-23	125.09-18-23	125.09-18-24	125.09-14-19
Owner	Schuster Paul M	Koelmeier, Samantha	Vickerd, Karen	Gozdalski, Nicole	Todoro, Joseph A	Fort, James
Address	34 Yvette Dr	38 Yvette Dr	33 Yvette Dr	90 Yvette Dr	94 Yvette Dr	88 Danielle Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 160	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average 450	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	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	2	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1224	1007	982	936	936	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	450 0	325 0	375 0	450 0	600 0
SFLA	1674	1457	1307	1311	1386	1714
Att/Det Gar Sqft						
Prior Land	\$11,000					
Prior Total	\$121,900					
Comp Land Estimate	\$16,000	\$16,000	\$19,800	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	4/28/2020	7/9/2020	12/20/2019	9/10/2018
Sale Price		\$132,000	\$140,000	\$170,000	\$155,000	\$175,900
Time Adj Sale Price		\$132,700	\$140,700	\$170,000	\$157,100	\$189,100
TADJSP/SQFT		\$91.08	\$107.65	\$129.67	\$113.35	\$110.33
Total Adj Factors	\$92,900	\$72,800	\$77,300	\$93,200	\$82,600	\$109,100
Adjusted Sale Price		\$152,800	\$156,300	\$169,700	\$167,400	\$172,900
Comparable Estimate	\$163,800	(\$97.85/SFLA)				











	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-16-22	125.09-18-10	125.09-16-23	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Majchrowicz, Brian P	Koelmeier, Samantha	Vickerd, Karen	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	37 Yvette Dr	38 Yvette Dr	33 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 160	50 x 102	50 x 160	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	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 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	2	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0	2 / 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	981	1007	982	936	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	450 0	325 0	375 0	450 0	444 0
SFLA	1413	1457	1307	1311	1386	1388
Att/Det Gar Sqft						
Prior Land	\$13,700					
Prior Total	\$117,000					
Comp Land Estimate	\$19,800	\$16,000	\$19,800	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	4/28/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$132,000	\$140,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$132,700	\$140,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$91.08	\$107.65	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$84,200	\$72,800	\$77,300	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$144,100	\$147,600	\$161,000	\$158,700	\$159,400
Comparable Estimate	\$154,200 (\$109.13/SFLA)					














	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-10	125.09-18-10	125.09-16-23	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Koelmeier, Samantha	Koelmeier, Samantha	Vickerd, Karen	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	38 Yvette Dr	38 Yvette Dr	33 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 160	50 x 103	50 x 103	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	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 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	2	2	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0	2 / 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	1007	1007	982	936	936	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	450 0	325 0	375 0	450 0	444 0
SFLA	1457	1457	1307	1311	1386	1388
Att/Det Gar Sqft						
Prior Land	\$11,000					
Prior Total	\$113,100					
Comp Land Estimate	\$16,000	\$16,000	\$19,800	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	4/28/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$132,000	\$140,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$132,700	\$140,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$91.08	\$107.65	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$74,200	\$72,800	\$77,300	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$134,100	\$137,600	\$151,000	\$148,700	\$149,400
Comparable Estimate	\$144,200	(\$98.97/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-11	125.10-10-22	125.11-14-3	125.09-14-1	125.10-10-6
Owner	Lentsch, Barbara J	Kowalski, Philip W	Jada, Mark A	Brown, Amanda M	Wesolek, Stefanie
Address	42 Yvette Dr	91 Caprice Dr	11 Steven Dr	323 French Rd	22 Delphi Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 115	75 x 115	125 x 300	55 x 115
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	1965 / 0	1967 / 0	1965 / 0	1817 / 0	1967 / 0
Condition	3 Normal	4 Good	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 No	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	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	728	468	842	960	746
2nd Sty Area	784	1026	676	600	596
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420
SFLA	1512	1494	1518	1560	1702
Att/Det Gar Sqft	280	520	504	440	288
Prior Land	\$11,000				
Prior Total	\$128,235				
Comp Land Estimate	\$16,000	\$17,100	\$22,300	\$36,900	\$18,500
Sale Date		11/2/2020	8/11/2020	3/20/2020	9/14/2020
Sale Price		\$229,900	\$187,254	\$160,000	\$195,000
Time Adj Sale Price		\$229,900	\$187,300	\$161,100	\$195,000
TADJSP/SQFT		\$153.88	\$123.39	\$103.27	\$114.57
Total Adj Factors	\$81,600	\$111,700	\$90,200	\$86,100	\$96,800
Adjusted Sale Price		\$199,800	\$178,700	\$156,600	\$179,800
Comparable Estimate	\$172,500	(\$114.09/SFLA)			







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-12	125.09-18-23	125.09-16-23	125.09-18-10	125.09-18-24
Owner	Policella, Meghan E	Gozdalski, Nicole	Vickerd, Karen	Koelemeyer, Samantha	Todoro, Joseph A
Address	46 Yvette Dr	90 Yvette Dr	33 Yvette Dr	38 Yvette Dr	94 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 103	50 x 160	50 x 102	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1966 / 0	1967 / 0	1965 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 375	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
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	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	982	936	982	1007	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	375 0	375 0	325 0	450 0	444 0
SFLA	1357	1311	1307	1457	1386
Att/Det Gar Sqft					
Prior Land	\$11,000				
Prior Total	\$106,900				
Comp Land Estimate	\$16,000	\$16,100	\$19,800	\$16,000	\$16,300
Sale Date		7/9/2020	4/28/2020	4/11/2020	12/20/2019
Sale Price		\$170,000	\$140,000	\$132,000	\$155,000
Time Adj Sale Price		\$170,000	\$140,700	\$132,700	\$157,100
TADJSP/SQFT		\$129.67	\$107.65	\$91.08	\$113.35
Total Adj Factors	\$77,900	\$93,200	\$77,300	\$72,800	\$82,600
Adjusted Sale Price		\$154,700	\$141,300	\$137,800	\$153,100
Comparable Estimate	\$147,900	(\$108.99/SFLA)			



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-13	125.09-13-28	125.09-12-19	125.09-13-29	125.09-6-6
Owner	Wilson, Nicole D	Rankin, Emily	Gosciak, Stephen P	Ross, Alan J	Crofton, Kenneth
Address	50 Yvette Dr	10 St Joan Ln	83 Colette Ave	14 St Joan Ln	30 Cavalier Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 102	60 x 105	50 x 105	75 x 105	60 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1964 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 230	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
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	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 0	4 Full 1	4 Full 2
1st Sty Area	1268	1281	1304	1521	1088
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	230 0	350 0	117 0	126 0	500 0
SFLA	1498	1631	1421	1647	1588
Att/Det Gar Sqft					
Prior Land	\$11,000				
Prior Total	\$122,000				
Comp Land Estimate	\$16,000	\$19,100	\$16,300	\$21,300	\$19,500
Sale Date		3/12/2020	5/24/2019	8/21/2019	9/23/2019
Sale Price		\$185,220	\$135,000	\$170,000	\$172,500
Time Adj Sale Price		\$186,500	\$140,000	\$174,600	\$176,500
TADJSP/SQFT		\$114.35	\$98.52	\$106.01	\$111.15
Total Adj Factors	\$80,800	\$85,700	\$61,400	\$90,000	\$90,800
Adjusted Sale Price		\$181,600	\$159,400	\$165,400	\$166,500
Comparable Estimate	\$170,300 (\$113.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-14	125.09-18-10	125.09-18-23	125.09-16-23	125.09-17-19
Owner	Hernandez, Antonino	Koelmeier, Samantha	Gozdalski, Nicole	Vickerd, Karen	Todoro, Joseph A
Address	54 Yvette Dr	38 Yvette Dr	90 Yvette Dr	33 Yvette Dr	94 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 102	50 x 102	50 x 103	50 x 160	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1965 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	2	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1164	1007	936	982	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	450 0	375 0	325 0	450 0
SFLA	1614	1457	1311	1307	1386
Att/Det Gar Sqft					
Prior Land	\$11,600				
Prior Total	\$130,000				
Comp Land Estimate	\$17,400	\$16,000	\$16,100	\$19,800	\$16,300
Sale Date		4/11/2020	7/9/2020	4/28/2020	12/20/2019
Sale Price		\$132,000	\$170,000	\$140,000	\$155,000
Time Adj Sale Price		\$132,700	\$170,000	\$140,700	\$157,100
TADJSP/SQFT		\$91.08	\$129.67	\$107.65	\$113.35
Total Adj Factors	\$97,600	\$72,800	\$93,200	\$77,300	\$82,900
Adjusted Sale Price		\$157,500	\$174,400	\$161,000	\$172,800
Comparable Estimate	\$167,600	(\$103.84/SFLA)			

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-15	125.10-13-16	125.10-9-13	125.10-10-6	125.10-11-47
Owner	Henel, Aloysius	Alfaqih, Leonarda	Laderer, Connor R	Wesolek, Stefanie	Blaszak, Amy J
Address	58 Yvette Dr	60 Eileen Ct	86 Grand Prix Dr	22 Delphi Dr	180 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 102	85 x 116	50 x 115	55 x 115	50 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1967 / 0	1967 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110
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
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	3	6	4	4	5
Full/Half Baths	2 / 0	3 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1056	1120	676	676	638
2nd Sty Area	1160	1176	1080	1026	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 200
SFLA	2216	2296	1756	1702	1664
Att/Det Gar Sqft	299	484	364	288	420
Prior Land	\$11,600				
Prior Total	\$159,000				
Comp Land Estimate	\$17,400	\$24,000	\$17,100	\$18,500	\$18,100
Sale Date		3/5/2018	10/7/2020	9/14/2020	4/16/2020
Sale Price		\$215,000	\$243,700	\$195,000	\$201,000
Time Adj Sale Price		\$239,000	\$243,700	\$195,000	\$202,000
TADJSP/SQFT		\$104.09	\$138.78	\$114.57	\$121.39
Total Adj Factors	\$114,500	\$152,000	\$127,700	\$96,800	\$94,600
Adjusted Sale Price		\$201,500	\$230,500	\$212,700	\$221,900
Comparable Estimate	\$219,900 (\$99.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-17-24	125.09-18-40	125.10-19-22	125.10-18-3	125.09-3-32
Owner	Wood, Frances	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D	Barker, Brandon M
Address	61 Yvette Dr	37 St Joan Ln	90 Louise Dr	569 French Rd	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	54 x 105	50 x 106	115 x 112	80 x 115	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1964 / 0	1963 / 0	1966 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	1 / 1	2 / 0	3 / 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	1092	1040	1092	1040	1040
2nd Sty Area	1111	1040	1092	1040	1073
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2203	2080	2184	2080	2146
Att/Det Gar Sqft	484		484	576	
Prior Land	\$11,600				
Prior Total	\$131,140				
Comp Land Estimate	\$17,400	\$16,400	\$27,400	\$23,100	\$17,000
Sale Date		4/2/2018	6/29/2018	2/16/2018	4/28/2020
Sale Price		\$115,000	\$202,000	\$130,000	\$194,250
Time Adj Sale Price		\$127,100	\$220,800	\$145,300	\$195,200
TADJSP/SQFT		\$61.11	\$101.10	\$69.86	\$90.96
Total Adj Factors	\$104,000	\$63,800	\$139,200	\$85,200	\$109,500
Adjusted Sale Price		\$167,300	\$185,600	\$164,100	\$189,700
Comparable Estimate	\$178,100 (\$80.84/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	125.09-18-16	125.09-18-23	125.09-18-10	125.09-18-24	125.09-16-23	125.09-17-19
Owner	Morrone, Pasquale T	Gozdalski, Nicole	Koelmeier, Samantha	Todoro, Joseph A	Vickerd, Karen	Castoire, Amber
Address	62 Yvette Dr	90 Yvette Dr	38 Yvette Dr	94 Yvette Dr	33 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 103	50 x 102	50 x 103	50 x 160	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0	2 / 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	930	936	1007	936	982	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	375 0	450 0	450 0	325 0	444 0
SFLA	1380	1311	1457	1386	1307	1388
Att/Det Gar Sqft						
Prior Land	\$11,100					
Prior Total	\$110,300					
Comp Land Estimate	\$16,100	\$16,100	\$16,000	\$16,100	\$19,800	\$16,300
Sale Date		7/9/2020	4/11/2020	12/20/2019	4/28/2020	8/13/2019
Sale Price		\$170,000	\$132,000	\$155,000	\$140,000	\$154,000
Time Adj Sale Price		\$170,000	\$132,700	\$157,100	\$140,700	\$158,100
TADJSP/SQFT		\$129.67	\$91.08	\$113.35	\$107.65	\$113.90
Total Adj Factors	\$79,500	\$93,200	\$72,800	\$82,600	\$77,300	\$82,900
Adjusted Sale Price		\$156,300	\$139,400	\$154,000	\$142,900	\$154,700
Comparable Estimate	\$149,500	(\$108.33/SFLA)				








	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-17-23	125.09-18-23	125.09-16-23	125.09-18-24	125.09-18-10	125.09-17-19
Owner	Kendron, Kenneth W	Gozdalski, Nicole	Vickerd, Karen	Todoro, Joseph A	Koelemeyer, Samantha	Castoire, Amber
Address	65 Yvette Dr	90 Yvette Dr	33 Yvette Dr	94 Yvette Dr	38 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 103	50 x 160	50 x 103	50 x 102	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1966 / 0	1967 / 0	1967 / 0	1965 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	982	936	982	936	1007	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	375 0	325 0	450 0	450 0	444 0
SFLA	1307	1311	1307	1386	1457	1388
Att/Det Gar Sqft						
Prior Land	\$11,300					
Prior Total	\$109,000					
Comp Land Estimate	\$16,300	\$16,100	\$19,800	\$16,100	\$16,000	\$16,300
Sale Date		7/9/2020	4/28/2020	12/20/2019	4/11/2020	8/13/2019
Sale Price		\$170,000	\$140,000	\$155,000	\$132,000	\$154,000
Time Adj Sale Price		\$170,000	\$140,700	\$157,100	\$132,700	\$158,100
TADJSP/SQFT		\$129.67	\$107.65	\$113.35	\$91.08	\$113.90
Total Adj Factors	\$75,400	\$93,200	\$77,300	\$82,600	\$72,800	\$82,900
Adjusted Sale Price		\$152,200	\$138,800	\$149,900	\$135,300	\$150,600
Comparable Estimate	\$145,400 (\$111.25/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-17	125.10-10-22	125.11-14-3	125.11-15-24	125.10-10-6
Owner	Wagner Daniel M	Kowalski, Philip W	Jada, Mark A	Zilliox, Daniel A	Wesolek, Stefanie
Address	66 Yvette Dr	91 Caprice Dr	11 Steven Dr	10 Steven Dr	22 Delphi Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 103	50 x 115	75 x 115	50 x 120	55 x 115
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	1965 / 0	1967 / 0	1965 / 0	1965 / 0	1967 / 0
Condition	3 Normal	4 Good	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 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	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	672	468	842	746	676
2nd Sty Area	728	1026	676	596	1026
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 420	0 0
SFLA	1400	1494	1518	1502	1702
Att/Det Gar Sqft	322	520	504	578	288
Prior Land	\$11,100				
Prior Total	\$125,000				
Comp Land Estimate	\$16,100	\$17,100	\$22,300	\$17,400	\$18,500
Sale Date		11/2/2020	8/11/2020	11/15/2019	9/14/2020
Sale Price		\$229,900	\$187,254	\$142,000	\$195,000
Time Adj Sale Price		\$229,900	\$187,300	\$144,400	\$195,000
TADJSP/SQFT		\$153.88	\$123.39	\$96.14	\$114.57
Total Adj Factors	\$77,400	\$111,700	\$90,200	\$78,600	\$96,800
Adjusted Sale Price		\$195,600	\$174,500	\$143,200	\$175,600
Comparable Estimate	\$168,300 (\$120.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-17-22	125.09-18-10	125.09-18-23	125.09-18-24	125.09-16-23
Owner	Casper, Kathleen	Koelmeier, Samantha	Gozdalski, Nicole	Todoro, Joseph A	Vickerd, Karen
Address	69 Yvette Dr	38 Yvette Dr	90 Yvette Dr	94 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	50 x 102	50 x 103	50 x 103	50 x 160
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	1967 / 0	1967 / 0	1965 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	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
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	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1278	1007	936	936	982
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	450 0	375 0	450 0	325 0
SFLA	1603	1457	1311	1386	1307
Att/Det Gar Sqft					
Prior Land	\$11,300				
Prior Total	\$118,100				
Comp Land Estimate	\$16,300	\$16,000	\$16,100	\$16,100	\$19,800
Sale Date		4/11/2020	7/9/2020	12/20/2019	4/28/2020
Sale Price		\$132,000	\$170,000	\$155,000	\$140,000
Time Adj Sale Price		\$132,700	\$170,000	\$157,100	\$140,700
TADJSP/SQFT		\$91.08	\$129.67	\$113.35	\$107.65
Total Adj Factors	\$87,800	\$72,800	\$93,200	\$82,600	\$77,300
Adjusted Sale Price		\$147,700	\$164,600	\$162,300	\$151,200
Comparable Estimate	\$157,800	(\$98.44/SFLA)			



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-18	125.09-12-19	125.09-13-28	125.09-13-29	125.11-14-28
Owner	Eich, Cynthia L	Gosciak, Stephen P	Rankin, Emily	Ross, Alan J	Roberts, Taylor
Address	70 Yvette Dr	83 Colette Ave	10 St Joan Ln	14 St Joan Ln	71 Randy Way
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 103	50 x 105	60 x 105	75 x 105	50 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	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1964 / 0	1965 / 0	1965 / 0	1965 / 0
Condition	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 230	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
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	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 1	4 Full 1	4 Full 2
1st Sty Area	922	1304	1281	1521	1199
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	230 0	117 0	350 0	126 0	0 0
SFLA	1152	1421	1631	1647	1199
Att/Det Gar Sqft					
Prior Land	\$11,100				
Prior Total	\$129,000				
Comp Land Estimate	\$16,100	\$16,300	\$19,100	\$21,300	\$17,100
Sale Date		5/24/2019	3/12/2020	8/21/2019	1/14/2020
Sale Price		\$135,000	\$185,220	\$170,000	\$141,000
Time Adj Sale Price		\$140,000	\$186,500	\$174,600	\$142,400
TADJSP/SQFT		\$98.52	\$114.35	\$106.01	\$118.77
Total Adj Factors	\$76,200	\$61,400	\$85,700	\$90,000	\$69,100
Adjusted Sale Price		\$154,800	\$177,000	\$160,800	\$149,500
Comparable Estimate	\$160,800 (\$139.58/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	125.09-17-21	125.10-10-22	125.11-11-16	125.11-14-3	125.10-10-6	125.11-15-24
Owner	Rodriguez, Anna	Kowalski, Philip W	Hinman, Austin	Jada, Mark A	Wesolek, Stefanie	Zilliox, Daniel A
Address	73 Yvette Dr	91 Caprice Dr	92 Rondelay Dr	11 Steven Dr	22 Delphi Dr	10 Steven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 115	50 x 125	75 x 115	55 x 115	50 x 120
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1968 / 0	1965 / 0	1967 / 0	1965 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 105	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	744	468	624	842	676	746
2nd Sty Area	520	1026	676	676	1026	596
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0	0 420
SFLA	1264	1494	1300	1518	1702	1502
Att/Det Gar Sqft	288	520	276	504	288	578
Prior Land	\$11,300					
Prior Total	\$129,000					
Comp Land Estimate	\$16,300	\$17,100	\$17,700	\$22,300	\$18,500	\$17,400
Sale Date		11/2/2020	4/16/2020	8/11/2020	9/14/2020	11/15/2019
Sale Price		\$229,900	\$171,000	\$187,254	\$195,000	\$142,000
Time Adj Sale Price		\$229,900	\$171,900	\$187,300	\$195,000	\$144,400
TADJSP/SQFT		\$153.88	\$132.23	\$123.39	\$114.57	\$96.14
Total Adj Factors	\$85,200	\$111,700	\$74,500	\$90,200	\$96,800	\$78,600
Adjusted Sale Price		\$203,400	\$182,600	\$182,300	\$183,400	\$151,000
Comparable Estimate	\$180,500	(\$142.8/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-19	125.09-14-38	125.09-13-17	125.09-10-19	125.09-9-27
Owner	Giczkowski Amy L	Buono, Robert T	Pinkowski, Cassandra I	Sein, Eddie N	Jackson, Donna J
Address	74 Yvette Dr	47 Gabrielle Dr	62 Colette Ave	58 Judith Dr	134 Judith Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 103	50 x 105	50 x 105	50 x 120	50 x 120
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	1967 / 0	1966 / 0	1967 / 0	1966 / 0
Condition	3 Normal	2 Fair	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	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	852	960	969	1076	1160
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 400	0 450	0 192
SFLA	852	960	969	1076	1160
Att/Det Gar Sqft	320	304	320	220	294
Prior Land	\$11,100				
Prior Total	\$95,000				
Comp Land Estimate	\$16,100	\$16,300	\$16,300	\$17,400	\$17,500
Sale Date		2/26/2020	8/20/2019	1/14/2020	7/21/2020
Sale Price		\$125,000	\$167,000	\$140,000	\$160,000
Time Adj Sale Price		\$126,000	\$171,500	\$141,400	\$160,000
TADJSP/SQFT		\$131.25	\$176.99	\$131.41	\$137.93
Total Adj Factors	\$61,700	\$58,400	\$79,100	\$75,600	\$83,300
Adjusted Sale Price		\$129,300	\$154,100	\$127,500	\$138,400
Comparable Estimate	\$138,100 (\$162.09/SFLA)				








	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-17-20	125.09-18-23	125.09-18-24	125.09-17-19	125.09-18-10	125.09-16-23
Owner	Marchewka, Jason M	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber	Koelemeyer, Samantha	Vickerd, Karen
Address	77 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr	38 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 103	50 x 103	50 x 105	50 x 102	50 x 160
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	1965 / 0	1965 / 0	1967 / 0	1965 / 0	1967 / 0	1966 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 444	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 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	944	936	936	944	1007	982
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	444 0	375 0	450 0	444 0	450 0	325 0
SFLA	1388	1311	1386	1388	1457	1307
Att/Det Gar Sqft						
Prior Land	\$11,300					
Prior Total	\$127,000					
Comp Land Estimate	\$16,300	\$16,100	\$16,100	\$16,300	\$16,000	\$19,800
Sale Date		7/9/2020	12/20/2019	8/13/2019	4/11/2020	4/28/2020
Sale Price		\$170,000	\$155,000	\$154,000	\$132,000	\$140,000
Time Adj Sale Price		\$170,000	\$157,100	\$158,100	\$132,700	\$140,700
TADJSP/SQFT		\$129.67	\$113.35	\$113.90	\$91.08	\$107.65
Total Adj Factors	\$95,700	\$93,200	\$82,600	\$82,900	\$72,800	\$77,300
Adjusted Sale Price		\$172,500	\$170,200	\$170,900	\$155,600	\$159,100
Comparable Estimate	\$165,700 (\$119.38/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	125.09-18-20	125.10-10-22	125.11-14-3	125.10-10-6	125.10-11-47	125.09-14-1
Owner	Potempa, Robert J	Kowalski, Philip W	Jada, Mark A	Wesolek, Stefanie	Blaszak, Amy J	Brown, Amanda M
Address	78 Yvette Dr	91 Caprice Dr	11 Steven Dr	22 Delphi Dr	180 Steven Dr	323 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 103	50 x 115	75 x 115	55 x 115	50 x 130	125 x 300
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1965 / 0	1967 / 0	1966 / 0	1817 / 0
Condition	3 Normal	4 Good	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 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	3 Hot wtr/stm 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	3	4	5	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	750	468	842	676	638	960
2nd Sty Area	810	1026	676	1026	1026	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 200	0 0
SFLA	1560	1494	1518	1702	1664	1560
Att/Det Gar Sqft	308	520	504	288	420	440
Prior Land	\$11,600					
Prior Total	\$131,000					
Comp Land Estimate	\$17,500	\$17,100	\$22,300	\$18,500	\$18,100	\$36,900
Sale Date		11/2/2020	8/11/2020	9/14/2020	4/16/2020	3/20/2020
Sale Price		\$229,900	\$187,254	\$195,000	\$201,000	\$160,000
Time Adj Sale Price		\$229,900	\$187,300	\$195,000	\$202,000	\$161,100
TADJSP/SQFT		\$153.88	\$123.39	\$114.57	\$121.39	\$103.27
Total Adj Factors	\$82,400	\$111,700	\$90,200	\$96,800	\$94,600	\$86,100
Adjusted Sale Price		\$200,600	\$179,500	\$180,600	\$189,800	\$157,400
Comparable Estimate	\$181,600	(\$116.41/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-17-19	125.09-18-23	125.09-18-24	125.09-17-19	125.09-18-10
Owner	Castoire, Amber	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber	Koelemeyer, Samantha
Address	81 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr	38 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	50 x 105	50 x 103	50 x 103	50 x 105	50 x 102
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	1965 / 0	1965 / 0	1967 / 0	1965 / 0	1967 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 444	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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	2 / 0	1 / 1	2 / 0	2 / 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	944	936	936	944	1007
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	444 0	375 0	450 0	444 0	450 0
SFLA	1388	1311	1386	1388	1457
Att/Det Gar Sqft					
Prior Land	\$11,300				
Prior Total	\$127,820				
Comp Land Estimate	\$16,300	\$16,100	\$16,100	\$16,300	\$16,000
Sale Date		7/9/2020	12/20/2019	8/13/2019	4/11/2020
Sale Price		\$170,000	\$155,000	\$154,000	\$132,000
Time Adj Sale Price		\$170,000	\$157,100	\$158,100	\$132,700
TADJSP/SQFT		\$129.67	\$113.35	\$113.90	\$91.08
Total Adj Factors	\$82,900	\$93,200	\$82,600	\$82,900	\$72,800
Adjusted Sale Price		\$159,700	\$157,400	\$158,100	\$142,800
Comparable Estimate	\$152,900 (\$110.16/SFLA)				







Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-21	125.09-18-23	125.09-18-24	125.09-16-23	125.09-18-10
Owner	Roehn, Suzanne C	Gozdalski, Nicole	Todoro, Joseph A	Vickerd, Karen	Koelemeyer, Samantha
Address	82 Yvette Dr	90 Yvette Dr	94 Yvette Dr	33 Yvette Dr	38 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 103	50 x 103	50 x 103	50 x 160	50 x 102
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	1967 / 0	1965 / 0	1967 / 0	1966 / 0	1967 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 375	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
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	2
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	980	936	936	982	1007
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	375 0	375 0	450 0	325 0	450 0
SFLA	1355	1311	1386	1307	1457
Att/Det Gar Sqft					
Prior Land	\$11,600				
Prior Total	\$106,900				
Comp Land Estimate	\$17,500	\$16,100	\$16,100	\$19,800	\$16,000
Sale Date		7/9/2020	12/20/2019	4/28/2020	4/11/2020
Sale Price		\$170,000	\$155,000	\$140,000	\$132,000
Time Adj Sale Price		\$170,000	\$157,100	\$140,700	\$132,700
TADJSP/SQFT		\$129.67	\$113.35	\$107.65	\$91.08
Total Adj Factors	\$76,700	\$93,200	\$82,600	\$77,300	\$72,800
Adjusted Sale Price		\$153,500	\$151,200	\$140,100	\$136,600
Comparable Estimate	\$146,700	(\$108.27/SFLA)			



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-17-18	125.09-18-23	125.09-18-24	125.09-18-10	125.09-17-19	125.09-16-23
Owner	Maconaghy, Paul J Sr	Gozdalski, Nicole	Todoro, Joseph A	Koelemeyer, Samantha	Castoire, Amber	Vickerd, Karen
Address	85 Yvette Dr	90 Yvette Dr	94 Yvette Dr	38 Yvette Dr	81 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 103	50 x 103	50 x 102	50 x 105	50 x 160
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	1965 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 456	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 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	944	936	936	1007	944	982
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	456 0	375 0	450 0	450 0	444 0	325 0
SFLA	1400	1311	1386	1457	1388	1307
Att/Det Gar Sqft						
Prior Land	\$11,300					
Prior Total	\$111,900					
Comp Land Estimate	\$16,300	\$16,100	\$16,100	\$16,000	\$16,300	\$19,800
Sale Date		7/9/2020	12/20/2019	4/11/2020	8/13/2019	4/28/2020
Sale Price		\$170,000	\$155,000	\$132,000	\$154,000	\$140,000
Time Adj Sale Price		\$170,000	\$157,100	\$132,700	\$158,100	\$140,700
TADJSP/SQFT		\$129.67	\$113.35	\$91.08	\$113.90	\$107.65
Total Adj Factors	\$78,800	\$93,200	\$82,600	\$72,800	\$82,900	\$77,300
Adjusted Sale Price		\$155,600	\$153,300	\$138,700	\$154,000	\$142,200
Comparable Estimate	\$148,800 (\$106.29/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	125.09-18-22	125.10-10-22	125.11-14-3	125.10-10-6	125.11-15-24	125.11-11-16
Owner	Davidzik, David J	Kowalski, Philip W	Jada, Mark A	Wesolek, Stefanie	Zilliox, Daniel A	Hinman, Austin
Address	86 Yvette Dr	91 Caprice Dr	11 Steven Dr	22 Delphi Dr	10 Steven Dr	92 Rondelay Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 115	75 x 115	55 x 115	50 x 120	50 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1965 / 0	1967 / 0	1965 / 0	1968 / 0
Condition	3 Normal	4 Good	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	C Average 105
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	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	672	468	842	676	746	624
2nd Sty Area	728	1026	676	1026	596	676
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 420	0 0
SFLA	1400	1494	1518	1702	1502	1300
Att/Det Gar Sqft		520	504	288	578	276
Prior Land	\$11,100					
Prior Total	\$127,820					
Comp Land Estimate	\$16,100	\$17,100	\$22,300	\$18,500	\$17,400	\$17,700
Sale Date		11/2/2020	8/11/2020	9/14/2020	11/15/2019	4/16/2020
Sale Price		\$229,900	\$187,254	\$195,000	\$142,000	\$171,000
Time Adj Sale Price		\$229,900	\$187,300	\$195,000	\$144,400	\$171,900
TADJSP/SQFT		\$153.88	\$123.39	\$114.57	\$96.14	\$132.23
Total Adj Factors	\$75,300	\$111,700	\$90,200	\$96,800	\$78,600	\$74,500
Adjusted Sale Price		\$193,500	\$172,400	\$173,500	\$141,100	\$172,700
Comparable Estimate	\$170,600 (\$121.86/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-17-17	125.10-18-44	125.09-13-28	125.09-13-29	125.09-6-6
Owner	Randolph, Noah Edward	Liebel, Thomas W	Rankin, Emily	Ross, Alan J	Crofton, Kenneth
Address	89 Yvette Dr	15 Louise Dr	10 St Joan Ln	14 St Joan Ln	30 Cavalier Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 105	57 x 112	60 x 105	75 x 105	60 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1965 / 0	1965 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	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	3 Hot wtr/stm No
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	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 1	4 Full 1	4 Full 2
1st Sty Area	2124	1166	1281	1521	1088
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	744 0	350 0	126 0	500 0
SFLA	2476	1910	1631	1647	1588
Att/Det Gar Sqft					
Prior Land	\$11,800				
Prior Total	\$149,400				
Comp Land Estimate	\$17,700	\$18,900	\$19,100	\$21,300	\$19,500
Sale Date		7/28/2020	3/12/2020	8/21/2019	9/23/2019
Sale Price		\$179,900	\$185,220	\$170,000	\$172,500
Time Adj Sale Price		\$179,900	\$186,500	\$174,600	\$176,500
TADJSP/SQFT		\$94.19	\$114.35	\$106.01	\$111.15
Total Adj Factors	\$99,500	\$92,500	\$85,700	\$90,000	\$90,800
Adjusted Sale Price		\$186,900	\$200,300	\$184,100	\$185,200
Comparable Estimate	\$186,900 (\$75.48/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	125.09-18-23	125.09-18-23	125.09-16-23	125.09-18-24	125.09-18-10	125.09-17-19
Owner	Gozdalski, Nicole	Gozdalski, Nicole	Vickerd, Karen	Todoro, Joseph A	Koelemeyer, Samantha	Castoire, Amber
Address	90 Yvette Dr	90 Yvette Dr	33 Yvette Dr	94 Yvette Dr	38 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 103	50 x 160	50 x 103	50 x 102	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1966 / 0	1967 / 0	1967 / 0	1965 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 375	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	2 / 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	982	936	1007	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	375 0	375 0	325 0	450 0	450 0	444 0
SFLA	1311	1311	1307	1386	1457	1388
Att/Det Gar Sqft						
Prior Land	\$11,100					
Prior Total	\$120,000					
Comp Land Estimate	\$16,100	\$16,100	\$19,800	\$16,100	\$16,000	\$16,300
Sale Date		7/9/2020	4/28/2020	12/20/2019	4/11/2020	8/13/2019
Sale Price		\$170,000	\$140,000	\$155,000	\$132,000	\$154,000
Time Adj Sale Price		\$170,000	\$140,700	\$157,100	\$132,700	\$158,100
TADJSP/SQFT		\$129.67	\$107.65	\$113.35	\$91.08	\$113.90
Total Adj Factors	\$93,200	\$93,200	\$77,300	\$82,600	\$72,800	\$82,900
Adjusted Sale Price		\$170,000	\$156,600	\$167,700	\$153,100	\$168,400
Comparable Estimate	\$163,200 (\$124.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-17-16	125.09-18-10	125.09-18-23	125.09-18-24	125.09-17-19
Owner	Apostol Teodoros	Koelermeyer, Samantha	Gozdalski, Nicole	Todoro, Joseph A	Castoire, Amber
Address	93 Yvette Dr	38 Yvette Dr	90 Yvette Dr	94 Yvette Dr	81 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	55 x 105	50 x 102	50 x 103	50 x 105	50 x 160
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	1967 / 0	1967 / 0	1965 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 350	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
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	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 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	1176	1007	936	936	982
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	350 0	450 0	375 0	450 0	325 0
SFLA	1526	1457	1311	1386	1388
Att/Det Gar Sqft					
Prior Land	\$11,800				
Prior Total	\$116,200				
Comp Land Estimate	\$17,700	\$16,000	\$16,100	\$16,100	\$16,300
Sale Date		4/11/2020	7/9/2020	12/20/2019	8/13/2019
Sale Price		\$132,000	\$170,000	\$155,000	\$154,000
Time Adj Sale Price		\$132,700	\$170,000	\$157,100	\$158,100
TADJSP/SQFT		\$91.08	\$129.67	\$113.35	\$113.90
Total Adj Factors	\$75,400	\$72,800	\$93,200	\$82,600	\$82,900
Adjusted Sale Price		\$135,300	\$152,200	\$149,900	\$150,600
Comparable Estimate	\$145,400 (\$95.28/SFLA)				










	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-24	125.09-18-23	125.09-18-24	125.09-18-10	125.09-17-19	125.09-16-23
Owner	Todoro, Joseph A	Gozdalski, Nicole	Todoro, Joseph A	Koелеmeyer, Samantha	Castoire, Amber	Vickerd, Karen
Address	94 Yvette Dr	90 Yvette Dr	94 Yvette Dr	38 Yvette Dr	81 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 103	50 x 103	50 x 102	50 x 105	50 x 160
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	1967 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	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 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	2	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	936	936	936	1007	944	982
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	375 0	450 0	450 0	444 0	325 0
SFLA	1386	1311	1386	1457	1388	1307
Att/Det Gar Sqft						
Prior Land	\$11,100					
Prior Total	\$118,100					
Comp Land Estimate	\$16,100	\$16,100	\$16,100	\$16,000	\$16,300	\$19,800
Sale Date		7/9/2020	12/20/2019	4/11/2020	8/13/2019	4/28/2020
Sale Price		\$170,000	\$155,000	\$132,000	\$154,000	\$140,000
Time Adj Sale Price		\$170,000	\$157,100	\$132,700	\$158,100	\$140,700
TADJSP/SQFT		\$129.67	\$113.35	\$91.08	\$113.90	\$107.65
Total Adj Factors	\$82,600	\$93,200	\$82,600	\$72,800	\$82,900	\$77,300
Adjusted Sale Price		\$159,400	\$157,100	\$142,500	\$157,800	\$146,000
Comparable Estimate	\$152,600	(\$110.1/SFLA)				







SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.09-18-25	125.09-18-23	125.09-18-10	125.09-18-24	125.09-17-19	125.09-16-23
Owner	Madding, Dathan	Gozdalski, Nicole	Koelmeier, Samantha	Todoro, Joseph A	Castoire, Amber	Vickerd, Karen
Address	98 Yvette Dr	90 Yvette Dr	38 Yvette Dr	94 Yvette Dr	81 Yvette Dr	33 Yvette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	126	126	126	126	126	126
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 103	50 x 103	50 x 102	50 x 103	50 x 105	50 x 160
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	1964 / 0	1965 / 0	1967 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 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	982	936	1007	936	944	982
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	375 0	450 0	450 0	444 0	325 0
SFLA	1432	1311	1457	1386	1388	1307
Att/Det Gar Sqft						
Prior Land	\$11,100					
Prior Total	\$113,100					
Comp Land Estimate	\$16,100	\$16,100	\$16,000	\$16,100	\$16,300	\$19,800
Sale Date		7/9/2020	4/11/2020	12/20/2019	8/13/2019	4/28/2020
Sale Price		\$170,000	\$132,000	\$155,000	\$154,000	\$140,000
Time Adj Sale Price		\$170,000	\$132,700	\$157,100	\$158,100	\$140,700
TADJSP/SQFT		\$129.67	\$91.08	\$113.35	\$113.90	\$107.65
Total Adj Factors	\$81,300	\$93,200	\$72,800	\$82,600	\$82,900	\$77,300
Adjusted Sale Price		\$158,100	\$141,200	\$155,800	\$156,500	\$144,700
Comparable Estimate	\$151,300	(\$105.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-26	125.09-18-40	125.10-19-22	125.10-18-3	125.09-3-32
Owner	Mohr, Marilyn J	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D	Barker, Brandon M
Address	102 Yvette Dr	37 St Joan Ln	90 Louise Dr	569 French Rd	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	66 x 103	50 x 106	115 x 112	80 x 115	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1963 / 0	1966 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 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	1220	1040	1092	1040	1040
2nd Sty Area	1040	1040	1092	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2260	2080	2184	2080	2146
Att/Det Gar Sqft	400		484	576	
Prior Land	\$12,900				
Prior Total	\$135,290				
Comp Land Estimate	\$19,800	\$16,400	\$27,400	\$23,100	\$17,000
Sale Date		4/2/2018	6/29/2018	2/16/2018	4/28/2020
Sale Price		\$115,000	\$202,000	\$130,000	\$194,250
Time Adj Sale Price		\$127,100	\$220,800	\$145,300	\$195,200
TADJSP/SQFT		\$61.11	\$101.10	\$69.86	\$90.96
Total Adj Factors	\$109,400	\$63,800	\$139,200	\$85,200	\$109,500
Adjusted Sale Price		\$172,700	\$191,000	\$169,500	\$189,100
Comparable Estimate	\$183,500 (\$81.19/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	125.09-18-27	125.09-18-40	125.10-19-22	125.10-18-3	125.09-3-32	125.10-1-52
Owner	Pilarski, Ricky	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D	Barker, Brandon M	Decmar Properties, LLC
Address	106 Yvette Dr	37 St Joan Ln	90 Louise Dr	569 French Rd	59 Fradine Dr	37 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125	125
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	72 x 147	50 x 106	115 x 112	80 x 115	50 x 114	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1963 / 0	1966 / 0	1966 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	6
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1092	1040	1073	1040
2nd Sty Area	1040	1040	1092	1040	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2080	2184	2080	2146	2080
Att/Det Gar Sqft			484	576		
Prior Land	\$16,000					
Prior Total	\$126,160					
Comp Land Estimate	\$24,600	\$16,400	\$27,400	\$23,100	\$17,000	\$16,700
Sale Date		4/2/2018	6/29/2018	2/16/2018	4/28/2020	3/17/2020
Sale Price		\$115,000	\$202,000	\$130,000	\$194,250	\$160,000
Time Adj Sale Price		\$127,100	\$220,800	\$145,300	\$195,200	\$161,100
TADJSP/SQFT		\$61.11	\$101.10	\$69.86	\$90.96	\$77.45
Total Adj Factors	\$99,900	\$63,800	\$139,200	\$85,200	\$109,500	\$81,400
Adjusted Sale Price		\$163,200	\$181,500	\$160,000	\$185,600	\$179,600
Comparable Estimate	\$174,000 (\$83.65/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	125.09-18-28	125.09-18-40	125.10-19-22	125.10-18-3	125.09-3-32
Owner	Bonito Pasquale & W	Grasso, Farin R	Lam, Cheong Yin	Harrington, James D	Barker, Brandon M
Address	110 Yvette Dr	37 St Joan Ln	90 Louise Dr	569 French Rd	59 Fradine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	126	126	126	126	125
School Code	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1
Land Size	68 x 151	50 x 106	115 x 112	80 x 115	50 x 114
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1963 / 0	1966 / 0	1968 / 0
Condition	3 Normal	2 Fair	4 Good	2 Fair	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 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	1092	1040	1040
2nd Sty Area	1040	1040	1092	1040	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2080	2184	2080	2146
Att/Det Gar Sqft			484	576	
Prior Land	\$15,600				
Prior Total	\$126,160				
Comp Land Estimate	\$24,100	\$16,400	\$27,400	\$23,100	\$17,000
Sale Date		4/2/2018	6/29/2018	2/16/2018	4/28/2020
Sale Price		\$115,000	\$202,000	\$130,000	\$194,250
Time Adj Sale Price		\$127,100	\$220,800	\$145,300	\$195,200
TADJSP/SQFT		\$61.11	\$101.10	\$69.86	\$90.96
Total Adj Factors	\$99,700	\$63,800	\$139,200	\$85,200	\$109,500
Adjusted Sale Price		\$163,000	\$181,300	\$159,800	\$185,400
Comparable Estimate	\$173,800 (\$83.56/SFLA)				