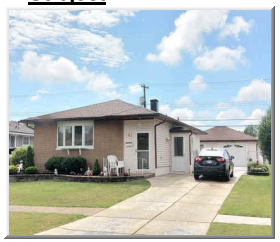
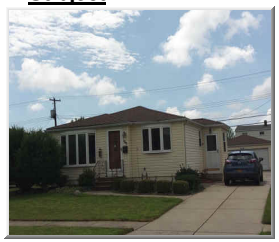
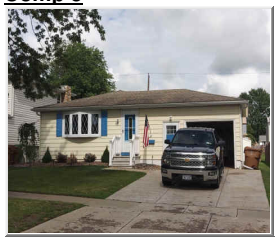
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-23	125.07-14-19	125.07-13-29	125.07-14-20	125.07-9-11	125.11-3-19
Owner	Barnas, Conrad J Jr	Janowski, Scott L	Hyatt, Lindsay	Jarmusz, Jacquelyn	Schork, Brian	Johnson, Andrew Jame
Address	96 Brentwood Dr	110 Dartwood Dr	72 Brentwood Dr	106 Dartwood Dr	45 Cheekwood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	60 x 112	50 x 120	50 x 112	50 x 116	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1964 / 0	1965 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1253	1196	1160	1254	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 300	0 550
SFLA	1248	1253	1196	1160	1254	1150
Att/Det Gar Sqft	374	529	280	308	315	374
Prior Land	$16,500					
Prior Total	$119,000					
Comp Land Estimate	$17,400	$19,700	$17,400	$16,800	$17,100	$18,100
Sale Date		10/31/2018	8/20/2018	6/10/2019	11/30/2018	8/29/2019
Sale Price		$155,000	$138,000	$157,500	$138,500	$180,561
Time Adj Sale Price		$165,700	$149,200	$162,800	$147,200	$185,400
TADJSP/SQFT		$132.24	$124.75	$140.34	$117.38	$161.22
Total Adj Factors	$87,900	$100,100	$76,200	$83,600	$79,400	$85,300
Adjusted Sale Price		$153,500	$160,900	$167,100	$155,700	$188,000
Comparable Estimate	$165,000 ($132.21/SFLA)					

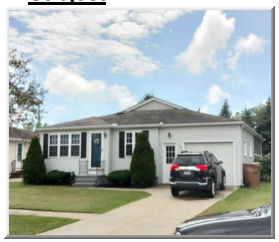
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-36	125.07-11-49	125.07-10-23	125.07-10-24	125.07-4-35	125.11-3-13
Owner	Dudish, Robert W	Smith, Nicholas	Gietzen, Matthew J	Maund, Nicholas	Giampoala, Kelsey E	Cronmiller, Michael P
Address	99 Brentwood Dr	85 Hillwood Dr	16 Birchwood Dr	12 Birchwood Dr	186 Autumnwood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 119	50 x 120	50 x 120	52 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1967 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	990	960	1008	1072	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 432
SFLA	990	960	1008	1072	960	912
Att/Det Gar Sqft	300	308	308		280	320
Prior Land	$16,500					
Prior Total	$112,000					
Comp Land Estimate	$17,400	$17,300	$17,400	$17,400	$17,600	$16,700
Sale Date		10/5/2018	6/13/2018	10/22/2018	9/22/2020	7/8/2019
Sale Price		$143,000	$139,000	$146,000	$170,000	$150,000
Time Adj Sale Price		$152,800	$152,000	$156,000	$170,000	$154,500
TADJSP/SQFT		$159.17	$150.79	$145.52	$177.08	$169.41
Total Adj Factors	$75,600	$73,000	$65,000	$75,900	$71,100	$70,500
Adjusted Sale Price		$155,400	$162,600	$155,700	$174,500	$159,600
Comparable Estimate	$161,600 ($163.23/SFLA)					

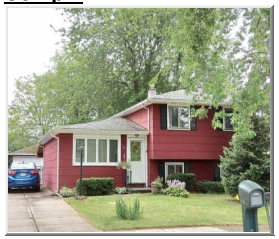
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-22	125.07-14-20	125.07-13-29	125.11-3-19	125.07-14-19	125.07-10-24
Owner	Cieslinski, Cindy J	Jarmusz, Jacquelyn	Hyatt, Lindsay	Johnson, Andrew Jame	Janowski, Scott L	Maund, Nicholas
Address	100 Brentwood Dr	106 Dartwood Dr	72 Brentwood Dr	76 Sprucewood Dr	110 Dartwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 112	50 x 120	55 x 110	60 x 112	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1965 / 0	1964 / 0	1970 / 0	1965 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1156	1160	1196	1150	1253	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 550	0 0	0 0
SFLA	1156	1160	1196	1150	1253	1072
Att/Det Gar Sqft	440	308	280	374	529	
Prior Land	$16,500					
Prior Total	$117,000					
Comp Land Estimate	$17,400	$16,800	$17,400	$18,100	$19,700	$17,400
Sale Date		6/10/2019	8/20/2018	8/29/2019	10/31/2018	10/22/2018
Sale Price		$157,500	$138,000	$180,561	$155,000	$146,000
Time Adj Sale Price		$162,800	$149,200	$185,400	$165,700	$156,000
TADJSP/SQFT		$140.34	$124.75	$161.22	$132.24	$145.52
Total Adj Factors	$84,900	$83,600	$76,200	$85,300	$100,100	$75,900
Adjusted Sale Price		$164,100	$157,900	$185,000	$150,500	$165,000
Comparable Estimate	$164,500 ($142.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-37	125.07-10-24	125.07-10-23	125.07-14-20	125.07-13-29	125.07-11-49
Owner	Dembinski Kenneth L S	Maund, Nicholas	Gietzen, Matthew J	Jarmusz, Jacquelyn	Hyatt, Lindsay	Smith, Nicholas
Address	103 Brentwood Dr	12 Birchwood Dr	16 Birchwood Dr	106 Dartwood Dr	72 Brentwood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	50 x 112	50 x 120	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1967 / 0	1965 / 0	1964 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	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 / 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	1072	1072	1008	1160	1196	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1072	1072	1008	1160	1196	960
Att/Det Gar Sqft	384		308	308	280	308
Prior Land	$11,100					
Prior Total	$110,000					
Comp Land Estimate	$17,400	$17,400	$17,400	$16,800	$17,400	$17,300
Sale Date		10/22/2018	6/13/2018	6/10/2019	8/20/2018	10/5/2018
Sale Price		$146,000	$139,000	$157,500	$138,000	$143,000
Time Adj Sale Price		$156,000	$152,000	$162,800	$149,200	$152,800
TADJSP/SQFT		$145.52	$150.79	$140.34	$124.75	$159.17
Total Adj Factors	$79,400	$75,900	$65,000	$83,600	$76,200	$73,000
Adjusted Sale Price		$159,500	$166,400	$158,600	$152,400	$159,200
Comparable Estimate	$159,200 ($148.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-21	125.07-7-13	125.12-1-11	125.07-10-23	125.07-14-20	125.07-10-32
Owner	Ambeau, Andrea	Zienski, Christopher J	Nguyen, Douglas T	Gietzen, Matthew J	Jarmusz, Jacquelyn	Chrzanowski, Robert M
Address	104 Brentwood Dr	59 Mckenzie Ct	171 Sprucewood Dr	16 Birchwood Dr	106 Dartwood Dr	23 Penwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 122	69 x 128	50 x 110	50 x 120	50 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1969 / 0	1970 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	2 Fair	2 Fair	2 Fair	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	1	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	1032	1127	1164	1008	1160	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 408	0 0	0 0	0 0	0 400	0 480
SFLA	1032	1127	1164	1008	1160	952
Att/Det Gar Sqft	250	330	280	308	308	273
Prior Land	$18,100					
Prior Total	$106,000					
Comp Land Estimate	$20,600	$22,500	$16,700	$17,400	$16,800	$16,700
Sale Date		4/17/2019	9/27/2018	6/13/2018	6/10/2019	7/11/2018
Sale Price		$135,000	$125,000	$139,000	$157,500	$190,000
Time Adj Sale Price		$140,400	$134,400	$152,000	$162,800	$206,600
TADJSP/SQFT		$124.58	$115.46	$150.79	$140.34	$217.02
Total Adj Factors	$69,500	$76,600	$68,500	$65,000	$83,600	$95,000
Adjusted Sale Price		$133,300	$135,400	$156,500	$148,700	$181,100
Comparable Estimate	$151,000 ($146.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-38	125.08-4-27	125.12-6-12	114.20-7-11	125.08-8-40	125.12-1-51
Owner	Luksch, Andrew	Tao, Ethan	Rounds, Megan G	Powers, Mark J	Davis, Cory R	Rohloff, John P
Address	107 Brentwood Dr	72 Autumnwood Dr	89 Prince Dr	40 Sherry Dr	591 Borden Rd	1076 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	62 x 120	50 x 115	55 x 105	85 x 120	60 x 150	90 x 327
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	02 Brick
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1972 / 0	1983 / 0	1987 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	5
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	600	912	884	620	612	1353
2nd Sty Area	919	624	728	860	624	828
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 252	0 300	0 0
SFLA	1519	1536	1612	1480	1236	2181
Att/Det Gar Sqft	336	418	220	550	400	
Prior Land	$18,300					
Prior Total	$144,000					
Comp Land Estimate	$20,700	$17,100	$17,700	$24,400	$22,600	$31,900
Sale Date		10/21/2020	9/11/2019	12/7/2018	6/6/2018	6/1/2018
Sale Price		$191,000	$195,000	$200,000	$182,000	$195,500
Time Adj Sale Price		$191,000	$199,600	$211,300	$199,000	$213,700
TADJSP/SQFT		$124.35	$123.82	$142.77	$161.00	$97.98
Total Adj Factors	$103,800	$102,300	$104,600	$109,400	$93,300	$145,100
Adjusted Sale Price		$192,500	$198,800	$205,700	$209,500	$172,400
Comparable Estimate	$195,800 ($128.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-20	125.07-14-20	125.07-13-29	125.07-14-19	125.07-10-24	125.11-3-19
Owner	Weir, Kevin J	Jarmusz, Jacquelyn	Hyatt, Lindsay	Janowski, Scott L	Maund, Nicholas	Johnson, Andrew Jame
Address	108 Brentwood Dr	106 Dartwood Dr	72 Brentwood Dr	110 Dartwood Dr	12 Birchwood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 120	50 x 112	50 x 120	60 x 112	50 x 120	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1965 / 0	1964 / 0	1965 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / 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	1176	1160	1196	1253	1072	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 550
SFLA	1176	1160	1196	1253	1072	1150
Att/Det Gar Sqft	360	308	280	529		374
Prior Land	$18,600					
Prior Total	$122,000					
Comp Land Estimate	$21,200	$16,800	$17,400	$19,700	$17,400	$18,100
Sale Date		6/10/2019	8/20/2018	10/31/2018	10/22/2018	8/29/2019
Sale Price		$157,500	$138,000	$155,000	$146,000	$180,561
Time Adj Sale Price		$162,800	$149,200	$165,700	$156,000	$185,400
TADJSP/SQFT		$140.34	$124.75	$132.24	$145.52	$161.22
Total Adj Factors	$89,600	$83,600	$76,200	$100,100	$75,900	$85,300
Adjusted Sale Price		$168,800	$162,600	$155,200	$169,700	$189,700
Comparable Estimate	$169,200 ($143.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-19	125.07-12-5	125.07-4-1	125.07-4-30	125.08-4-30	125.08-3-23
Owner	Johnson, Jonathan W	Konerth, James J	Ordonez, Pablo F	Cirino, Natalee L	Harrington, Lindsey	Wedzina, Scott
Address	110 Brentwood Dr	94 Hillwood Dr	159 Basswood Dr	166 Autumnwood Dr	84 Autumnwood Dr	16 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 120	55 x 119	50 x 145	50 x 115	53 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1973 / 0	1971 / 0	1971 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 324	C Average 100	C Average 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	976	1004	952	952	952	1133
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	324 0	308 0	247 0	260 108	312 0	192 300
SFLA	1300	1312	1199	1212	1264	1325
Att/Det Gar Sqft			484	320	440	
Prior Land	$11,900					
Prior Total	$120,000					
Comp Land Estimate	$18,900	$18,800	$19,100	$17,100	$17,900	$16,700
Sale Date		3/16/2020	5/11/2020	9/20/2019	9/30/2019	12/13/2018
Sale Price		$163,000	$137,000	$145,000	$143,000	$150,000
Time Adj Sale Price		$164,100	$137,500	$148,400	$146,400	$158,500
TADJSP/SQFT		$125.08	$114.68	$122.44	$115.82	$119.62
Total Adj Factors	$91,200	$91,700	$80,700	$78,100	$88,900	$88,800
Adjusted Sale Price		$163,600	$148,000	$161,500	$148,700	$160,900
Comparable Estimate	$156,500 ($120.38/SFLA)					

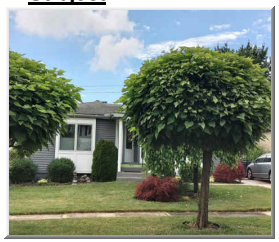
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-39	125.07-11-49	125.07-4-35	125.07-10-2	125.07-10-23	125.07-3-34
Owner	Williams, Elaine E	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Gietzen, Matthew J	Mentel, Lawrence R
Address	111 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	16 Birchwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 119	52 x 115	55 x 116	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1967 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	1008	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	960	960	960	936	1008	960
Att/Det Gar Sqft	308	308	280	280	308	286
Prior Land	$16,500					
Prior Total	$105,000					
Comp Land Estimate	$17,400	$17,300	$17,600	$18,600	$17,400	$16,700
Sale Date		10/5/2018	9/22/2020	11/9/2018	6/13/2018	1/7/2019
Sale Price		$143,000	$170,000	$135,000	$139,000	$149,900
Time Adj Sale Price		$152,800	$170,000	$143,500	$152,000	$157,500
TADJSP/SQFT		$159.17	$177.08	$153.31	$150.79	$164.06
Total Adj Factors	$71,400	$73,000	$71,100	$64,500	$65,000	$70,000
Adjusted Sale Price		$151,200	$170,300	$150,400	$158,400	$158,900
Comparable Estimate	$157,800 ($164.38/SFLA)					

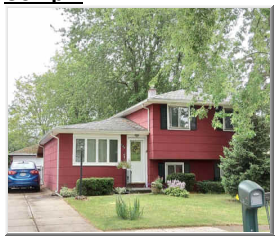
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-18	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-10-23
Owner	Swiatek, Thomas M	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Gietzen, Matthew J
Address	112 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 119	52 x 115	55 x 116	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 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 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	960	960	960	936	960	1008
Att/Det Gar Sqft	374	308	280	280	286	308
Prior Land	$16,500					
Prior Total	$115,000					
Comp Land Estimate	$17,400	$17,300	$17,600	$18,600	$16,700	$17,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	6/13/2018
Sale Price		$143,000	$170,000	$135,000	$149,900	$139,000
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$152,000
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$150.79
Total Adj Factors	$74,000	$73,000	$71,100	$64,500	$70,000	$65,000
Adjusted Sale Price		$153,800	$172,900	$153,000	$161,500	$161,000
Comparable Estimate	$160,400 ($167.08/SFLA)					

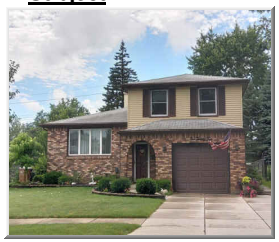
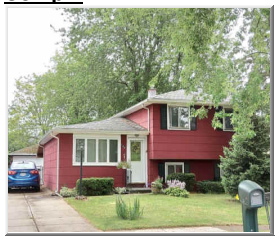
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-40	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-10-23
Owner	Potoczniak, Edward A	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Gietzen, Matthew J
Address	115 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 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 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	960	960	960	936	960	1008
Att/Det Gar Sqft	286	308	280	280	286	308
Prior Land	$16,400					
Prior Total	$114,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$17,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	6/13/2018
Sale Price		$143,000	$170,000	$135,000	$149,900	$139,000
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$152,000
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$150.79
Total Adj Factors	$72,700	$73,000	$71,100	$64,500	$70,000	$65,000
Adjusted Sale Price		$152,500	$171,600	$151,700	$160,200	$159,700
Comparable Estimate	$159,100 ($165.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-17	125.07-11-49	125.07-4-35	125.07-10-2	125.07-10-23	125.07-3-34
Owner	Santomaggio, Anthony	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Gietzen, Matthew J	Mentel, Lawrence R
Address	116 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	16 Birchwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 119	52 x 115	55 x 116	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1970 / 0	1967 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	1008	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	960	960	960	936	1008	960
Att/Det Gar Sqft	357	308	280	280	308	286
Prior Land	$16,500					
Prior Total	$115,000					
Comp Land Estimate	$17,400	$17,300	$17,600	$18,600	$17,400	$16,700
Sale Date		10/5/2018	9/22/2020	11/9/2018	6/13/2018	1/7/2019
Sale Price		$143,000	$170,000	$135,000	$139,000	$149,900
Time Adj Sale Price		$152,800	$170,000	$143,500	$152,000	$157,500
TADJSP/SQFT		$159.17	$177.08	$153.31	$150.79	$164.06
Total Adj Factors	$74,000	$73,000	$71,100	$64,500	$65,000	$70,000
Adjusted Sale Price		$153,800	$172,900	$153,000	$161,000	$161,500
Comparable Estimate	$160,400 ($167.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-41	125.07-14-19	125.07-13-29	125.07-14-20	125.07-9-11	125.07-10-24
Owner	Wollage, Beverly L	Janowski, Scott L	Hyatt, Lindsay	Jarmusz, Jacquelyn	Schork, Brian	Maund, Nicholas
Address	119 Brentwood Dr	110 Dartwood Dr	72 Brentwood Dr	106 Dartwood Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 119	60 x 112	50 x 120	50 x 112	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1965 / 0	1964 / 0	1965 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1233	1253	1196	1160	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 437	0 0	0 0	0 400	0 300	0 0
SFLA	1233	1253	1196	1160	1254	1072
Att/Det Gar Sqft		529	280	308	315	
Prior Land	$16,400					
Prior Total	$125,000					
Comp Land Estimate	$17,300	$19,700	$17,400	$16,800	$17,100	$17,400
Sale Date		10/31/2018	8/20/2018	6/10/2019	11/30/2018	10/22/2018
Sale Price		$155,000	$138,000	$157,500	$138,500	$146,000
Time Adj Sale Price		$165,700	$149,200	$162,800	$147,200	$156,000
TADJSP/SQFT		$132.24	$124.75	$140.34	$117.38	$145.52
Total Adj Factors	$85,900	$100,100	$76,200	$83,600	$79,400	$75,900
Adjusted Sale Price		$151,500	$158,900	$165,100	$153,700	$166,000
Comparable Estimate	$159,000 ($128.95/SFLA)					

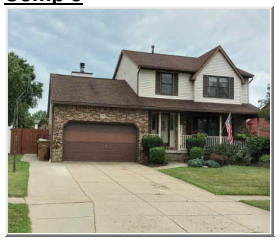
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-16	125.07-14-19	125.07-14-20	125.07-13-29	125.07-9-11	125.07-10-24
Owner	Crocker, Sandra	Janowski, Scott L	Jarmusz, Jacquelyn	Hyatt, Lindsay	Schork, Brian	Maund, Nicholas
Address	120 Brentwood Dr	110 Dartwood Dr	106 Dartwood Dr	72 Brentwood Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 120	60 x 112	50 x 112	50 x 120	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1965 / 0	1965 / 0	1964 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	2 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1246	1253	1160	1196	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 300	0 0
SFLA	1246	1253	1160	1196	1254	1072
Att/Det Gar Sqft		529	308	280	315	
Prior Land	$17,300					
Prior Total	$128,000					
Comp Land Estimate	$18,900	$19,700	$16,800	$17,400	$17,100	$17,400
Sale Date		10/31/2018	6/10/2019	8/20/2018	11/30/2018	10/22/2018
Sale Price		$155,000	$157,500	$138,000	$138,500	$146,000
Time Adj Sale Price		$165,700	$162,800	$149,200	$147,200	$156,000
TADJSP/SQFT		$132.24	$140.34	$124.75	$117.38	$145.52
Total Adj Factors	$88,500	$100,100	$83,600	$76,200	$79,400	$75,900
Adjusted Sale Price		$154,100	$167,700	$161,500	$156,300	$168,600
Comparable Estimate	$161,600 ($129.7/SFLA)					

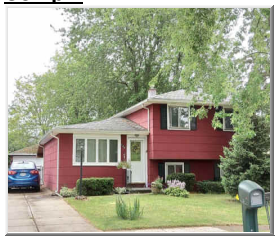
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-42	125.07-12-5	125.07-4-1	125.07-4-30	125.08-3-23	125.08-4-30
Owner	Profic, David V Jr	Konerth, James J	Ordonez, Pablo F	Cirino, Natalee L	Wedzina, Scott	Harrington, Lindsey
Address	123 Brentwood Dr	94 Hillwood Dr	159 Basswood Dr	166 Autumnwood Dr	16 Basswood Dr	84 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	55 x 119	50 x 145	50 x 115	50 x 110	53 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1971 / 0	1971 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 192	C Average 100	C Average 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1314	1004	952	952	1133	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	192 0	308 0	247 0	260 108	192 300	312 0
SFLA	1506	1312	1199	1212	1325	1264
Att/Det Gar Sqft			484	320		440
Prior Land	$11,100					
Prior Total	$134,875					
Comp Land Estimate	$17,300	$18,800	$19,100	$17,100	$16,700	$17,900
Sale Date		3/16/2020	5/11/2020	9/20/2019	12/13/2018	9/30/2019
Sale Price		$163,000	$137,000	$145,000	$150,000	$143,000
Time Adj Sale Price		$164,100	$137,500	$148,400	$158,500	$146,400
TADJSP/SQFT		$125.08	$114.68	$122.44	$119.62	$115.82
Total Adj Factors	$97,400	$91,700	$80,700	$78,100	$88,800	$88,900
Adjusted Sale Price		$169,800	$154,200	$167,700	$167,100	$154,900
Comparable Estimate	$162,700 ($108.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-15	125.07-12-5	125.07-4-1	125.07-4-30	125.08-3-23	125.08-4-30
Owner	Marchewka, Joseph H	Konerth, James J	Ordonez, Pablo F	Cirino, Natalee L	Wedzina, Scott	Harrington, Lindsey
Address	124 Brentwood Dr	94 Hillwood Dr	159 Basswood Dr	166 Autumnwood Dr	16 Basswood Dr	84 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	55 x 119	50 x 145	50 x 115	50 x 110	53 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1971 / 0	1971 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 324	C Average 100	C Average 95	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	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1002	1004	952	952	1133	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	324 0	308 0	247 0	260 108	192 300	312 0
SFLA	1326	1312	1199	1212	1325	1264
Att/Det Gar Sqft			484	320		440
Prior Land	$16,500					
Prior Total	$128,816					
Comp Land Estimate	$17,400	$18,800	$19,100	$17,100	$16,700	$17,900
Sale Date		3/16/2020	5/11/2020	9/20/2019	12/13/2018	9/30/2019
Sale Price		$163,000	$137,000	$145,000	$150,000	$143,000
Time Adj Sale Price		$164,100	$137,500	$148,400	$158,500	$146,400
TADJSP/SQFT		$125.08	$114.68	$122.44	$119.62	$115.82
Total Adj Factors	$90,100	$91,700	$80,700	$78,100	$88,800	$88,900
Adjusted Sale Price		$162,500	$146,900	$160,400	$159,800	$147,600
Comparable Estimate	$155,400 ($117.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-43	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Rogacki, Justin	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	127 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	273	308	280	280	286	286
Prior Land	$11,100					
Prior Total	$105,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$74,700	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$154,500	$173,600	$153,700	$162,200	$170,700
Comparable Estimate	$162,900 ($169.69/SFLA)					

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

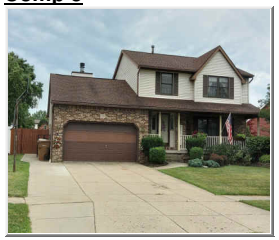
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-14	125.08-4-27	125.12-6-12	114.20-7-11	125.08-8-40	114.20-11-33
Owner	Samer, Gregory T	Tao, Ethan	Rounds, Megan G	Powers, Mark J	Davis, Cory R	Sexstone, Michael J
Address	128 Brentwood Dr	72 Autumnwood Dr	89 Prince Dr	40 Sherry Dr	591 Borden Rd	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 115	55 x 105	85 x 120	60 x 150	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1972 / 0	1983 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	620	912	884	620	612	1100
2nd Sty Area	905	624	728	860	624	822
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 252	0 300	0 200
SFLA	1525	1536	1612	1480	1236	1922
Att/Det Gar Sqft	316	418	220	550	400	420
Prior Land	$16,500					
Prior Total	$142,000					
Comp Land Estimate	$17,400	$17,100	$17,700	$24,400	$22,600	$23,500
Sale Date		10/21/2020	9/11/2019	12/7/2018	6/6/2018	12/6/2019
Sale Price		$191,000	$195,000	$200,000	$182,000	$235,000
Time Adj Sale Price		$191,000	$199,600	$211,300	$199,000	$238,100
TADJSP/SQFT		$124.35	$123.82	$142.77	$161.00	$123.88
Total Adj Factors	$99,800	$102,300	$104,600	$109,400	$93,300	$134,400
Adjusted Sale Price		$188,500	$194,800	$201,700	$205,500	$203,500
Comparable Estimate	$198,800 ($130.36/SFLA)					

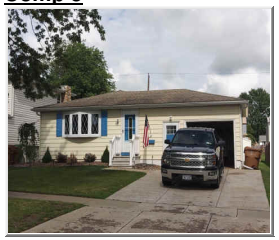
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-44	125.07-12-5	125.07-4-1	125.07-4-30	125.08-4-30	125.08-3-23
Owner	Herkey, Marlin E	Konerth, James J	Ordonez, Pablo F	Cirino, Natalee L	Harrington, Lindsey	Wedzina, Scott
Address	131 Brentwood Dr	94 Hillwood Dr	159 Basswood Dr	166 Autumnwood Dr	84 Autumnwood Dr	16 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	55 x 119	50 x 145	50 x 115	53 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1973 / 0	1971 / 0	1971 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 263	C Average 100	C Average 95	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 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1282	1004	952	952	952	1133
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	263 0	308 0	247 0	260 108	312 0	192 300
SFLA	1545	1312	1199	1212	1264	1325
Att/Det Gar Sqft			484	320	440	
Prior Land	$11,100					
Prior Total	$133,900					
Comp Land Estimate	$17,300	$18,800	$19,100	$17,100	$17,900	$16,700
Sale Date		3/16/2020	5/11/2020	9/20/2019	9/30/2019	12/13/2018
Sale Price		$163,000	$137,000	$145,000	$143,000	$150,000
Time Adj Sale Price		$164,100	$137,500	$148,400	$146,400	$158,500
TADJSP/SQFT		$125.08	$114.68	$122.44	$115.82	$119.62
Total Adj Factors	$95,800	$91,700	$80,700	$78,100	$88,900	$88,800
Adjusted Sale Price		$168,200	$152,600	$166,100	$153,300	$165,500
Comparable Estimate	$161,100 ($104.27/SFLA)					

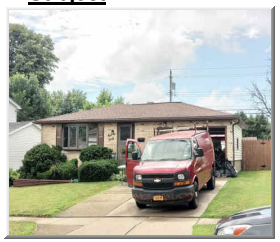
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-13	125.07-4-1	125.07-12-5	125.07-4-30	125.08-4-30	125.08-5-12
Owner	Principato, Joseph V	Ordonez, Pablo F	Konerth, James J	Cirino, Natalee L	Harrington, Lindsey	Fritz, Michelle L
Address	132 Brentwood Dr	159 Basswood Dr	94 Hillwood Dr	166 Autumnwood Dr	84 Autumnwood Dr	24 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 120	50 x 145	55 x 119	50 x 115	53 x 115	53 x 175
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1973 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 182	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	990	952	1004	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	182 0	247 0	308 0	260 108	312 0	266 0
SFLA	1172	1199	1312	1212	1264	1218
Att/Det Gar Sqft		484		320	440	
Prior Land	$17,300					
Prior Total	$123,670					
Comp Land Estimate	$18,900	$19,100	$18,800	$17,100	$17,900	$21,700
Sale Date		5/11/2020	3/16/2020	9/20/2019	9/30/2019	11/26/2018
Sale Price		$137,000	$163,000	$145,000	$143,000	$136,000
Time Adj Sale Price		$137,500	$164,100	$148,400	$146,400	$144,500
TADJSP/SQFT		$114.68	$125.08	$122.44	$115.82	$118.64
Total Adj Factors	$79,700	$80,700	$91,700	$78,100	$88,900	$83,200
Adjusted Sale Price		$136,500	$152,100	$150,000	$137,200	$141,000
Comparable Estimate	$143,400 ($122.35/SFLA)					

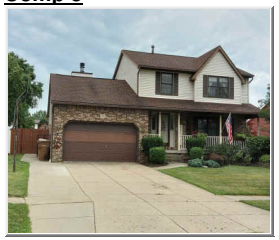
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-45	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Honeck, Diane	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	135 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	286	308	280	280	286	286
Prior Land	$16,400					
Prior Total	$112,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$65,300	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$145,100	$164,200	$144,300	$152,800	$161,300
Comparable Estimate	$153,500 ($159.9/SFLA)					

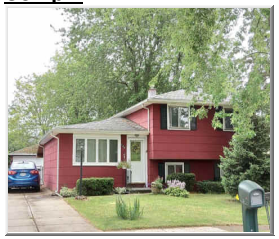
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-12	125.08-4-27	125.08-8-40	114.20-7-11	125.12-6-12	114.20-11-33
Owner	Full Michael V & W	Tao, Ethan	Davis, Cory R	Powers, Mark J	Rounds, Megan G	Sexstone, Michael J
Address	136 Brentwood Dr	72 Autumnwood Dr	591 Borden Rd	40 Sherry Dr	89 Prince Dr	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 115	60 x 150	85 x 120	55 x 105	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1987 / 0	1983 / 0	1972 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	600	912	612	620	884	1100
2nd Sty Area	625	624	624	860	728	822
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 252	0 0	0 200
SFLA	1225	1536	1236	1480	1612	1922
Att/Det Gar Sqft	336	418	400	550	220	420
Prior Land	$16,500					
Prior Total	$122,000					
Comp Land Estimate	$17,400	$17,100	$22,600	$24,400	$17,700	$23,500
Sale Date		10/21/2020	6/6/2018	12/7/2018	9/11/2019	12/6/2019
Sale Price		$191,000	$182,000	$200,000	$195,000	$235,000
Time Adj Sale Price		$191,000	$199,000	$211,300	$199,600	$238,100
TADJSP/SQFT		$124.35	$161.00	$142.77	$123.82	$123.88
Total Adj Factors	$85,000	$102,300	$93,300	$109,400	$104,600	$134,400
Adjusted Sale Price		$173,700	$190,700	$186,900	$180,000	$188,700
Comparable Estimate	$184,000 ($150.2/SFLA)					

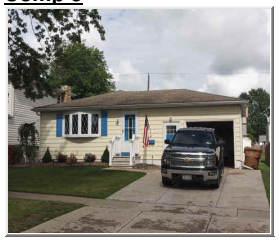
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-46	125.07-14-20	125.07-14-19	125.07-13-29	125.07-10-24	125.07-11-49
Owner	Schrimmel, Thomas S	Jarmusz, Jacquelyn	Janowski, Scott L	Hyatt, Lindsay	Maund, Nicholas	Smith, Nicholas
Address	139 Brentwood Dr	106 Dartwood Dr	110 Dartwood Dr	72 Brentwood Dr	12 Birchwood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 112	60 x 112	50 x 120	50 x 120	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1965 / 0	1965 / 0	1964 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / 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 / 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	1184	1160	1253	1196	1072	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1184	1160	1253	1196	1072	960
Att/Det Gar Sqft	286	308	529	280		308
Prior Land	$16,400					
Prior Total	$126,000					
Comp Land Estimate	$17,300	$16,800	$19,700	$17,400	$17,400	$17,300
Sale Date		6/10/2019	10/31/2018	8/20/2018	10/22/2018	10/5/2018
Sale Price		$157,500	$155,000	$138,000	$146,000	$143,000
Time Adj Sale Price		$162,800	$165,700	$149,200	$156,000	$152,800
TADJSP/SQFT		$140.34	$132.24	$124.75	$145.52	$159.17
Total Adj Factors	$84,900	$83,600	$100,100	$76,200	$75,900	$73,000
Adjusted Sale Price		$164,100	$150,500	$157,900	$165,000	$164,700
Comparable Estimate	$160,400 ($135.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-11	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Isbrandt, Dennis L	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	140 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	286	308	280	280	286	286
Prior Land	$16,500					
Prior Total	$115,000					
Comp Land Estimate	$17,400	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$73,700	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$153,500	$172,600	$152,700	$161,200	$169,700
Comparable Estimate	$161,900 ($168.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-47	125.08-4-27	114.20-7-11	125.08-8-40	125.12-6-12	114.20-11-33
Owner	Kiehl, Sarah E	Tao, Ethan	Powers, Mark J	Davis, Cory R	Rounds, Megan G	Sexstone, Michael J
Address	143 Brentwood Dr	72 Autumnwood Dr	40 Sherry Dr	591 Borden Rd	89 Prince Dr	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 115	85 x 120	60 x 150	55 x 105	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1983 / 0	1987 / 0	1972 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	912	620	612	884	1100
2nd Sty Area	600	624	860	624	728	822
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 252	0 300	0 0	0 200
SFLA	1416	1536	1480	1236	1612	1922
Att/Det Gar Sqft	360	418	550	400	220	420
Prior Land	$16,400					
Prior Total	$135,000					
Comp Land Estimate	$17,300	$17,100	$24,400	$22,600	$17,700	$23,500
Sale Date		10/21/2020	12/7/2018	6/6/2018	9/11/2019	12/6/2019
Sale Price		$191,000	$200,000	$182,000	$195,000	$235,000
Time Adj Sale Price		$191,000	$211,300	$199,000	$199,600	$238,100
TADJSP/SQFT		$124.35	$142.77	$161.00	$123.82	$123.88
Total Adj Factors	$113,400	$102,300	$109,400	$93,300	$104,600	$134,400
Adjusted Sale Price		$202,100	$215,300	$219,100	$208,400	$217,100
Comparable Estimate	$212,400 ($150/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-10	125.07-12-5	125.07-4-1	125.07-4-30	125.08-3-23	125.08-4-30
Owner	Esford, David B	Konerth, James J	Ordonez, Pablo F	Cirino, Natalee L	Wedzina, Scott	Harrington, Lindsey
Address	144 Brentwood Dr	94 Hillwood Dr	159 Basswood Dr	166 Autumnwood Dr	16 Basswood Dr	84 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	55 x 119	50 x 145	50 x 115	50 x 110	53 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1971 / 0	1971 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 350	C Average 100	C Average 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1004	1004	952	952	1133	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	350 0	308 0	247 0	260 108	192 300	312 0
SFLA	1354	1312	1199	1212	1325	1264
Att/Det Gar Sqft			484	320		440
Prior Land	$16,500					
Prior Total	$129,729					
Comp Land Estimate	$17,400	$18,800	$19,100	$17,100	$16,700	$17,900
Sale Date		3/16/2020	5/11/2020	9/20/2019	12/13/2018	9/30/2019
Sale Price		$163,000	$137,000	$145,000	$150,000	$143,000
Time Adj Sale Price		$164,100	$137,500	$148,400	$158,500	$146,400
TADJSP/SQFT		$125.08	$114.68	$122.44	$119.62	$115.82
Total Adj Factors	$91,200	$91,700	$80,700	$78,100	$88,800	$88,900
Adjusted Sale Price		$163,600	$148,000	$161,500	$160,900	$148,700
Comparable Estimate	$156,500 ($115.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-48	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Lewien, Robyn L	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	147 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	273	308	280	280	286	286
Prior Land	$16,400					
Prior Total	$110,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$72,500	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$152,300	$171,400	$151,500	$160,000	$168,500
Comparable Estimate	$160,700 ($167.4/SFLA)					

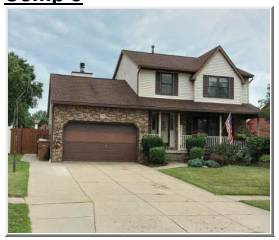
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-9	125.07-4-37	125.07-10-32	125.11-2-23	125.12-2-18	125.07-11-49
Owner	Flambo, Clarice	Deppeler, Michael R	Chrzanowski, Robert M	Galuszka, Christopher	Maher, Ryan P	Smith, Nicholas
Address	148 Brentwood Dr	194 Autumnwood Dr	23 Penwood Dr	75 Bronx Dr	44 Gary Ln	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 115	50 x 110	50 x 115	52 x 105	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1971 / 0	1966 / 0	1968 / 0	1969 / 0	1971 / 0
Condition	4 Good	4 Good	4 Good	4 Good	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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	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	952	1056	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 480	0 600	0 400	0 0
SFLA	960	960	952	1056	960	960
Att/Det Gar Sqft	308	280	273	330	308	308
Prior Land	$16,500					
Prior Total	$130,000					
Comp Land Estimate	$17,400	$17,100	$16,700	$17,100	$16,800	$17,300
Sale Date		8/31/2018	7/11/2018	1/3/2019	9/14/2018	10/5/2018
Sale Price		$175,000	$190,000	$175,000	$157,190	$143,000
Time Adj Sale Price		$189,200	$206,600	$183,800	$169,000	$152,800
TADJSP/SQFT		$197.08	$217.02	$174.05	$176.04	$159.17
Total Adj Factors	$84,900	$83,000	$95,000	$93,700	$84,600	$73,000
Adjusted Sale Price		$191,100	$196,500	$175,000	$169,300	$164,700
Comparable Estimate	$179,300 ($186.77/SFLA)					

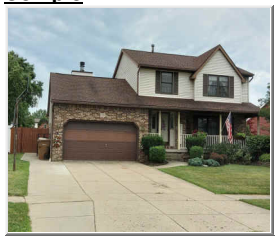
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-49	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Shostak, Edward W	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	151 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	308	308	280	280	286	286
Prior Land	$16,400					
Prior Total	$110,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$71,600	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$151,400	$170,500	$150,600	$159,100	$167,600
Comparable Estimate	$159,800 ($166.46/SFLA)					

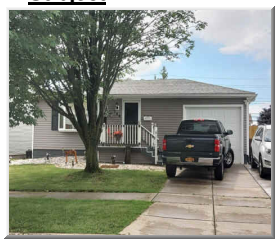
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

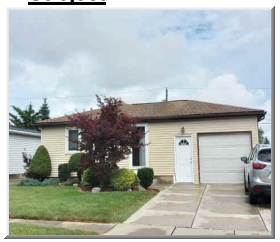
Roll Year: 2021

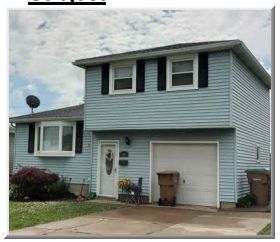
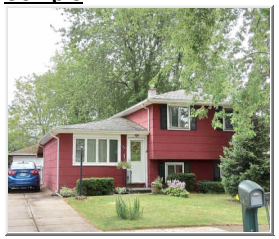
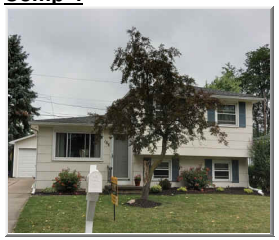
Option : 127_ENPM_OPTIONS

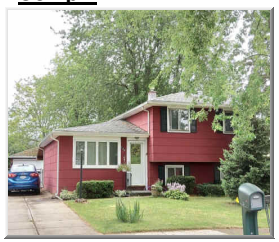
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-8	125.08-4-27	114.20-7-11	125.12-6-12	125.08-8-40	114.20-11-33
Owner	Goddard Family Trust	Tao, Ethan	Powers, Mark J	Rounds, Megan G	Davis, Cory R	Sexstone, Michael J
Address	152 Brentwood Dr	72 Autumnwood Dr	40 Sherry Dr	89 Prince Dr	591 Borden Rd	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 115	85 x 120	55 x 105	60 x 150	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1971 / 0	1983 / 0	1972 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	600	912	620	884	612	1100
2nd Sty Area	905	624	860	728	624	822
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 252	0 0	0 300	0 200
SFLA	1505	1536	1480	1612	1236	1922
Att/Det Gar Sqft	336	418	550	220	400	420
Prior Land	$16,500					
Prior Total	$140,000					
Comp Land Estimate	$17,400	$17,100	$24,400	$17,700	$22,600	$23,500
Sale Date		10/21/2020	12/7/2018	9/11/2019	6/6/2018	12/6/2019
Sale Price		$191,000	$200,000	$195,000	$182,000	$235,000
Time Adj Sale Price		$191,000	$211,300	$199,600	$199,000	$238,100
TADJSP/SQFT		$124.35	$142.77	$123.82	$161.00	$123.88
Total Adj Factors	$100,600	$102,300	$109,400	$104,600	$93,300	$134,400
Adjusted Sale Price		$189,300	$202,500	$195,600	$206,300	$204,300
Comparable Estimate	$199,600 ($132.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-50	125.08-4-27	125.12-6-12	114.20-11-33	125.12-1-51	125.07-14-1
Owner	Brydalski, Andrew C	Tao, Ethan	Rounds, Megan G	Sexstone, Michael J	Rohloff, John P	Aures, Nicholas
Address	155 Brentwood Dr	72 Autumnwood Dr	89 Prince Dr	53 Cherrywood Dr	1076 French Rd	184 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 115	55 x 105	65 x 150	90 x 327	75 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1972 / 0	1989 / 0	1968 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	5	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 1	2 / 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	984	912	884	1100	1353	960
2nd Sty Area	696	624	728	822	828	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1680	1536	1612	1922	2181	2064
Att/Det Gar Sqft	336	418	220	420		572
Prior Land	$16,400					
Prior Total	$150,000					
Comp Land Estimate	$17,300	$17,100	$17,700	$23,500	$31,900	$21,900
Sale Date		10/21/2020	9/11/2019	12/6/2019	6/1/2018	5/29/2020
Sale Price		$191,000	$195,000	$235,000	$195,500	$236,000
Time Adj Sale Price		$191,000	$199,600	$238,100	$213,700	$236,800
TADJSP/SQFT		$124.35	$123.82	$123.88	$97.98	$114.73
Total Adj Factors	$106,500	$102,300	$104,600	$134,400	$145,100	$153,000
Adjusted Sale Price		$195,200	$201,500	$210,200	$175,100	$190,300
Comparable Estimate	$194,500 ($115.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-7	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Harzynski, Matthew G	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	156 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 120	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	286	308	280	280	286	286
Prior Land	$11,800					
Prior Total	$110,000					
Comp Land Estimate	$18,600	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$66,200	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$146,000	$165,100	$145,200	$153,700	$162,200
Comparable Estimate	$154,400 ($160.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-51	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Ballacchino, Robert J	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	159 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	273	308	280	280	286	286
Prior Land	$16,400					
Prior Total	$113,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$72,700	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$152,500	$171,600	$151,700	$160,200	$168,700
Comparable Estimate	$160,900 ($167.6/SFLA)					

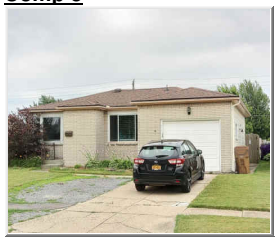
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-6	125.07-13-6	125.07-11-4	125.07-4-1	125.07-4-30	125.07-12-5
Owner	Epolito, Nathan	Epolito, Nathan	Sahr, Alicia K	Ordonez, Pablo F	Cirino, Natalee L	Konerth, James J
Address	160 Brentwood Dr	160 Brentwood Dr	100 Penwood Dr	159 Basswood Dr	166 Autumnwood Dr	94 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	55 x 119	50 x 145	50 x 115	55 x 119
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1971 / 0	1971 / 0	1971 / 0	1973 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 160	C Average 100	C Average 100	C Average 95	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	792	792	936	952	952	1004
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	160 0	160 0	432 200	247 0	260 108	308 0
SFLA	952	952	1368	1199	1212	1312
Att/Det Gar Sqft				484	320	
Prior Land	$16,500					
Prior Total	$117,860					
Comp Land Estimate	$17,400	$17,400	$18,800	$19,100	$17,100	$18,800
Sale Date		2/14/2020	6/22/2020	5/11/2020	9/20/2019	3/16/2020
Sale Price		$155,600	$176,000	$137,000	$145,000	$163,000
Time Adj Sale Price		$156,900	$176,300	$137,500	$148,400	$164,100
TADJSP/SQFT		$164.81	$128.87	$114.68	$122.44	$125.08
Total Adj Factors	$76,300	$76,300	$100,700	$80,700	$78,100	$91,700
Adjusted Sale Price		$156,900	$151,900	$133,100	$146,600	$148,700
Comparable Estimate	$147,400 ($154.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-52	125.07-4-1	125.07-12-5	125.07-4-30	125.08-4-30	125.08-5-12
Owner	Carpenter, David C	Ordonez, Pablo F	Konerth, James J	Cirino, Natalee L	Harrington, Lindsey	Fritz, Michelle L
Address	163 Brentwood Dr	159 Basswood Dr	94 Hillwood Dr	166 Autumnwood Dr	84 Autumnwood Dr	24 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 145	55 x 119	50 x 115	53 x 115	53 x 175
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1973 / 0	1971 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 216	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	952	952	1004	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	216 0	247 0	308 0	260 108	312 0	266 0
SFLA	1168	1199	1312	1212	1264	1218
Att/Det Gar Sqft	525	484		320	440	
Prior Land	$16,400					
Prior Total	$126,160					
Comp Land Estimate	$17,300	$19,100	$18,800	$17,100	$17,900	$21,700
Sale Date		5/11/2020	3/16/2020	9/20/2019	9/30/2019	11/26/2018
Sale Price		$137,000	$163,000	$145,000	$143,000	$136,000
Time Adj Sale Price		$137,500	$164,100	$148,400	$146,400	$144,500
TADJSP/SQFT		$114.68	$125.08	$122.44	$115.82	$118.64
Total Adj Factors	$84,400	$80,700	$91,700	$78,100	$88,900	$83,200
Adjusted Sale Price		$141,200	$156,800	$154,700	$141,900	$145,700
Comparable Estimate	$148,100 ($126.8/SFLA)					

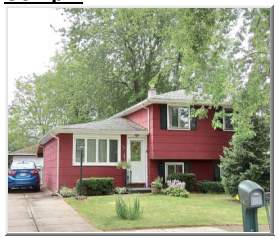
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

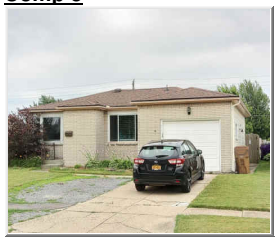
Roll Year: 2021

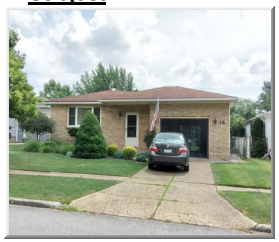
Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-4.1	125.07-14-19	125.07-14-20	125.07-13-29	125.07-2-17	125.07-9-11
Owner	DiSanto, Richard A	Janowski, Scott L	Jarmusz, Jacquelyn	Hyatt, Lindsay	Hanzlian, Daniel M	Schork, Brian
Address	164 Brentwood Dr	110 Dartwood Dr	106 Dartwood Dr	72 Brentwood Dr	157 Castlewood Dr	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	82 x 120	60 x 112	50 x 112	50 x 120	50 x 114	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1965 / 0	1964 / 0	1973 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 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	1209	1253	1160	1196	1290	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 300
SFLA	1209	1253	1160	1196	1290	1254
Att/Det Gar Sqft		529	308	280	286	315
Prior Land	$20,700					
Prior Total	$125,000					
Comp Land Estimate	$24,000	$19,700	$16,800	$17,400	$17,000	$17,100
Sale Date		10/31/2018	6/10/2019	8/20/2018	12/21/2018	11/30/2018
Sale Price		$155,000	$157,500	$138,000	$162,000	$138,500
Time Adj Sale Price		$165,700	$162,800	$149,200	$171,200	$147,200
TADJSP/SQFT		$132.24	$140.34	$124.75	$132.71	$117.38
Total Adj Factors	$86,300	$100,100	$83,600	$76,200	$93,900	$79,400
Adjusted Sale Price		$151,900	$165,500	$159,300	$163,600	$154,100
Comparable Estimate	$158,900 ($131.43/SFLA)					

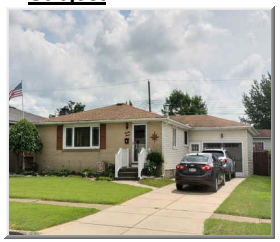
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-53	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Farrell, Dennis E	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	167 Brentwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	286	308	280	280	286	286
Prior Land	$16,400					
Prior Total	$112,000					
Comp Land Estimate	$17,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$71,900	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$151,700	$170,800	$150,900	$159,400	$167,900
Comparable Estimate	$160,100 ($166.77/SFLA)					

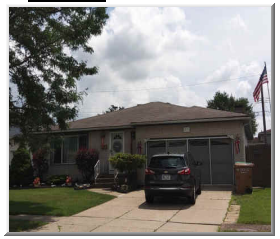
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-12-1	125.07-12-5	125.07-4-1	125.07-4-30	125.08-4-30	125.08-3-23
Owner	Livsey, Dolores L	Konerth, James J	Ordonez, Pablo F	Cirino, Natalee L	Harrington, Lindsey	Wedzina, Scott
Address	171 Brentwood Dr	94 Hillwood Dr	159 Basswood Dr	166 Autumnwood Dr	84 Autumnwood Dr	16 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	55 x 119	50 x 145	50 x 115	53 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1973 / 0	1971 / 0	1971 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 96	C Average 100	C Average 95	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	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1320	1004	952	952	952	1133
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	96 0	308 0	247 0	260 108	312 0	192 300
SFLA	1416	1312	1199	1212	1264	1325
Att/Det Gar Sqft			484	320	440	
Prior Land	$16,400					
Prior Total	$130,725					
Comp Land Estimate	$17,300	$18,800	$19,100	$17,100	$17,900	$16,700
Sale Date		3/16/2020	5/11/2020	9/20/2019	9/30/2019	12/13/2018
Sale Price		$163,000	$137,000	$145,000	$143,000	$150,000
Time Adj Sale Price		$164,100	$137,500	$148,400	$146,400	$158,500
TADJSP/SQFT		$125.08	$114.68	$122.44	$115.82	$119.62
Total Adj Factors	$92,400	$91,700	$80,700	$78,100	$88,900	$88,800
Adjusted Sale Price		$164,800	$149,200	$162,700	$149,900	$162,100
Comparable Estimate	$157,700 ($111.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-7	125.07-9-26	125.07-7-15	125.07-13-29	125.08-10-33	125.07-9-11
Owner	Thiele, Albrecht G	Paul, David J	Rydzewski, Krista	Hyatt, Lindsay	McLennan, Corey A	Schork, Brian
Address	11 Bronx Dr	138 Bronx Dr	72 Oakwood Dr	72 Brentwood Dr	92 Oakwood Dr	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 115	50 x 115	50 x 115	50 x 120	60 x 130	50 x 116
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	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1969 / 0	1964 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1438	1405	1476	1196	1418	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 0	0 0	0 960	0 300
SFLA	1438	1405	1476	1196	1418	1254
Att/Det Gar Sqft	506	280	336	280	294	315
Prior Land	$16,900					
Prior Total	$125,000					
Comp Land Estimate	$18,500	$17,100	$17,100	$17,400	$21,200	$17,100
Sale Date		7/28/2020	6/10/2019	8/20/2018	6/28/2018	11/30/2018
Sale Price		$175,000	$155,000	$138,000	$168,000	$138,500
Time Adj Sale Price		$175,000	$160,200	$149,200	$183,700	$147,200
TADJSP/SQFT		$124.56	$108.54	$124.75	$129.55	$117.38
Total Adj Factors	$101,500	$97,300	$104,600	$76,200	$108,300	$79,400
Adjusted Sale Price		$179,200	$157,100	$174,500	$176,900	$169,300
Comparable Estimate	$171,400 ($119.19/SFLA)					

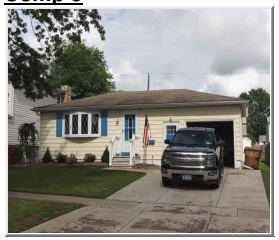
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-8	125.07-10-24	125.07-10-23	125.11-3-21	125.11-3-19	125.11-3-13
Owner	Serwinowski, Florian L	Maund, Nicholas	Gietzen, Matthew J	Griggs, James	Johnson, Andrew Jame	Cronmiller, Michael P
Address	15 Bronx Dr	12 Birchwood Dr	16 Birchwood Dr	84 Sprucewood Dr	76 Sprucewood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	52 x 110	55 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1072	1008	1134	1150	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 550	0 432
SFLA	1056	1072	1008	1134	1150	912
Att/Det Gar Sqft	320		308	345	374	320
Prior Land	$11,000					
Prior Total	$116,900					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,300	$18,100	$16,700
Sale Date		10/22/2018	6/13/2018	8/26/2019	8/29/2019	7/8/2019
Sale Price		$146,000	$139,000	$175,000	$180,561	$150,000
Time Adj Sale Price		$156,000	$152,000	$179,700	$185,400	$154,500
TADJSP/SQFT		$145.52	$150.79	$158.47	$161.22	$169.41
Total Adj Factors	$77,400	$75,900	$65,000	$88,700	$85,300	$70,500
Adjusted Sale Price		$157,500	$164,400	$168,400	$177,500	$161,400
Comparable Estimate	$165,800 ($157.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-9	125.07-13-29	125.11-3-19	125.07-14-20	125.11-3-21	125.07-14-19
Owner	Daugherty Barbara	Hyatt, Lindsay	Johnson, Andrew Jame	Jarmusz, Jacquelyn	Griggs, James	Janowski, Scott L
Address	19 Bronx Dr	72 Brentwood Dr	76 Sprucewood Dr	106 Dartwood Dr	84 Sprucewood Dr	110 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	55 x 110	50 x 112	52 x 110	60 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1970 / 0	1965 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	2 / N
Stories	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	1204	1196	1150	1160	1134	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 550	0 400	0 1000	0 0
SFLA	1204	1196	1150	1160	1134	1253
Att/Det Gar Sqft	286	280	374	308	345	529
Prior Land	$11,000					
Prior Total	$118,900					
Comp Land Estimate	$17,100	$17,400	$18,100	$16,800	$17,300	$19,700
Sale Date		8/20/2018	8/29/2019	6/10/2019	8/26/2019	10/31/2018
Sale Price		$138,000	$180,561	$157,500	$175,000	$155,000
Time Adj Sale Price		$149,200	$185,400	$162,800	$179,700	$165,700
TADJSP/SQFT		$124.75	$161.22	$140.34	$158.47	$132.24
Total Adj Factors	$84,900	$76,200	$85,300	$83,600	$88,700	$100,100
Adjusted Sale Price		$157,900	$185,000	$164,100	$175,900	$150,500
Comparable Estimate	$166,700 ($138.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-10	125.07-13-29	125.11-3-19	125.11-3-21	125.07-10-24	125.07-14-20
Owner	Babulski, Joseph F	Hyatt, Lindsay	Johnson, Andrew Jame	Griggs, James	Maund, Nicholas	Jarmusz, Jacquelyn
Address	23 Bronx Dr	72 Brentwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	55 x 110	52 x 110	50 x 120	50 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1964 / 0	1970 / 0	1970 / 0	1971 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1176	1196	1150	1134	1072	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 550	0 1000	0 0	0 400
SFLA	1176	1196	1150	1134	1072	1160
Att/Det Gar Sqft	273	280	374	345		308
Prior Land	$11,000					
Prior Total	$117,900					
Comp Land Estimate	$17,100	$17,400	$18,100	$17,300	$17,400	$16,800
Sale Date		8/20/2018	8/29/2019	8/26/2019	10/22/2018	6/10/2019
Sale Price		$138,000	$180,561	$175,000	$146,000	$157,500
Time Adj Sale Price		$149,200	$185,400	$179,700	$156,000	$162,800
TADJSP/SQFT		$124.75	$161.22	$158.47	$145.52	$140.34
Total Adj Factors	$83,200	$76,200	$85,300	$88,700	$75,900	$83,600
Adjusted Sale Price		$156,200	$183,300	$174,200	$163,300	$162,400
Comparable Estimate	$167,900 ($142.77/SFLA)					

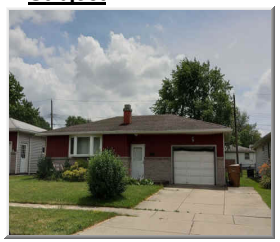
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-11	125.07-13-29	125.11-3-19	125.11-3-21	125.07-10-24	125.07-14-20
Owner	Smith Jennifer M	Hyatt, Lindsay	Johnson, Andrew Jame	Griggs, James	Maund, Nicholas	Jarmusz, Jacquelyn
Address	27 Bronx Dr	72 Brentwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	55 x 110	52 x 110	50 x 120	50 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1964 / 0	1970 / 0	1970 / 0	1971 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1196	1150	1134	1072	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 550	0 1000	0 0	0 400
SFLA	1176	1196	1150	1134	1072	1160
Att/Det Gar Sqft	396	280	374	345		308
Prior Land	$16,200					
Prior Total	$121,000					
Comp Land Estimate	$17,100	$17,400	$18,100	$17,300	$17,400	$16,800
Sale Date		8/20/2018	8/29/2019	8/26/2019	10/22/2018	6/10/2019
Sale Price		$138,000	$180,561	$175,000	$146,000	$157,500
Time Adj Sale Price		$149,200	$185,400	$179,700	$156,000	$162,800
TADJSP/SQFT		$124.75	$161.22	$158.47	$145.52	$140.34
Total Adj Factors	$90,200	$76,200	$85,300	$88,700	$75,900	$83,600
Adjusted Sale Price		$163,200	$190,300	$181,200	$170,300	$169,400
Comparable Estimate	$174,900 ($148.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-12	125.07-13-29	125.11-3-19	125.11-3-21	125.07-9-11	125.07-10-24
Owner	Celano, Ashley	Hyatt, Lindsay	Johnson, Andrew Jame	Griggs, James	Schork, Brian	Maund, Nicholas
Address	31 Bronx Dr	72 Brentwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	55 x 110	52 x 110	50 x 116	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1964 / 0	1970 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1196	1150	1134	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 550	0 1000	0 300	0 0
SFLA	1204	1196	1150	1134	1254	1072
Att/Det Gar Sqft	308	280	374	345	315	
Prior Land	$16,200					
Prior Total	$105,000					
Comp Land Estimate	$17,100	$17,400	$18,100	$17,300	$17,100	$17,400
Sale Date		8/20/2018	8/29/2019	8/26/2019	11/30/2018	10/22/2018
Sale Price		$138,000	$180,561	$175,000	$138,500	$146,000
Time Adj Sale Price		$149,200	$185,400	$179,700	$147,200	$156,000
TADJSP/SQFT		$124.75	$161.22	$158.47	$117.38	$145.52
Total Adj Factors	$76,100	$76,200	$85,300	$88,700	$79,400	$75,900
Adjusted Sale Price		$149,100	$176,200	$167,100	$143,900	$156,200
Comparable Estimate	$158,500 ($131.64/SFLA)					

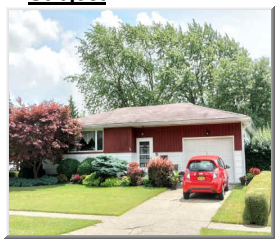
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-13	125.07-10-23	125.07-10-24	125.11-3-13	125.11-3-23	125.07-11-49
Owner	Schnurstein David C &	Gietzen, Matthew J	Maund, Nicholas	Cronmiller, Michael P	Hendershot, Keith	Smith, Nicholas
Address	35 Bronx Dr	16 Birchwood Dr	12 Birchwood Dr	52 Sprucewood Dr	92 Sprucewood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	50 x 110	50 x 116	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1008	1008	1072	912	912	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	1008	1008	1072	912	912	960
Att/Det Gar Sqft	340	308		320	374	308
Prior Land	$16,200					
Prior Total	$112,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$16,700	$17,100	$17,300
Sale Date		6/13/2018	10/22/2018	7/8/2019	9/26/2018	10/5/2018
Sale Price		$139,000	$146,000	$150,000	$143,000	$143,000
Time Adj Sale Price		$152,000	$156,000	$154,500	$153,700	$152,800
TADJSP/SQFT		$150.79	$145.52	$169.41	$168.53	$159.17
Total Adj Factors	$79,100	$65,000	$75,900	$70,500	$70,400	$73,000
Adjusted Sale Price		$166,100	$159,200	$163,100	$162,400	$158,900
Comparable Estimate	$161,900 ($160.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-11-28	125.07-11-28	114.16-4-16	114.16-4-13.13	114.16-4-12	114.20-1-9
Owner	Konstabel, Jesse D	Konstabel, Jesse D	11 Jeffrey Realty LLC	North Brooke Developm	Pease, Anthony W	Grady, Bart M
Address	36-38 Bronx Dr	36-38 Bronx Dr	11 Jeffrey Dr	35 Jeffrey Dr	47 Jeffrey Dr	20 Sebring 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 120	75 x 120	54 x 103	64 x 92	80 x 132	61 x 113
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1970 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	6	6	6
Full/Half Baths	2 / 2	2 / 2	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	714	714	1152	1014	1014	1180
2nd Sty Area	740	740	864	1014	1014	1136
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1454	1454	2016	2028	2028	2316
Att/Det Gar Sqft			308		572	456
Prior Land	$19,900					
Prior Total	$115,000					
Comp Land Estimate	$22,800	$22,800	$17,200	$18,500	$24,700	$20,000
Sale Date		7/17/2019	10/24/2020	10/2/2020	1/12/2018	8/28/2018
Sale Price		$172,000	$191,400	$196,500	$176,000	$170,000
Time Adj Sale Price		$177,200	$191,400	$196,500	$197,800	$183,800
TADJSP/SQFT		$121.87	$94.94	$96.89	$97.53	$79.36
Total Adj Factors	$74,800	$74,800	$88,300	$88,000	$97,300	$100,400
Adjusted Sale Price		$177,200	$177,900	$183,300	$175,300	$158,200
Comparable Estimate	$174,400 ($119.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-14	125.11-3-19	125.11-3-21	125.07-10-24	125.07-13-29	125.07-10-23
Owner	Mez, Pat	Johnson, Andrew Jame	Griggs, James	Maund, Nicholas	Hyatt, Lindsay	Gietzen, Matthew J
Address	39 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr	72 Brentwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 110	52 x 110	50 x 120	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1971 / 0	1964 / 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 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	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	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	1146	1150	1134	1072	1196	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 550	0 1000	0 0	0 0	0 0
SFLA	1146	1150	1134	1072	1196	1008
Att/Det Gar Sqft	286	374	345		280	308
Prior Land	$16,200					
Prior Total	$116,000					
Comp Land Estimate	$17,100	$18,100	$17,300	$17,400	$17,400	$17,400
Sale Date		8/29/2019	8/26/2019	10/22/2018	8/20/2018	6/13/2018
Sale Price		$180,561	$175,000	$146,000	$138,000	$139,000
Time Adj Sale Price		$185,400	$179,700	$156,000	$149,200	$152,000
TADJSP/SQFT		$161.22	$158.47	$145.52	$124.75	$150.79
Total Adj Factors	$82,900	$85,300	$88,700	$75,900	$76,200	$65,000
Adjusted Sale Price		$183,000	$173,900	$163,000	$155,900	$169,900
Comparable Estimate	$169,100 ($147.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-15	125.07-9-11	125.07-13-29	125.11-3-19	125.07-14-19	125.11-3-21
Owner	Gerlach, Beverly Rose	Schork, Brian	Hyatt, Lindsay	Johnson, Andrew Jame	Janowski, Scott L	Griggs, James
Address	43 Bronx Dr	45 Cheekwood Dr	72 Brentwood Dr	76 Sprucewood Dr	110 Dartwood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 120	55 x 110	60 x 112	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1964 / 0	1970 / 0	1965 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	2 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1252	1254	1196	1150	1253	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 550	0 0	0 1000
SFLA	1252	1254	1196	1150	1253	1134
Att/Det Gar Sqft	288	315	280	374	529	345
Prior Land	$11,000					
Prior Total	$117,900					
Comp Land Estimate	$17,100	$17,100	$17,400	$18,100	$19,700	$17,300
Sale Date		11/30/2018	8/20/2018	8/29/2019	10/31/2018	8/26/2019
Sale Price		$138,500	$138,000	$180,561	$155,000	$175,000
Time Adj Sale Price		$147,200	$149,200	$185,400	$165,700	$179,700
TADJSP/SQFT		$117.38	$124.75	$161.22	$132.24	$158.47
Total Adj Factors	$90,500	$79,400	$76,200	$85,300	$100,100	$88,700
Adjusted Sale Price		$158,300	$163,500	$190,600	$156,100	$181,500
Comparable Estimate	$170,000 ($135.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-16	125.07-10-24	125.07-10-23	125.11-3-21	125.11-3-19	125.11-3-13
Owner	Hart, David P	Maund, Nicholas	Gietzen, Matthew J	Griggs, James	Johnson, Andrew Jame	Cronmiller, Michael P
Address	47 Bronx Dr	12 Birchwood Dr	16 Birchwood Dr	84 Sprucewood Dr	76 Sprucewood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	52 x 110	55 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1072	1072	1008	1134	1150	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 550	0 432
SFLA	1072	1072	1008	1134	1150	912
Att/Det Gar Sqft	308		308	345	374	320
Prior Land	$11,000					
Prior Total	$116,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,300	$18,100	$16,700
Sale Date		10/22/2018	6/13/2018	8/26/2019	8/29/2019	7/8/2019
Sale Price		$146,000	$139,000	$175,000	$180,561	$150,000
Time Adj Sale Price		$156,000	$152,000	$179,700	$185,400	$154,500
TADJSP/SQFT		$145.52	$150.79	$158.47	$161.22	$169.41
Total Adj Factors	$79,200	$75,900	$65,000	$88,700	$85,300	$70,500
Adjusted Sale Price		$159,300	$166,200	$170,200	$179,300	$163,200
Comparable Estimate	$167,600 ($156.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-17	125.11-3-19	125.11-3-21	125.07-10-24	125.07-10-23	125.07-13-29
Owner	Besl, Joseph F	Johnson, Andrew Jame	Griggs, James	Maund, Nicholas	Gietzen, Matthew J	Hyatt, Lindsay
Address	51 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr	16 Birchwood Dr	72 Brentwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 110	52 x 110	50 x 120	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1970 / 0	1971 / 0	1967 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1144	1150	1134	1072	1008	1196
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 550	0 1000	0 0	0 0	0 0
SFLA	1144	1150	1134	1072	1008	1196
Att/Det Gar Sqft	312	374	345		308	280
Prior Land	$11,000					
Prior Total	$117,900					
Comp Land Estimate	$17,100	$18,100	$17,300	$17,400	$17,400	$17,400
Sale Date		8/29/2019	8/26/2019	10/22/2018	6/13/2018	8/20/2018
Sale Price		$180,561	$175,000	$146,000	$139,000	$138,000
Time Adj Sale Price		$185,400	$179,700	$156,000	$152,000	$149,200
TADJSP/SQFT		$161.22	$158.47	$145.52	$150.79	$124.75
Total Adj Factors	$80,000	$85,300	$88,700	$75,900	$65,000	$76,200
Adjusted Sale Price		$180,100	$171,000	$160,100	$167,000	$153,000
Comparable Estimate	$166,200 ($145.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-18	125.07-10-24	125.07-10-23	125.11-3-21	125.11-3-19	125.11-3-13
Owner	Daigler, Donna M	Maund, Nicholas	Gietzen, Matthew J	Griggs, James	Johnson, Andrew Jame	Cronmiller, Michael P
Address	55 Bronx Dr	12 Birchwood Dr	16 Birchwood Dr	84 Sprucewood Dr	76 Sprucewood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	52 x 110	55 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1056	1072	1008	1134	1150	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 550	0 432
SFLA	1056	1072	1008	1134	1150	912
Att/Det Gar Sqft	308		308	345	374	320
Prior Land	$16,200					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,300	$18,100	$16,700
Sale Date		10/22/2018	6/13/2018	8/26/2019	8/29/2019	7/8/2019
Sale Price		$146,000	$139,000	$175,000	$180,561	$150,000
Time Adj Sale Price		$156,000	$152,000	$179,700	$185,400	$154,500
TADJSP/SQFT		$145.52	$150.79	$158.47	$161.22	$169.41
Total Adj Factors	$77,700	$75,900	$65,000	$88,700	$85,300	$70,500
Adjusted Sale Price		$157,800	$164,700	$168,700	$177,800	$161,700
Comparable Estimate	$166,100 ($157.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-19	125.07-9-11	125.11-3-19	125.11-3-21	125.07-13-29	125.07-10-24
Owner	Wile, Marvin H	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Hyatt, Lindsay	Maund, Nicholas
Address	59 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	72 Brentwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	55 x 110	52 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1964 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	1258	1254	1150	1134	1196	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 550	0 1000	0 0	0 0
SFLA	1258	1254	1150	1134	1196	1072
Att/Det Gar Sqft	330	315	374	345	280	
Prior Land	$11,000					
Prior Total	$120,000					
Comp Land Estimate	$17,100	$17,100	$18,100	$17,300	$17,400	$17,400
Sale Date		11/30/2018	8/29/2019	8/26/2019	8/20/2018	10/22/2018
Sale Price		$138,500	$180,561	$175,000	$138,000	$146,000
Time Adj Sale Price		$147,200	$185,400	$179,700	$149,200	$156,000
TADJSP/SQFT		$117.38	$161.22	$158.47	$124.75	$145.52
Total Adj Factors	$88,400	$79,400	$85,300	$88,700	$76,200	$75,900
Adjusted Sale Price		$156,200	$188,500	$179,400	$161,400	$168,500
Comparable Estimate	$170,800 ($135.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-20	125.07-10-23	125.07-10-24	125.11-3-13	125.11-3-21	125.11-3-19
Owner	Leach John &	Gietzen, Matthew J	Maund, Nicholas	Cronmiller, Michael P	Griggs, James	Johnson, Andrew Jame
Address	63 Bronx Dr	16 Birchwood Dr	12 Birchwood Dr	52 Sprucewood Dr	84 Sprucewood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	50 x 110	52 x 110	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	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	1025	1008	1072	912	1134	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 1000	0 550
SFLA	1025	1008	1072	912	1134	1150
Att/Det Gar Sqft	322	308		320	345	374
Prior Land	$16,200					
Prior Total	$113,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$16,700	$17,300	$18,100
Sale Date		6/13/2018	10/22/2018	7/8/2019	8/26/2019	8/29/2019
Sale Price		$139,000	$146,000	$150,000	$175,000	$180,561
Time Adj Sale Price		$152,000	$156,000	$154,500	$179,700	$185,400
TADJSP/SQFT		$150.79	$145.52	$169.41	$158.47	$161.22
Total Adj Factors	$76,800	$65,000	$75,900	$70,500	$88,700	$85,300
Adjusted Sale Price		$163,800	$156,900	$160,800	$167,800	$176,900
Comparable Estimate	$165,200 ($161.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-21	125.07-9-11	125.11-3-19	125.07-9-26	125.11-3-21	125.08-12-45
Owner	Mormina, Antonio	Schork, Brian	Johnson, Andrew Jame	Paul, David J	Griggs, James	Short, Ashley
Address	67 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	138 Bronx Dr	84 Sprucewood Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	55 x 110	50 x 115	52 x 110	57 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1330	1254	1150	1405	1134	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 550	0 700	0 1000	0 300
SFLA	1330	1254	1150	1405	1134	1288
Att/Det Gar Sqft	352	315	374	280	345	322
Prior Land	$11,000					
Prior Total	$121,000					
Comp Land Estimate	$17,100	$17,100	$18,100	$17,100	$17,300	$20,100
Sale Date		11/30/2018	8/29/2019	7/28/2020	8/26/2019	6/7/2019
Sale Price		$138,500	$180,561	$175,000	$175,000	$160,000
Time Adj Sale Price		$147,200	$185,400	$175,000	$179,700	$165,400
TADJSP/SQFT		$117.38	$161.22	$124.56	$158.47	$128.42
Total Adj Factors	$93,900	$79,400	$85,300	$97,300	$88,700	$95,700
Adjusted Sale Price		$161,700	$194,000	$171,600	$184,900	$163,600
Comparable Estimate	$175,200 ($131.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-22	125.07-10-23	125.07-10-24	125.11-3-21	125.11-3-19	125.11-3-13
Owner	Heerdt Kenneth G	Gietzen, Matthew J	Maund, Nicholas	Griggs, James	Johnson, Andrew Jame	Cronmiller, Michael P
Address	71 Bronx Dr	16 Birchwood Dr	12 Birchwood Dr	84 Sprucewood Dr	76 Sprucewood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	52 x 110	55 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1008	1072	1134	1150	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 550	0 432
SFLA	1056	1008	1072	1134	1150	912
Att/Det Gar Sqft	308	308		345	374	320
Prior Land	$11,000					
Prior Total	$115,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,300	$18,100	$16,700
Sale Date		6/13/2018	10/22/2018	8/26/2019	8/29/2019	7/8/2019
Sale Price		$139,000	$146,000	$175,000	$180,561	$150,000
Time Adj Sale Price		$152,000	$156,000	$179,700	$185,400	$154,500
TADJSP/SQFT		$150.79	$145.52	$158.47	$161.22	$169.41
Total Adj Factors	$75,300	$65,000	$75,900	$88,700	$85,300	$70,500
Adjusted Sale Price		$162,300	$155,400	$166,300	$175,400	$159,300
Comparable Estimate	$163,700 ($155.02/SFLA)					

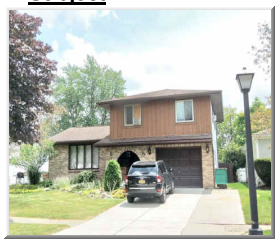
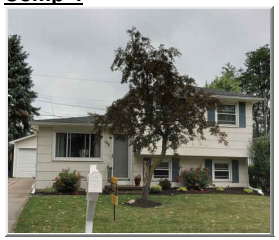
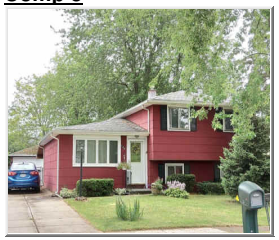
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-42	125.07-9-11	125.11-3-19	125.07-9-26	125.11-3-21	125.08-12-45
Owner	Cadille, David M	Schork, Brian	Johnson, Andrew Jame	Paul, David J	Griggs, James	Short, Ashley
Address	74 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	138 Bronx Dr	84 Sprucewood Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	77 x 116	50 x 116	55 x 110	50 x 115	52 x 110	57 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1310	1254	1150	1405	1134	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 550	0 700	0 1000	0 300
SFLA	1310	1254	1150	1405	1134	1288
Att/Det Gar Sqft	336	315	374	280	345	322
Prior Land	$14,200					
Prior Total	$122,900					
Comp Land Estimate	$22,800	$17,100	$18,100	$17,100	$17,300	$20,100
Sale Date		11/30/2018	8/29/2019	7/28/2020	8/26/2019	6/7/2019
Sale Price		$138,500	$180,561	$175,000	$175,000	$160,000
Time Adj Sale Price		$147,200	$185,400	$175,000	$179,700	$165,400
TADJSP/SQFT		$117.38	$161.22	$124.56	$158.47	$128.42
Total Adj Factors	$96,800	$79,400	$85,300	$97,300	$88,700	$95,700
Adjusted Sale Price		$164,600	$196,900	$174,500	$187,800	$166,500
Comparable Estimate	$178,100 ($135.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-23	125.11-2-23	125.07-10-32	125.07-9-16	125.12-2-18	125.12-14-19
Owner	Galuszka, Christopher	Galuszka, Christopher	Chrzanowski, Robert M	Barblock, Paula C	Maher, Ryan P	Mingle, Gerald J
Address	75 Bronx Dr	75 Bronx Dr	23 Penwood Dr	65 Cheekwood Dr	44 Gary Ln	90 Suzette Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	50 x 110	5 x 116	52 x 105	60 x 113
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1966 / 0	1968 / 0	1969 / 0	1967 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / Y	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	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	1056	1056	952	1204	960	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 600	0 480	0 0	0 400	0 0
SFLA	1056	1056	952	1204	960	1040
Att/Det Gar Sqft	330	330	273	273	308	440
Prior Land	$16,200					
Prior Total	$111,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$1,800	$16,800	$19,800
Sale Date		1/3/2019	7/11/2018	7/1/2019	9/14/2018	10/12/2020
Sale Price		$175,000	$190,000	$164,000	$157,190	$195,777
Time Adj Sale Price		$183,800	$206,600	$169,000	$169,000	$195,800
TADJSP/SQFT		$174.05	$217.02	$140.37	$176.04	$188.27
Total Adj Factors	$93,700	$93,700	$95,000	$89,500	$84,600	$100,000
Adjusted Sale Price		$183,800	$205,300	$173,200	$178,100	$189,500
Comparable Estimate	$186,000 ($176.14/SFLA)					

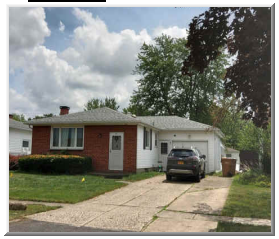
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-41	125.07-12-5	125.12-11-16	125.08-4-30	125.07-4-30	125.08-3-23
Owner	Straw, Michael R Jr	Konerth, James J	Saglian, Christopher Mi	Harrington, Lindsey	Cirino, Natalee L	Wedzina, Scott
Address	78 Bronx Dr	94 Hillwood Dr	134 Transithill Dr	84 Autumnwood Dr	166 Autumnwood Dr	16 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 119	58 x 110	53 x 115	50 x 115	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1969 / 0	1973 / 0	1971 / 0	1971 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 404	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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 / 1	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1296	1004	1460	952	952	1133
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	404 0	308 0	396 0	312 0	260 108	192 300
SFLA	1700	1312	1856	1264	1212	1325
Att/Det Gar Sqft				440	320	
Prior Land	$16,200					
Prior Total	$135,000					
Comp Land Estimate	$17,100	$18,800	$19,000	$17,900	$17,100	$16,700
Sale Date		3/16/2020	9/20/2018	9/30/2019	9/20/2019	12/13/2018
Sale Price		$163,000	$158,000	$143,000	$145,000	$150,000
Time Adj Sale Price		$164,100	$169,800	$146,400	$148,400	$158,500
TADJSP/SQFT		$125.08	$91.49	$115.82	$122.44	$119.62
Total Adj Factors	$106,900	$91,700	$111,100	$88,900	$78,100	$88,800
Adjusted Sale Price		$179,300	$165,600	$164,400	$177,200	$176,600
Comparable Estimate	$172,600 ($101.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-24	125.07-10-23	125.07-10-24	125.11-3-13	125.11-3-23	125.11-3-21
Owner	Kiel, Lindsay A	Gietzen, Matthew J	Maund, Nicholas	Cronmiller, Michael P	Hendershot, Keith	Griggs, James
Address	79 Bronx Dr	16 Birchwood Dr	12 Birchwood Dr	52 Sprucewood Dr	92 Sprucewood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	50 x 110	50 x 116	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1008	1008	1072	912	912	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 432	0 0	0 1000
SFLA	1008	1008	1072	912	912	1134
Att/Det Gar Sqft	300	308		320	374	345
Prior Land	$16,200					
Prior Total	$101,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$16,700	$17,100	$17,300
Sale Date		6/13/2018	10/22/2018	7/8/2019	9/26/2018	8/26/2019
Sale Price		$139,000	$146,000	$150,000	$143,000	$175,000
Time Adj Sale Price		$152,000	$156,000	$154,500	$153,700	$179,700
TADJSP/SQFT		$150.79	$145.52	$169.41	$168.53	$158.47
Total Adj Factors	$76,100	$65,000	$75,900	$70,500	$70,400	$88,700
Adjusted Sale Price		$163,100	$156,200	$160,100	$159,400	$167,100
Comparable Estimate	$161,200 ($159.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-40	125.07-9-11	125.07-9-26	125.11-3-19	125.11-3-21	125.08-12-45
Owner	Tumiel, Ronald P Jr	Schork, Brian	Paul, David J	Johnson, Andrew Jame	Griggs, James	Short, Ashley
Address	82 Bronx Dr	45 Cheekwood Dr	138 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 115	55 x 110	52 x 110	57 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1254	1405	1150	1134	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 700	0 550	0 1000	0 300
SFLA	1332	1254	1405	1150	1134	1288
Att/Det Gar Sqft	220	315	280	374	345	322
Prior Land	$11,000					
Prior Total	$120,000					
Comp Land Estimate	$17,100	$17,100	$17,100	$18,100	$17,300	$20,100
Sale Date		11/30/2018	7/28/2020	8/29/2019	8/26/2019	6/7/2019
Sale Price		$138,500	$175,000	$180,561	$175,000	$160,000
Time Adj Sale Price		$147,200	$175,000	$185,400	$179,700	$165,400
TADJSP/SQFT		$117.38	$124.56	$161.22	$158.47	$128.42
Total Adj Factors	$89,700	$79,400	$97,300	$85,300	$88,700	$95,700
Adjusted Sale Price		$157,500	$167,400	$189,800	$180,700	$159,400
Comparable Estimate	$171,000 ($128.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-25	125.07-12-5	125.08-4-30	125.08-3-23	125.07-4-30	125.07-4-1
Owner	Mormul, Joann	Konerth, James J	Harrington, Lindsey	Wedzina, Scott	Cirino, Natalee L	Ordonez, Pablo F
Address	83 Bronx Dr	94 Hillwood Dr	84 Autumnwood Dr	16 Basswood Dr	166 Autumnwood Dr	159 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 119	53 x 115	50 x 110	50 x 115	50 x 145
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1973 / 0	1971 / 0	1972 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 232	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1204	1004	952	1133	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	232 0	308 0	312 0	192 300	260 108	247 0
SFLA	1436	1312	1264	1325	1212	1199
Att/Det Gar Sqft			440		320	484
Prior Land	$11,000					
Prior Total	$123,900					
Comp Land Estimate	$17,100	$18,800	$17,900	$16,700	$17,100	$19,100
Sale Date		3/16/2020	9/30/2019	12/13/2018	9/20/2019	5/11/2020
Sale Price		$163,000	$143,000	$150,000	$145,000	$137,000
Time Adj Sale Price		$164,100	$146,400	$158,500	$148,400	$137,500
TADJSP/SQFT		$125.08	$115.82	$119.62	$122.44	$114.68
Total Adj Factors	$88,500	$91,700	$88,900	$88,800	$78,100	$80,700
Adjusted Sale Price		$160,900	$146,000	$158,200	$158,800	$145,300
Comparable Estimate	$153,800 ($107.1/SFLA)					

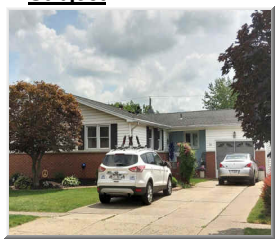
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-39	125.07-9-11	125.07-9-26	125.11-3-19	125.11-3-21	125.08-12-45
Owner	Jenkins, Lisa	Schork, Brian	Paul, David J	Johnson, Andrew Jame	Griggs, James	Short, Ashley
Address	86 Bronx Dr	45 Cheekwood Dr	138 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 115	55 x 110	52 x 110	57 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1254	1405	1150	1134	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 300	0 700	0 550	0 1000	0 300
SFLA	1332	1254	1405	1150	1134	1288
Att/Det Gar Sqft	220	315	280	374	345	322
Prior Land	$11,000					
Prior Total	$120,000					
Comp Land Estimate	$17,100	$17,100	$17,100	$18,100	$17,300	$20,100
Sale Date		11/30/2018	7/28/2020	8/29/2019	8/26/2019	6/7/2019
Sale Price		$138,500	$175,000	$180,561	$175,000	$160,000
Time Adj Sale Price		$147,200	$175,000	$185,400	$179,700	$165,400
TADJSP/SQFT		$117.38	$124.56	$161.22	$158.47	$128.42
Total Adj Factors	$93,600	$79,400	$97,300	$85,300	$88,700	$95,700
Adjusted Sale Price		$161,400	$171,300	$193,700	$184,600	$163,300
Comparable Estimate	$174,900 ($131.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-26	125.11-3-23	125.11-3-13	125.07-10-23	125.07-10-24	125.11-3-21
Owner	Martinez Marissa A	Hendershot, Keith	Cronmiller, Michael P	Gietzen, Matthew J	Maund, Nicholas	Griggs, James
Address	87 Bronx Dr	92 Sprucewood Dr	52 Sprucewood Dr	16 Birchwood Dr	12 Birchwood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 110	50 x 120	50 x 120	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1967 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	912	912	1008	1072	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 1000
SFLA	960	912	912	1008	1072	1134
Att/Det Gar Sqft	280	374	320	308		345
Prior Land	$16,200					
Prior Total	$113,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$17,400	$17,400	$17,300
Sale Date		9/26/2018	7/8/2019	6/13/2018	10/22/2018	8/26/2019
Sale Price		$143,000	$150,000	$139,000	$146,000	$175,000
Time Adj Sale Price		$153,700	$154,500	$152,000	$156,000	$179,700
TADJSP/SQFT		$168.53	$169.41	$150.79	$145.52	$158.47
Total Adj Factors	$77,200	$70,400	$70,500	$65,000	$75,900	$88,700
Adjusted Sale Price		$160,500	$161,200	$164,200	$157,300	$168,200
Comparable Estimate	$162,300 ($169.06/SFLA)					

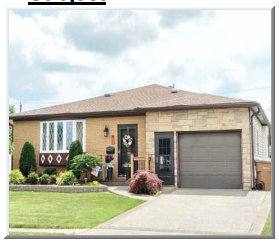
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-38	125.11-3-19	125.11-3-21	125.07-9-23	125.07-10-24	125.07-9-11
Owner	Boehringer, Theresa	Johnson, Andrew Jame	Griggs, James	Mucciaccio, Michael A	Maund, Nicholas	Schork, Brian
Address	90 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	150 Bronx Dr	12 Birchwood Dr	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 110	52 x 110	52 x 115	50 x 120	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1150	1134	1160	1072	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 550	0 1000	0 500	0 0	0 300
SFLA	1160	1150	1134	1160	1072	1254
Att/Det Gar Sqft	308	374	345	420		315
Prior Land	$11,000					
Prior Total	$116,900					
Comp Land Estimate	$17,100	$18,100	$17,300	$17,600	$17,400	$17,100
Sale Date		8/29/2019	8/26/2019	9/28/2018	10/22/2018	11/30/2018
Sale Price		$180,561	$175,000	$173,400	$146,000	$138,500
Time Adj Sale Price		$185,400	$179,700	$186,400	$156,000	$147,200
TADJSP/SQFT		$161.22	$158.47	$160.69	$145.52	$117.38
Total Adj Factors	$83,700	$85,300	$88,700	$97,400	$75,900	$79,400
Adjusted Sale Price		$183,800	$174,700	$172,700	$163,800	$151,500
Comparable Estimate	$169,300 ($145.95/SFLA)					

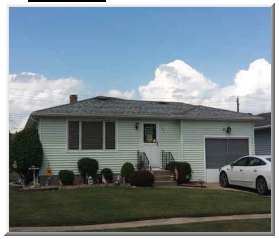
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-27	125.07-10-24	125.11-3-21	125.11-3-19	125.07-10-23	125.11-3-23
Owner	Zakrzewski, Daniel	Maund, Nicholas	Griggs, James	Johnson, Andrew Jame	Gietzen, Matthew J	Hendershot, Keith
Address	91 Bronx Dr	12 Birchwood Dr	84 Sprucewood Dr	76 Sprucewood Dr	16 Birchwood Dr	92 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	52 x 110	55 x 110	50 x 120	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1056	1072	1134	1150	1008	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 550	0 0	0 0
SFLA	1056	1072	1134	1150	1008	912
Att/Det Gar Sqft	308		345	374	308	374
Prior Land	$11,000					
Prior Total	$115,000					
Comp Land Estimate	$17,100	$17,400	$17,300	$18,100	$17,400	$17,100
Sale Date		10/22/2018	8/26/2019	8/29/2019	6/13/2018	9/26/2018
Sale Price		$146,000	$175,000	$180,561	$139,000	$143,000
Time Adj Sale Price		$156,000	$179,700	$185,400	$152,000	$153,700
TADJSP/SQFT		$145.52	$158.47	$161.22	$150.79	$168.53
Total Adj Factors	$77,200	$75,900	$88,700	$85,300	$65,000	$70,400
Adjusted Sale Price		$157,300	$168,200	$177,300	$164,200	$160,500
Comparable Estimate	$165,500 ($156.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-37	125.11-3-21	125.11-3-19	125.07-10-24	125.07-10-23	125.07-9-23
Owner	Pluta Matthew & Teresa	Griggs, James	Johnson, Andrew Jame	Maund, Nicholas	Gietzen, Matthew J	Mucciaccio, Michael A
Address	94 Bronx Dr	84 Sprucewood Dr	76 Sprucewood Dr	12 Birchwood Dr	16 Birchwood Dr	150 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 110	55 x 110	50 x 120	50 x 120	52 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1970 / 0	1971 / 0	1967 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1134	1150	1072	1008	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 550	0 0	0 0	0 500
SFLA	1104	1134	1150	1072	1008	1160
Att/Det Gar Sqft	308	345	374		308	420
Prior Land	$16,200					
Prior Total	$118,000					
Comp Land Estimate	$17,100	$17,300	$18,100	$17,400	$17,400	$17,600
Sale Date		8/26/2019	8/29/2019	10/22/2018	6/13/2018	9/28/2018
Sale Price		$175,000	$180,561	$146,000	$139,000	$173,400
Time Adj Sale Price		$179,700	$185,400	$156,000	$152,000	$186,400
TADJSP/SQFT		$158.47	$161.22	$145.52	$150.79	$160.69
Total Adj Factors	$80,900	$88,700	$85,300	$75,900	$65,000	$97,400
Adjusted Sale Price		$171,900	$181,000	$161,000	$167,900	$169,900
Comparable Estimate	$170,300 ($154.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-28	125.07-7-15	125.07-9-26	125.08-10-33	125.07-9-11	125.11-3-19
Owner	Weber, Mark E	Rydzewski, Krista	Paul, David J	McLennan, Corey A	Schork, Brian	Johnson, Andrew Jame
Address	95 Bronx Dr	72 Oakwood Dr	138 Bronx Dr	92 Oakwood Dr	45 Cheekwood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 115	50 x 115	50 x 115	60 x 130	50 x 116	55 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1971 / 0	1967 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	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	1602	1476	1405	1418	1254	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 700	0 960	0 300	0 550
SFLA	1602	1476	1405	1418	1254	1150
Att/Det Gar Sqft	264	336	280	294	315	374
Prior Land	$16,800					
Prior Total	$138,000					
Comp Land Estimate	$18,200	$17,100	$17,100	$21,200	$17,100	$18,100
Sale Date		6/10/2019	7/28/2020	6/28/2018	11/30/2018	8/29/2019
Sale Price		$155,000	$175,000	$168,000	$138,500	$180,561
Time Adj Sale Price		$160,200	$175,000	$183,700	$147,200	$185,400
TADJSP/SQFT		$108.54	$124.56	$129.55	$117.38	$161.22
Total Adj Factors	$113,300	$104,600	$97,300	$108,300	$79,400	$85,300
Adjusted Sale Price		$168,900	$191,000	$188,700	$181,100	$213,400
Comparable Estimate	$188,600 ($117.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-36	125.08-12-6	125.07-9-11	125.11-3-19	125.11-3-21	125.07-9-23
Owner	Stempien, Dennis J	Autry, Isiah	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Mucciaccio, Michael A
Address	98 Bronx Dr	79 Autumnwood Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	150 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 115	50 x 115	50 x 116	55 x 110	52 x 110	52 x 115
Building Style	14 other	14 Unknown	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 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	912	960	1254	1150	1134	1160
2nd Sty Area	336	432	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 550	0 1000	0 500
SFLA	1248	1392	1254	1150	1134	1160
Att/Det Gar Sqft	400		315	374	345	420
Prior Land	$16,900					
Prior Total	$118,000					
Comp Land Estimate	$18,500	$17,100	$17,100	$18,100	$17,300	$17,600
Sale Date		10/26/2020	11/30/2018	8/29/2019	8/26/2019	9/28/2018
Sale Price		$210,000	$138,500	$180,561	$175,000	$173,400
Time Adj Sale Price		$210,000	$147,200	$185,400	$179,700	$186,400
TADJSP/SQFT		$150.86	$117.38	$161.22	$158.47	$160.69
Total Adj Factors	$80,900	$106,700	$79,400	$85,300	$88,700	$97,400
Adjusted Sale Price		$184,200	$148,700	$181,000	$171,900	$169,900
Comparable Estimate	$171,100 ($137.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-29	125.07-9-11	125.11-3-19	125.11-3-21	125.07-9-26	125.08-12-45
Owner	Kacalski, Robert S	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Paul, David J	Short, Ashley
Address	99 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	138 Bronx Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	55 x 110	52 x 110	50 x 115	57 x 128
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	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1299	1254	1150	1134	1405	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 492	0 300	0 550	0 1000	0 700	0 300
SFLA	1299	1254	1150	1134	1405	1288
Att/Det Gar Sqft	330	315	374	345	280	322
Prior Land	$16,200					
Prior Total	$128,000					
Comp Land Estimate	$17,100	$17,100	$18,100	$17,300	$17,100	$20,100
Sale Date		11/30/2018	8/29/2019	8/26/2019	7/28/2020	6/7/2019
Sale Price		$138,500	$180,561	$175,000	$175,000	$160,000
Time Adj Sale Price		$147,200	$185,400	$179,700	$175,000	$165,400
TADJSP/SQFT		$117.38	$161.22	$158.47	$124.56	$128.42
Total Adj Factors	$96,200	$79,400	$85,300	$88,700	$97,300	$95,700
Adjusted Sale Price		$164,000	$196,300	$187,200	$173,900	$165,900
Comparable Estimate	$177,500 ($136.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-35	125.11-3-19	125.11-3-21	125.07-9-11	125.07-9-23	125.07-10-24
Owner	Schmidt, Charles D	Johnson, Andrew Jame	Griggs, James	Schork, Brian	Mucciaccio, Michael A	Maund, Nicholas
Address	102 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	45 Cheekwood Dr	150 Bronx Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	55 x 110	52 x 110	50 x 116	52 x 115	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	1969 / 0	1970 / 0	1970 / 0	1969 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	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	1178	1150	1134	1254	1160	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 550	0 1000	0 300	0 500	0 0
SFLA	1178	1150	1134	1254	1160	1072
Att/Det Gar Sqft	280	374	345	315	420	
Prior Land	$16,200					
Prior Total	$122,000					
Comp Land Estimate	$17,100	$18,100	$17,300	$17,100	$17,600	$17,400
Sale Date		8/29/2019	8/26/2019	11/30/2018	9/28/2018	10/22/2018
Sale Price		$180,561	$175,000	$138,500	$173,400	$146,000
Time Adj Sale Price		$185,400	$179,700	$147,200	$186,400	$156,000
TADJSP/SQFT		$161.22	$158.47	$117.38	$160.69	$145.52
Total Adj Factors	$83,400	$85,300	$88,700	$79,400	$97,400	$75,900
Adjusted Sale Price		$183,500	$174,400	$151,200	$172,400	$163,500
Comparable Estimate	$169,000 ($143.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-30	125.11-3-23	125.11-3-13	125.07-10-23	125.12-2-28	125.11-3-21
Owner	Krajewski, Gregory	Hendershot, Keith	Cronmiller, Michael P	Gietzen, Matthew J	Speyer, Joseph	Griggs, James
Address	103 Bronx Dr	92 Sprucewood Dr	52 Sprucewood Dr	16 Birchwood Dr	102 Gary Ln	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	54 x 115	50 x 116	50 x 110	50 x 120	51 x 105	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1967 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	912	912	912	1008	960	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 912	0 0	0 432	0 0	0 0	0 1000
SFLA	912	912	912	1008	960	1134
Att/Det Gar Sqft	440	374	320	308	308	345
Prior Land	$16,800					
Prior Total	$114,000					
Comp Land Estimate	$18,200	$17,100	$16,700	$17,400	$16,600	$17,300
Sale Date		9/26/2018	7/8/2019	6/13/2018	10/10/2018	8/26/2019
Sale Price		$143,000	$150,000	$139,000	$131,000	$175,000
Time Adj Sale Price		$153,700	$154,500	$152,000	$140,000	$179,700
TADJSP/SQFT		$168.53	$169.41	$150.79	$145.83	$158.47
Total Adj Factors	$78,600	$70,400	$70,500	$65,000	$74,700	$88,700
Adjusted Sale Price		$161,900	$162,600	$165,600	$143,900	$169,600
Comparable Estimate	$160,700 ($176.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-34	125.07-10-23	125.07-10-24	125.11-3-23	125.11-3-21	125.11-3-19
Owner	Fumanti, Richard W	Gietzen, Matthew J	Maund, Nicholas	Hendershot, Keith	Griggs, James	Johnson, Andrew Jame
Address	106 Bronx Dr	16 Birchwood Dr	12 Birchwood Dr	92 Sprucewood Dr	84 Sprucewood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	50 x 116	52 x 110	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	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	1025	1008	1072	912	1134	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000	0 550
SFLA	1025	1008	1072	912	1134	1150
Att/Det Gar Sqft	308	308		374	345	374
Prior Land	$11,000					
Prior Total	$111,900					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,100	$17,300	$18,100
Sale Date		6/13/2018	10/22/2018	9/26/2018	8/26/2019	8/29/2019
Sale Price		$139,000	$146,000	$143,000	$175,000	$180,561
Time Adj Sale Price		$152,000	$156,000	$153,700	$179,700	$185,400
TADJSP/SQFT		$150.79	$145.52	$168.53	$158.47	$161.22
Total Adj Factors	$75,000	$65,000	$75,900	$70,400	$88,700	$85,300
Adjusted Sale Price		$162,000	$155,100	$158,300	$166,000	$175,100
Comparable Estimate	$163,300 ($159.32/SFLA)					

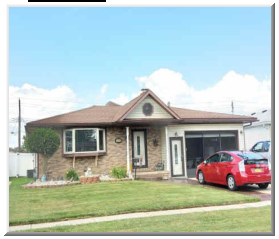
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-31	125.11-3-21	125.07-10-24	125.11-3-19	125.07-10-23	125.11-3-23
Owner	Cali Salvatore P & Phyll	Griggs, James	Maund, Nicholas	Johnson, Andrew Jame	Gietzen, Matthew J	Hendershot, Keith
Address	107 Bronx Dr	84 Sprucewood Dr	12 Birchwood Dr	76 Sprucewood Dr	16 Birchwood Dr	92 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 110	50 x 120	55 x 110	50 x 120	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1971 / 0	1970 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	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 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1134	1072	1150	1008	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 550	0 0	0 0
SFLA	1056	1134	1072	1150	1008	912
Att/Det Gar Sqft	336	345		374	308	374
Prior Land	$11,000					
Prior Total	$115,000					
Comp Land Estimate	$17,100	$17,300	$17,400	$18,100	$17,400	$17,100
Sale Date		8/26/2019	10/22/2018	8/29/2019	6/13/2018	9/26/2018
Sale Price		$175,000	$146,000	$180,561	$139,000	$143,000
Time Adj Sale Price		$179,700	$156,000	$185,400	$152,000	$153,700
TADJSP/SQFT		$158.47	$145.52	$161.22	$150.79	$168.53
Total Adj Factors	$78,800	$88,700	$75,900	$85,300	$65,000	$70,400
Adjusted Sale Price		$169,800	$158,900	$178,900	$165,800	$162,100
Comparable Estimate	$167,100 ($158.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-33	125.11-3-21	125.11-3-19	125.07-9-23	125.07-9-11	125.07-10-24
Owner	Kiehl, Kelly	Griggs, James	Johnson, Andrew Jame	Mucciaccio, Michael A	Schork, Brian	Maund, Nicholas
Address	110 Bronx Dr	84 Sprucewood Dr	76 Sprucewood Dr	150 Bronx Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 110	55 x 110	52 x 115	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1970 / 0	1971 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 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	1144	1134	1150	1160	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 1000	0 550	0 500	0 300	0 0
SFLA	1144	1134	1150	1160	1254	1072
Att/Det Gar Sqft	280	345	374	420	315	
Prior Land	$16,200					
Prior Total	$130,000					
Comp Land Estimate	$17,100	$17,300	$18,100	$17,600	$17,100	$17,400
Sale Date		8/26/2019	8/29/2019	9/28/2018	11/30/2018	10/22/2018
Sale Price		$175,000	$180,561	$173,400	$138,500	$146,000
Time Adj Sale Price		$179,700	$185,400	$186,400	$147,200	$156,000
TADJSP/SQFT		$158.47	$161.22	$160.69	$117.38	$145.52
Total Adj Factors	$87,000	$88,700	$85,300	$97,400	$79,400	$75,900
Adjusted Sale Price		$178,000	$187,100	$176,000	$154,800	$167,100
Comparable Estimate	$172,600 ($150.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-32	125.07-9-26	125.07-9-11	125.08-10-33	125.07-7-15	125.08-11-11
Owner	Nyznyk, Roman	Paul, David J	Schork, Brian	McLennan, Corey A	Rydzewski, Krista	Jackowski, Scott P
Address	111 Bronx Dr	138 Bronx Dr	45 Cheekwood Dr	92 Oakwood Dr	72 Oakwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 115	50 x 116	60 x 130	50 x 115	58 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1969 / 0	1967 / 0	1969 / 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 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	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1372	1405	1254	1418	1476	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 300	0 960	0 0	0 400
SFLA	1372	1405	1254	1418	1476	1372
Att/Det Gar Sqft	308	280	315	294	336	440
Prior Land	$16,400					
Prior Total	$127,000					
Comp Land Estimate	$17,300	$17,100	$17,100	$21,200	$17,100	$22,400
Sale Date		7/28/2020	11/30/2018	6/28/2018	6/10/2019	8/24/2018
Sale Price		$175,000	$138,500	$168,000	$155,000	$157,500
Time Adj Sale Price		$175,000	$147,200	$183,700	$160,200	$170,300
TADJSP/SQFT		$124.56	$117.38	$129.55	$108.54	$124.13
Total Adj Factors	$94,300	$97,300	$79,400	$108,300	$104,600	$106,100
Adjusted Sale Price		$172,000	$162,100	$169,700	$149,900	$158,500
Comparable Estimate	$162,400 ($118.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-32	125.07-10-24	125.07-10-23	125.11-3-23	125.11-3-21	125.11-3-19
Owner	Stiller, Lawrence J	Maund, Nicholas	Gietzen, Matthew J	Hendershot, Keith	Griggs, James	Johnson, Andrew Jame
Address	114 Bronx Dr	12 Birchwood Dr	16 Birchwood Dr	92 Sprucewood Dr	84 Sprucewood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 120	50 x 120	50 x 116	52 x 110	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1072	1008	912	1134	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 1000	0 550
SFLA	1025	1072	1008	912	1134	1150
Att/Det Gar Sqft	308		308	374	345	374
Prior Land	$16,200					
Prior Total	$117,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,100	$17,300	$18,100
Sale Date		10/22/2018	6/13/2018	9/26/2018	8/26/2019	8/29/2019
Sale Price		$146,000	$139,000	$143,000	$175,000	$180,561
Time Adj Sale Price		$156,000	$152,000	$153,700	$179,700	$185,400
TADJSP/SQFT		$145.52	$150.79	$168.53	$158.47	$161.22
Total Adj Factors	$79,100	$75,900	$65,000	$70,400	$88,700	$85,300
Adjusted Sale Price		$159,200	$166,100	$162,400	$170,100	$179,200
Comparable Estimate	$167,400 ($163.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-33	125.07-10-23	125.11-3-23	125.11-3-21	125.07-10-24	125.11-3-13
Owner	Smolarek, R. Dorothy	Gietzen, Matthew J	Hendershot, Keith	Griggs, James	Maund, Nicholas	Cronmiller, Michael P
Address	115 Bronx Dr	16 Birchwood Dr	92 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 120	50 x 116	52 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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	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	1008	1008	912	1134	1072	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 0	0 1000	0 0	0 432
SFLA	1008	1008	912	1134	1072	912
Att/Det Gar Sqft	400	308	374	345		320
Prior Land	$11,300					
Prior Total	$111,900					
Comp Land Estimate	$17,700	$17,400	$17,100	$17,300	$17,400	$16,700
Sale Date		6/13/2018	9/26/2018	8/26/2019	10/22/2018	7/8/2019
Sale Price		$139,000	$143,000	$175,000	$146,000	$150,000
Time Adj Sale Price		$152,000	$153,700	$179,700	$156,000	$154,500
TADJSP/SQFT		$150.79	$168.53	$158.47	$145.52	$169.41
Total Adj Factors	$80,700	$65,000	$70,400	$88,700	$75,900	$70,500
Adjusted Sale Price		$167,700	$164,000	$171,700	$160,800	$164,700
Comparable Estimate	$165,800 ($164.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-31	125.11-3-23	125.07-10-23	125.12-2-28	125.11-3-13	125.07-10-24
Owner	Schieda, Dominic	Hendershot, Keith	Gietzen, Matthew J	Speyer, Joseph	Cronmiller, Michael P	Maund, Nicholas
Address	118 Bronx Dr	92 Sprucewood Dr	16 Birchwood Dr	102 Gary Ln	52 Sprucewood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 120	51 x 105	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1967 / 0	1968 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 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	984	912	1008	960	912	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 432	0 0
SFLA	984	912	1008	960	912	1072
Att/Det Gar Sqft	396	374	308	308	320	
Prior Land	$16,200					
Prior Total	$131,000					
Comp Land Estimate	$17,100	$17,100	$17,400	$16,600	$16,700	$17,400
Sale Date		9/26/2018	6/13/2018	10/10/2018	7/8/2019	10/22/2018
Sale Price		$143,000	$139,000	$131,000	$150,000	$146,000
Time Adj Sale Price		$153,700	$152,000	$140,000	$154,500	$156,000
TADJSP/SQFT		$168.53	$150.79	$145.83	$169.41	$145.52
Total Adj Factors	$96,800	$70,400	$65,000	$74,700	$70,500	$75,900
Adjusted Sale Price		$180,100	$183,800	$162,100	$180,800	$176,900
Comparable Estimate	$176,700 ($179.57/SFLA)					

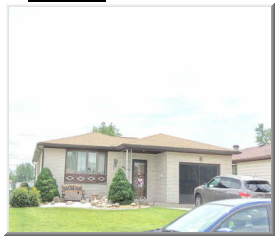
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

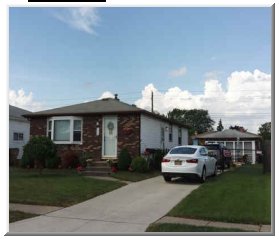
Roll Year: 2021

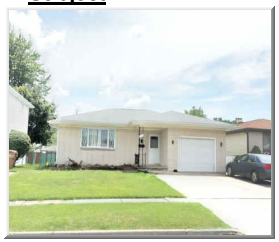
Option : 127_ENPM_OPTIONS

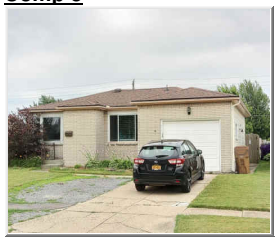
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-34	125.11-3-23	125.12-2-28	125.11-3-13	125.07-10-23	125.11-3-21
Owner	Zelasko, Daniel J	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Gietzen, Matthew J	Griggs, James
Address	119 Bronx Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	16 Birchwood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 132	50 x 116	51 x 105	50 x 110	50 x 120	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1968 / 0	1970 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	912	960	912	1008	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 1000
SFLA	960	912	960	912	1008	1134
Att/Det Gar Sqft	220	374	308	320	308	345
Prior Land	$11,600					
Prior Total	$113,900					
Comp Land Estimate	$18,200	$17,100	$16,600	$16,700	$17,400	$17,300
Sale Date		9/26/2018	10/10/2018	7/8/2019	6/13/2018	8/26/2019
Sale Price		$143,000	$131,000	$150,000	$139,000	$175,000
Time Adj Sale Price		$153,700	$140,000	$154,500	$152,000	$179,700
TADJSP/SQFT		$168.53	$145.83	$169.41	$150.79	$158.47
Total Adj Factors	$77,500	$70,400	$74,700	$70,500	$65,000	$88,700
Adjusted Sale Price		$160,800	$142,800	$161,500	$164,500	$168,500
Comparable Estimate	$159,600 ($166.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-30	125.07-9-23	125.07-9-11	125.11-3-19	125.11-3-21	125.07-10-24
Owner	Fohrd Douglas E & Kare	Mucciaccio, Michael A	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Maund, Nicholas
Address	122 Bronx Dr	150 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 115	52 x 115	50 x 116	55 x 110	52 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1190	1160	1254	1150	1134	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 300	0 550	0 1000	0 0
SFLA	1190	1160	1254	1150	1134	1072
Att/Det Gar Sqft	220	420	315	374	345	
Prior Land	$16,900					
Prior Total	$123,000					
Comp Land Estimate	$18,500	$17,600	$17,100	$18,100	$17,300	$17,400
Sale Date		9/28/2018	11/30/2018	8/29/2019	8/26/2019	10/22/2018
Sale Price		$173,400	$138,500	$180,561	$175,000	$146,000
Time Adj Sale Price		$186,400	$147,200	$185,400	$179,700	$156,000
TADJSP/SQFT		$160.69	$117.38	$161.22	$158.47	$145.52
Total Adj Factors	$85,200	$97,400	$79,400	$85,300	$88,700	$75,900
Adjusted Sale Price		$174,200	$153,000	$185,300	$176,200	$165,300
Comparable Estimate	$170,800 ($143.53/SFLA)					

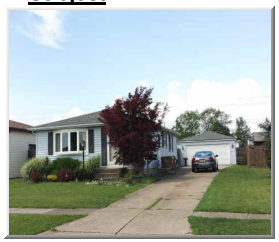
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-35	125.11-3-21	125.11-3-19	125.07-9-23	125.07-10-24	125.07-9-11
Owner	Rutkowski, John T	Griggs, James	Johnson, Andrew Jame	Mucciaccio, Michael A	Maund, Nicholas	Schork, Brian
Address	123 Bronx Dr	84 Sprucewood Dr	76 Sprucewood Dr	150 Bronx Dr	12 Birchwood Dr	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 135	52 x 110	55 x 110	52 x 115	50 x 120	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1104	1134	1150	1160	1072	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 644	0 1000	0 550	0 500	0 0	0 300
SFLA	1104	1134	1150	1160	1072	1254
Att/Det Gar Sqft	322	345	374	420		315
Prior Land	$17,500					
Prior Total	$117,000					
Comp Land Estimate	$18,400	$17,300	$18,100	$17,600	$17,400	$17,100
Sale Date		8/26/2019	8/29/2019	9/28/2018	10/22/2018	11/30/2018
Sale Price		$175,000	$180,561	$173,400	$146,000	$138,500
Time Adj Sale Price		$179,700	$185,400	$186,400	$156,000	$147,200
TADJSP/SQFT		$158.47	$161.22	$160.69	$145.52	$117.38
Total Adj Factors	$82,600	$88,700	$85,300	$97,400	$75,900	$79,400
Adjusted Sale Price		$173,600	$182,700	$171,600	$162,700	$150,400
Comparable Estimate	$168,200 ($152.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-29	125.11-3-23	125.11-3-13	125.12-2-28	125.08-4-37	125.07-10-23
Owner	Patterson Scot F & Ren	Hendershot, Keith	Cronmiller, Michael P	Speyer, Joseph	Chimento, Melanie D	Gietzen, Matthew J
Address	126 Bronx Dr	92 Sprucewood Dr	52 Sprucewood Dr	102 Gary Ln	112 Autumnwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 110	51 x 105	50 x 115	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	912	912	912	960	920	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 528	0 0
SFLA	912	912	912	960	920	1008
Att/Det Gar Sqft	484	374	320	308	220	308
Prior Land	$16,200					
Prior Total	$116,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$16,600	$17,100	$17,400
Sale Date		9/26/2018	7/8/2019	10/10/2018	7/3/2018	6/13/2018
Sale Price		$143,000	$150,000	$131,000	$145,000	$139,000
Time Adj Sale Price		$153,700	$154,500	$140,000	$157,600	$152,000
TADJSP/SQFT		$168.53	$169.41	$145.83	$171.30	$150.79
Total Adj Factors	$71,900	$70,400	$70,500	$74,700	$71,000	$65,000
Adjusted Sale Price		$155,200	$155,900	$137,200	$158,500	$158,900
Comparable Estimate	$153,100 ($167.87/SFLA)					

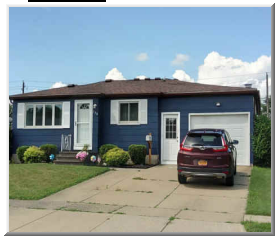
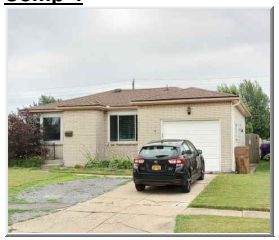
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-36	125.07-9-26	125.07-7-15	125.08-10-33	125.07-9-11	125.08-11-11
Owner	Bialek Nicholas R	Paul, David J	Rydzewski, Krista	McLennan, Corey A	Schork, Brian	Jackowski, Scott P
Address	127 Bronx Dr	138 Bronx Dr	72 Oakwood Dr	92 Oakwood Dr	45 Cheekwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 115	50 x 115	60 x 130	50 x 116	58 x 157
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	02 Brick
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1967 / 0	1969 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1446	1405	1476	1418	1254	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 0	0 960	0 300	0 400
SFLA	1446	1405	1476	1418	1254	1372
Att/Det Gar Sqft	280	280	336	294	315	440
Prior Land	$17,500					
Prior Total	$126,000					
Comp Land Estimate	$18,400	$17,100	$17,100	$21,200	$17,100	$22,400
Sale Date		7/28/2020	6/10/2019	6/28/2018	11/30/2018	8/24/2018
Sale Price		$175,000	$155,000	$168,000	$138,500	$157,500
Time Adj Sale Price		$175,000	$160,200	$183,700	$147,200	$170,300
TADJSP/SQFT		$124.56	$108.54	$129.55	$117.38	$124.13
Total Adj Factors	$98,700	$97,300	$104,600	$108,300	$79,400	$106,100
Adjusted Sale Price		$176,400	$154,300	$174,100	$166,500	$162,900
Comparable Estimate	$166,800 ($115.35/SFLA)					

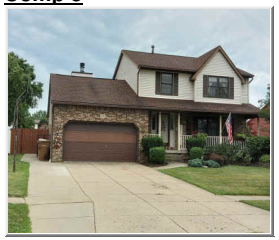
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-28	125.07-9-23	125.11-3-21	125.11-3-19	125.07-10-24	125.07-9-11
Owner	Donati, Jeraldine	Mucciaccio, Michael A	Griggs, James	Johnson, Andrew Jame	Maund, Nicholas	Schork, Brian
Address	130 Bronx Dr	150 Bronx Dr	84 Sprucewood Dr	76 Sprucewood Dr	12 Birchwood Dr	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 115	52 x 110	55 x 110	50 x 120	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 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	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	1100	1160	1134	1150	1072	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 1000	0 550	0 0	0 300
SFLA	1100	1160	1134	1150	1072	1254
Att/Det Gar Sqft	352	420	345	374		315
Prior Land	$11,000					
Prior Total	$113,900					
Comp Land Estimate	$17,100	$17,600	$17,300	$18,100	$17,400	$17,100
Sale Date		9/28/2018	8/26/2019	8/29/2019	10/22/2018	11/30/2018
Sale Price		$173,400	$175,000	$180,561	$146,000	$138,500
Time Adj Sale Price		$186,400	$179,700	$185,400	$156,000	$147,200
TADJSP/SQFT		$160.69	$158.47	$161.22	$145.52	$117.38
Total Adj Factors	$80,200	$97,400	$88,700	$85,300	$75,900	$79,400
Adjusted Sale Price		$169,200	$171,200	$180,300	$160,300	$148,000
Comparable Estimate	$165,800 ($150.73/SFLA)					

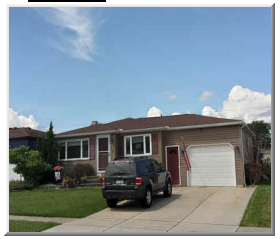
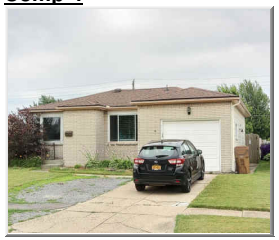
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-37	125.08-4-30	125.08-3-23	125.07-12-5	125.07-4-30	125.08-5-12
Owner	Kaczorowski, Thomas M	Harrington, Lindsey	Wedzina, Scott	Konerth, James J	Cirino, Natalee L	Fritz, Michelle L
Address	131 Bronx Dr	84 Autumnwood Dr	16 Basswood Dr	94 Hillwood Dr	166 Autumnwood Dr	24 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 135	53 x 115	50 x 110	55 x 119	50 x 115	53 x 175
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1972 / 0	1973 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1220	952	1133	1004	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	312 0	192 300	308 0	260 108	266 0
SFLA	1480	1264	1325	1312	1212	1218
Att/Det Gar Sqft		440			320	
Prior Land	$18,300					
Prior Total	$132,000					
Comp Land Estimate	$20,000	$17,900	$16,700	$18,800	$17,100	$21,700
Sale Date		9/30/2019	12/13/2018	3/16/2020	9/20/2019	11/26/2018
Sale Price		$143,000	$150,000	$163,000	$145,000	$136,000
Time Adj Sale Price		$146,400	$158,500	$164,100	$148,400	$144,500
TADJSP/SQFT		$115.82	$119.62	$125.08	$122.44	$118.64
Total Adj Factors	$97,200	$88,900	$88,800	$91,700	$78,100	$83,200
Adjusted Sale Price		$154,700	$166,900	$169,600	$167,500	$158,500
Comparable Estimate	$163,400 ($110.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-27	125.11-3-23	125.11-3-13	125.12-2-28	125.08-4-37	125.07-10-23
Owner	Anderson, Roy M	Hendershot, Keith	Cronmiller, Michael P	Speyer, Joseph	Chimento, Melanie D	Gietzen, Matthew J
Address	134 Bronx Dr	92 Sprucewood Dr	52 Sprucewood Dr	102 Gary Ln	112 Autumnwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 116	50 x 110	51 x 105	50 x 115	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	912	912	912	960	920	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 528	0 0
SFLA	912	912	912	960	920	1008
Att/Det Gar Sqft	440	374	320	308	220	308
Prior Land	$16,200					
Prior Total	$115,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$16,600	$17,100	$17,400
Sale Date		9/26/2018	7/8/2019	10/10/2018	7/3/2018	6/13/2018
Sale Price		$143,000	$150,000	$131,000	$145,000	$139,000
Time Adj Sale Price		$153,700	$154,500	$140,000	$157,600	$152,000
TADJSP/SQFT		$168.53	$169.41	$145.83	$171.30	$150.79
Total Adj Factors	$70,500	$70,400	$70,500	$74,700	$71,000	$65,000
Adjusted Sale Price		$153,800	$154,500	$135,800	$157,100	$157,500
Comparable Estimate	$151,700 ($166.34/SFLA)					

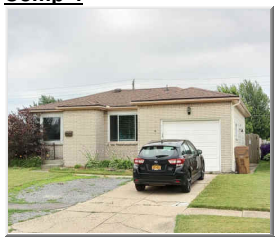
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-38	125.07-9-26	125.07-7-15	125.08-10-33	125.07-9-11	125.08-11-11
Owner	Tucholski, James J	Paul, David J	Rydzewski, Krista	McLennan, Corey A	Schork, Brian	Jackowski, Scott P
Address	135 Bronx Dr	138 Bronx Dr	72 Oakwood Dr	92 Oakwood Dr	45 Cheekwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 115	50 x 115	60 x 130	50 x 116	58 x 157
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	02 Brick
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1967 / 0	1969 / 0	1967 / 0
Condition	3 Normal	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 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	0 / Y	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1446	1405	1476	1418	1254	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	375 0	0 700	0 0	0 960	0 300	0 400
SFLA	1446	1405	1476	1418	1254	1372
Att/Det Gar Sqft	280	280	336	294	315	440
Prior Land	$17,400					
Prior Total	$140,000					
Comp Land Estimate	$18,400	$17,100	$17,100	$21,200	$17,100	$22,400
Sale Date		7/28/2020	6/10/2019	6/28/2018	11/30/2018	8/24/2018
Sale Price		$175,000	$155,000	$168,000	$138,500	$157,500
Time Adj Sale Price		$175,000	$160,200	$183,700	$147,200	$170,300
TADJSP/SQFT		$124.56	$108.54	$129.55	$117.38	$124.13
Total Adj Factors	$109,500	$97,300	$104,600	$108,300	$79,400	$106,100
Adjusted Sale Price		$187,200	$165,100	$184,900	$177,300	$173,700
Comparable Estimate	$177,600 ($122.82/SFLA)					

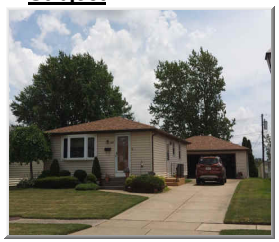
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-26	125.07-9-26	125.08-10-33	125.07-7-15	125.07-9-11	125.08-11-11
Owner	Paul, David J	Paul, David J	McLennan, Corey A	Rydzewski, Krista	Schork, Brian	Jackowski, Scott P
Address	138 Bronx Dr	138 Bronx Dr	92 Oakwood Dr	72 Oakwood Dr	45 Cheekwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	60 x 130	50 x 115	50 x 116	58 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1967 / 0	1969 / 0	1969 / 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 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	0 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	1405	1405	1418	1476	1254	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 700	0 960	0 0	0 300	0 400
SFLA	1405	1405	1418	1476	1254	1372
Att/Det Gar Sqft	280	280	294	336	315	440
Prior Land	$11,000					
Prior Total	$127,900					
Comp Land Estimate	$17,100	$17,100	$21,200	$17,100	$17,100	$22,400
Sale Date		7/28/2020	6/28/2018	6/10/2019	11/30/2018	8/24/2018
Sale Price		$175,000	$168,000	$155,000	$138,500	$157,500
Time Adj Sale Price		$175,000	$183,700	$160,200	$147,200	$170,300
TADJSP/SQFT		$124.56	$129.55	$108.54	$117.38	$124.13
Total Adj Factors	$97,300	$97,300	$108,300	$104,600	$79,400	$106,100
Adjusted Sale Price		$175,000	$172,700	$152,900	$165,100	$161,500
Comparable Estimate	$165,400 ($117.72/SFLA)					

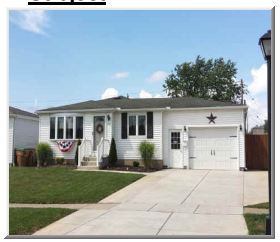
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-39	125.12-1-51	125.08-4-27	125.12-6-12	125.12-6-39	114.20-11-33
Owner	Kolz Michael & Susan	Rohloff, John P	Tao, Ethan	Rounds, Megan G	Kindron, Daniel	Sexstone, Michael J
Address	139 Bronx Dr	1076 French Rd	72 Autumnwood Dr	89 Prince Dr	22 Lou Dr	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 135	90 x 327	50 x 115	55 x 105	64 x 105	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1971 / 0	1972 / 0	1971 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	3	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	848	1353	912	884	1117	1100
2nd Sty Area	916	828	624	728	1092	822
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1764	2181	1536	1612	2209	1922
Att/Det Gar Sqft	396		418	220	399	420
Prior Land	$18,300					
Prior Total	$145,000					
Comp Land Estimate	$20,000	$31,900	$17,100	$17,700	$19,700	$23,500
Sale Date		6/1/2018	10/21/2020	9/11/2019	2/2/2018	12/6/2019
Sale Price		$195,500	$191,000	$195,000	$179,000	$235,000
Time Adj Sale Price		$213,700	$191,000	$199,600	$200,100	$238,100
TADJSP/SQFT		$97.98	$124.35	$123.82	$90.58	$123.88
Total Adj Factors	$113,500	$145,100	$102,300	$104,600	$140,200	$134,400
Adjusted Sale Price		$182,100	$202,200	$208,500	$173,400	$217,200
Comparable Estimate	$196,700 ($111.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-25	125.07-9-23	125.11-3-19	125.11-3-21	125.07-9-11	125.07-10-24
Owner	Kraus, Kevin M	Mucciaccio, Michael A	Johnson, Andrew Jame	Griggs, James	Schork, Brian	Maund, Nicholas
Address	142 Bronx Dr	150 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 115	55 x 110	52 x 110	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1160	1150	1134	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 550	0 1000	0 300	0 0
SFLA	1160	1160	1150	1134	1254	1072
Att/Det Gar Sqft	375	420	374	345	315	
Prior Land	$16,200					
Prior Total	$121,000					
Comp Land Estimate	$17,100	$17,600	$18,100	$17,300	$17,100	$17,400
Sale Date		9/28/2018	8/29/2019	8/26/2019	11/30/2018	10/22/2018
Sale Price		$173,400	$180,561	$175,000	$138,500	$146,000
Time Adj Sale Price		$186,400	$185,400	$179,700	$147,200	$156,000
TADJSP/SQFT		$160.69	$161.22	$158.47	$117.38	$145.52
Total Adj Factors	$84,700	$97,400	$85,300	$88,700	$79,400	$75,900
Adjusted Sale Price		$173,700	$184,800	$175,700	$152,500	$164,800
Comparable Estimate	$170,300 ($146.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-40	125.11-3-23	125.11-3-13	125.12-2-28	125.08-4-37	125.07-9-23
Owner	Smith, Carol A	Hendershot, Keith	Cronmiller, Michael P	Speyer, Joseph	Chimento, Melanie D	Mucciaccio, Michael A
Address	143 Bronx Dr	92 Sprucewood Dr	52 Sprucewood Dr	102 Gary Ln	112 Autumnwood Dr	150 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 116	50 x 110	51 x 105	50 x 115	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	912	912	912	960	920	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 528	0 500
SFLA	912	912	912	960	920	1160
Att/Det Gar Sqft	342	374	320	308	220	420
Prior Land	$11,800					
Prior Total	$117,900					
Comp Land Estimate	$18,400	$17,100	$16,700	$16,600	$17,100	$17,600
Sale Date		9/26/2018	7/8/2019	10/10/2018	7/3/2018	9/28/2018
Sale Price		$143,000	$150,000	$131,000	$145,000	$173,400
Time Adj Sale Price		$153,700	$154,500	$140,000	$157,600	$186,400
TADJSP/SQFT		$168.53	$169.41	$145.83	$171.30	$160.69
Total Adj Factors	$71,000	$70,400	$70,500	$74,700	$71,000	$97,400
Adjusted Sale Price		$154,300	$155,000	$136,300	$157,600	$160,000
Comparable Estimate	$152,600 ($167.32/SFLA)					

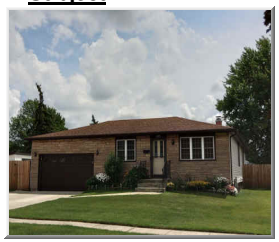
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-24	125.07-9-23	125.11-3-19	125.11-3-21	125.07-9-11	125.07-10-24
Owner	Moore, Kelly M	Mucciaccio, Michael A	Johnson, Andrew Jame	Griggs, James	Schork, Brian	Maund, Nicholas
Address	146 Bronx Dr	150 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 115	52 x 115	55 x 110	52 x 110	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 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	1160	1160	1150	1134	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 500	0 550	0 1000	0 300	0 0
SFLA	1160	1160	1150	1134	1254	1072
Att/Det Gar Sqft	480	420	374	345	315	
Prior Land	$16,900					
Prior Total	$128,000					
Comp Land Estimate	$18,500	$17,600	$18,100	$17,300	$17,100	$17,400
Sale Date		9/28/2018	8/29/2019	8/26/2019	11/30/2018	10/22/2018
Sale Price		$173,400	$180,561	$175,000	$138,500	$146,000
Time Adj Sale Price		$186,400	$185,400	$179,700	$147,200	$156,000
TADJSP/SQFT		$160.69	$161.22	$158.47	$117.38	$145.52
Total Adj Factors	$91,400	$97,400	$85,300	$88,700	$79,400	$75,900
Adjusted Sale Price		$180,400	$191,500	$182,400	$159,200	$171,500
Comparable Estimate	$177,000 ($152.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-41	125.11-3-23	125.12-2-28	125.11-3-13	125.08-4-37	125.07-10-23
Owner	Brooks, Richard	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Chimento, Melanie D	Gietzen, Matthew J
Address	147 Bronx Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	112 Autumnwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 116	51 x 105	50 x 110	50 x 115	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	912	960	912	920	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 528	0 0
SFLA	912	912	960	912	920	1008
Att/Det Gar Sqft	576	374	308	320	220	308
Prior Land	$17,500					
Prior Total	$117,000					
Comp Land Estimate	$18,400	$17,100	$16,600	$16,700	$17,100	$17,400
Sale Date		9/26/2018	10/10/2018	7/8/2019	7/3/2018	6/13/2018
Sale Price		$143,000	$131,000	$150,000	$145,000	$139,000
Time Adj Sale Price		$153,700	$140,000	$154,500	$157,600	$152,000
TADJSP/SQFT		$168.53	$145.83	$169.41	$171.30	$150.79
Total Adj Factors	$73,100	$70,400	$74,700	$70,500	$71,000	$65,000
Adjusted Sale Price		$156,400	$138,400	$157,100	$159,700	$160,100
Comparable Estimate	$154,300 ($169.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-23	125.07-9-23	125.11-3-19	125.11-3-21	125.07-9-11	125.07-10-24
Owner	Mucciaccio, Michael A	Mucciaccio, Michael A	Johnson, Andrew Jame	Griggs, James	Schork, Brian	Maund, Nicholas
Address	150 Bronx Dr	150 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	45 Cheekwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 115	52 x 115	55 x 110	52 x 110	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1970 / 0	1970 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1160	1150	1134	1254	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 500	0 550	0 1000	0 300	0 0
SFLA	1160	1160	1150	1134	1254	1072
Att/Det Gar Sqft	420	420	374	345	315	
Prior Land	$16,500					
Prior Total	$75,000					
Comp Land Estimate	$17,600	$17,600	$18,100	$17,300	$17,100	$17,400
Sale Date		9/28/2018	8/29/2019	8/26/2019	11/30/2018	10/22/2018
Sale Price		$173,400	$180,561	$175,000	$138,500	$146,000
Time Adj Sale Price		$186,400	$185,400	$179,700	$147,200	$156,000
TADJSP/SQFT		$160.69	$161.22	$158.47	$117.38	$145.52
Total Adj Factors	$97,400	$97,400	$85,300	$88,700	$79,400	$75,900
Adjusted Sale Price		$186,400	$197,500	$188,400	$165,200	$177,500
Comparable Estimate	$183,000 ($157.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-42	125.11-3-23	125.12-2-28	125.11-3-13	125.08-4-37	125.07-9-23
Owner	Pollina, Anna D S	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Chimento, Melanie D	Mucciaccio, Michael A
Address	151 Bronx Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	112 Autumnwood Dr	150 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 135	50 x 116	51 x 105	50 x 110	50 x 115	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	912	960	912	920	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 528	0 500
SFLA	912	912	960	912	920	1160
Att/Det Gar Sqft	418	374	308	320	220	420
Prior Land	$17,600					
Prior Total	$118,000					
Comp Land Estimate	$18,800	$17,100	$16,600	$16,700	$17,100	$17,600
Sale Date		9/26/2018	10/10/2018	7/8/2019	7/3/2018	9/28/2018
Sale Price		$143,000	$131,000	$150,000	$145,000	$173,400
Time Adj Sale Price		$153,700	$140,000	$154,500	$157,600	$186,400
TADJSP/SQFT		$168.53	$145.83	$169.41	$171.30	$160.69
Total Adj Factors	$75,300	$70,400	$74,700	$70,500	$71,000	$97,400
Adjusted Sale Price		$158,600	$140,600	$159,300	$161,900	$164,300
Comparable Estimate	$156,900 ($172.04/SFLA)					

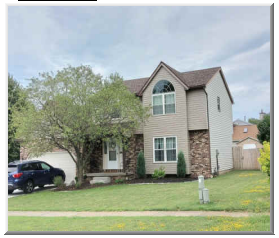
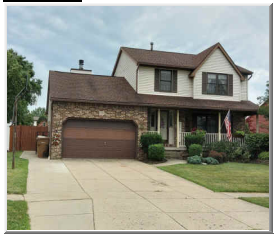
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-22	125.07-9-23	125.11-3-21	125.11-3-19	125.07-9-11	125.08-11-18
Owner	Brunetti Daren	Mucciaccio, Michael A	Griggs, James	Johnson, Andrew Jame	Schork, Brian	Gawlak, Craig A
Address	154 Bronx Dr	150 Bronx Dr	84 Sprucewood Dr	76 Sprucewood Dr	45 Cheekwood Dr	14 Mckenzie 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	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	82 x 115	52 x 115	52 x 110	55 x 110	50 x 116	52 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1160	1134	1150	1254	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 915	0 500	0 1000	0 550	0 300	0 676
SFLA	1144	1160	1134	1150	1254	1064
Att/Det Gar Sqft	308	420	345	374	315	576
Prior Land	$20,300					
Prior Total	$130,000					
Comp Land Estimate	$23,400	$17,600	$17,300	$18,100	$17,100	$20,400
Sale Date		9/28/2018	8/26/2019	8/29/2019	11/30/2018	9/10/2018
Sale Price		$173,400	$175,000	$180,561	$138,500	$155,000
Time Adj Sale Price		$186,400	$179,700	$185,400	$147,200	$166,600
TADJSP/SQFT		$160.69	$158.47	$161.22	$117.38	$156.58
Total Adj Factors	$99,400	$97,400	$88,700	$85,300	$79,400	$90,300
Adjusted Sale Price		$188,400	$190,400	$199,500	$167,200	$175,700
Comparable Estimate	$184,200 ($161.01/SFLA)					

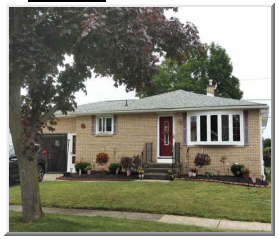
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-43	125.07-9-26	125.07-7-15	125.08-10-33	125.07-9-11	125.08-11-11
Owner	Pecoraro Philip F & W	Paul, David J	Rydzewski, Krista	McLennan, Corey A	Schork, Brian	Jackowski, Scott P
Address	155 Bronx Dr	138 Bronx Dr	72 Oakwood Dr	92 Oakwood Dr	45 Cheekwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 135	50 x 115	50 x 115	60 x 130	50 x 116	58 x 157
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	02 Brick
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1969 / 0	1967 / 0	1969 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	1560	1405	1476	1418	1254	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 700	0 0	0 960	0 300	0 400
SFLA	1560	1405	1476	1418	1254	1372
Att/Det Gar Sqft	378	280	336	294	315	440
Prior Land	$21,200					
Prior Total	$136,000					
Comp Land Estimate	$24,300	$17,100	$17,100	$21,200	$17,100	$22,400
Sale Date		7/28/2020	6/10/2019	6/28/2018	11/30/2018	8/24/2018
Sale Price		$175,000	$155,000	$168,000	$138,500	$157,500
Time Adj Sale Price		$175,000	$160,200	$183,700	$147,200	$170,300
TADJSP/SQFT		$124.56	$108.54	$129.55	$117.38	$124.13
Total Adj Factors	$112,100	$97,300	$104,600	$108,300	$79,400	$106,100
Adjusted Sale Price		$189,800	$167,700	$187,500	$179,900	$176,300
Comparable Estimate	$180,200 ($115.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-32	125.08-1-32	125.08-3-17	114.20-11-21	125.08-5-17	125.08-2-14
Owner	Ahrens, Christopher M	Ahrens, Christopher M	Oliver, Keith M	Aragon, Julio Cesar	Zywinski, John C	Sherman, Nicholas J
Address	20 Castlewood Dr	20 Castlewood Dr	107 Parwood Dr	1 Cherrywood Dr	15 Starwood Dr	75 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 111	70 x 111	50 x 110	63 x 141	55 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1974 / 0	1989 / 0	1971 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	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	968	968	960	1144	960	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 607
SFLA	968	968	960	1144	960	1024
Att/Det Gar Sqft	384	384	286	396	288	484
Prior Land	$18,600					
Prior Total	$105,000					
Comp Land Estimate	$21,200	$21,200	$16,700	$22,600	$18,100	$17,000
Sale Date		5/18/2020	6/27/2018	4/22/2020	6/15/2018	1/25/2018
Sale Price		$150,000	$155,000	$170,000	$149,000	$144,500
Time Adj Sale Price		$150,500	$169,500	$170,900	$162,900	$162,400
TADJSP/SQFT		$155.48	$176.56	$149.39	$169.69	$158.59
Total Adj Factors	$72,600	$72,600	$72,300	$90,300	$74,300	$78,500
Adjusted Sale Price		$150,500	$169,800	$153,200	$161,200	$156,500
Comparable Estimate	$158,200 ($163.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-31	125.08-1-32	114.20-11-21	125.08-3-17	125.08-2-14	125.08-1-10
Owner	Gullo, Peter B	Ahrens, Christopher M	Aragon, Julio Cesar	Oliver, Keith M	Sherman, Nicholas J	Speyer, Richard J
Address	24 Castlewood Dr	20 Castlewood Dr	1 Cherrywood Dr	107 Parwood Dr	75 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 111	70 x 111	63 x 141	50 x 110	50 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1989 / 0	1974 / 0	1973 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	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	1008	968	1144	960	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 607	0 700
SFLA	1008	968	1144	960	1024	1024
Att/Det Gar Sqft	280	384	396	286	484	528
Prior Land	$18,600					
Prior Total	$108,000					
Comp Land Estimate	$21,200	$21,200	$22,600	$16,700	$17,000	$0
Sale Date		5/18/2020	4/22/2020	6/27/2018	1/25/2018	11/20/2020
Sale Price		$150,000	$170,000	$155,000	$144,500	$205,000
Time Adj Sale Price		$150,500	$170,900	$169,500	$162,400	$205,000
TADJSP/SQFT		$155.48	$149.39	$176.56	$158.59	$200.20
Total Adj Factors	$81,200	$72,600	$90,300	$72,300	$78,500	$0
Adjusted Sale Price		$159,100	$161,800	$178,400	$165,100	$0
Comparable Estimate	$166,100 ($164.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-26	114.20-7-18	125.07-7-15	125.08-11-11	125.12-7-26	125.08-10-33
Owner	Marcello, Antonio	McNaughton, Jack O	Rydzewski, Krista	Jackowski, Scott P	Emminger, Craig M	McLennan, Corey A
Address	27 Castlewood Dr	97 Sherry Dr	72 Oakwood Dr	35 Frantzen Ter	118 Prince Dr	92 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 114	81 x 119	50 x 115	58 x 157	73 x 105	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1969 / 0	1967 / 0	1971 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1688	1506	1476	1372	1748	1418
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 400	0 0	0 960
SFLA	1688	1506	1476	1372	1748	1418
Att/Det Gar Sqft	528	418	336	440	484	294
Prior Land	$19,400					
Prior Total	$147,000					
Comp Land Estimate	$22,300	$23,700	$17,100	$22,400	$21,000	$21,200
Sale Date		11/9/2018	6/10/2019	8/24/2018	12/16/2019	6/28/2018
Sale Price		$169,900	$155,000	$157,500	$168,000	$168,000
Time Adj Sale Price		$180,500	$160,200	$170,300	$170,200	$183,700
TADJSP/SQFT		$119.85	$108.54	$124.13	$97.37	$129.55
Total Adj Factors	$124,100	$117,100	$104,600	$106,100	$112,100	$108,300
Adjusted Sale Price		$187,500	$179,700	$188,300	$182,200	$199,500
Comparable Estimate	$187,400 ($111.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-30	114.20-11-27	114.20-11-33	125.12-6-39	125.12-6-22	125.12-7-24
Owner	Kegler Charles M	Bandoh, Anthony K Jr	Sexstone, Michael J	Kindron, Daniel	White, Rosa A	Becker, Stephen
Address	28 Castlewood Dr	1 Baywood Dr	53 Cherrywood Dr	22 Lou Dr	102 Lou Dr	126 Prince Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 111	85 x 130	65 x 150	64 x 105	88 x 105	63 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1993 / 0	1988 / 0	1989 / 0	1971 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	5
Full/Half Baths	1 / 1	2 / 1	2 / 1	1 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1240	1175	1100	1117	1004	1013
2nd Sty Area	1224	843	822	1092	1266	1222
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	2464	2018	1922	2209	2270	2235
Att/Det Gar Sqft	276	418	420	399	242	380
Prior Land	$18,600					
Prior Total	$160,000					
Comp Land Estimate	$21,200	$25,400	$23,500	$19,700	$23,300	$19,500
Sale Date		2/28/2018	12/6/2019	2/2/2018	9/1/2020	7/1/2020
Sale Price		$194,000	$235,000	$179,000	$255,000	$234,900
Time Adj Sale Price		$216,900	$238,100	$200,100	$255,000	$234,900
TADJSP/SQFT		$107.48	$123.88	$90.58	$112.33	$105.10
Total Adj Factors	$156,800	$142,200	$134,400	$140,200	$152,300	$141,600
Adjusted Sale Price		$231,500	$260,500	$216,700	$259,500	$250,100
Comparable Estimate	$243,700 ($98.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-25	125.08-1-13	125.08-1-21	125.08-6-51	125.07-4-37	115.17-2-9
Owner	Guerico, Louis	Bailey, Kathleen J	Smith, Scott M	Ciesielski, Philip A	Deppeler, Michael R	Dick, Terry L
Address	31 Castlewood Dr	80 Castlewood Dr	48 Castlewood Dr	10 Bory Dr	194 Autumnwood Dr	69 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 114	50 x 111	50 x 111	50 x 110	50 x 115	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1975 / 0	1984 / 0	1971 / 0	1976 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1232	1068	960	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 600	0 230	0 0	0 0	0 0
SFLA	1024	1024	1232	1068	960	984
Att/Det Gar Sqft	286	352	308	364	280	286
Prior Land	$16,500					
Prior Total	$124,000					
Comp Land Estimate	$17,900	$16,800	$16,800	$16,700	$17,100	$19,900
Sale Date		8/27/2020	10/24/2019	6/22/2018	8/31/2018	9/10/2019
Sale Price		$204,000	$184,500	$167,400	$175,000	$168,500
Time Adj Sale Price		$204,000	$188,200	$183,000	$189,200	$172,500
TADJSP/SQFT		$199.22	$152.76	$171.35	$197.08	$175.30
Total Adj Factors	$88,600	$101,900	$102,300	$91,800	$83,000	$97,300
Adjusted Sale Price		$190,700	$174,500	$179,800	$194,800	$163,800
Comparable Estimate	$180,700 ($176.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-29	114.20-11-21	114.20-7-18	125.08-1-32	125.08-11-11	125.08-3-30
Owner	Freitas, Judy L	Aragon, Julio Cesar	McNaughton, Jack O	Ahrens, Christopher M	Jackowski, Scott P	Karnyski, Michelle M
Address	32 Castlewood Dr	1 Cherrywood Dr	97 Sherry Dr	20 Castlewood Dr	35 Frantzen Ter	44 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 111	63 x 141	81 x 119	70 x 111	58 x 157	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1989 / 0	1974 / 0	1994 / 0	1967 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / 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 / 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	1407	1144	1506	968	1372	1201
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 400	0 0
SFLA	1407	1144	1506	968	1372	1201
Att/Det Gar Sqft	380	396	418	384	440	273
Prior Land	$24,200					
Prior Total	$135,500					
Comp Land Estimate	$21,200	$22,600	$23,700	$21,200	$22,400	$16,700
Sale Date		4/22/2020	11/9/2018	5/18/2020	8/24/2018	9/13/2019
Sale Price		$170,000	$169,900	$150,000	$157,500	$160,000
Time Adj Sale Price		$170,900	$180,500	$150,500	$170,300	$163,800
TADJSP/SQFT		$149.39	$119.85	$155.48	$124.13	$136.39
Total Adj Factors	$107,600	$90,300	$117,100	$72,600	$106,100	$86,400
Adjusted Sale Price		$188,200	$171,000	$185,500	$171,800	$185,000
Comparable Estimate	$180,300 ($128.14/SFLA)					

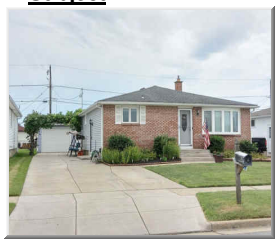
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 127_ENPM_OPTIONS

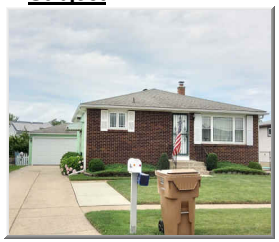
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-24	125.08-3-30	125.08-12-25	125.08-12-40	114.20-5-7	125.08-11-12
Owner	Skalski, James G	Karnyski, Michelle M	Howlader, Faruque	Wozniak, Anthony D	Moran, James P III	Halsey, Andrea K
Address	35 Castlewood Dr	44 Basswood Dr	698 Borden Rd	56 Frantzen Ter	62 Davidson Dr	27 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 110	50 x 158	58 x 147	75 x 110	117 x 75
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1973 / 0	1972 / 0	1970 / 0	1971 / 0	1972 / 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 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	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1201	1232	1257	1232	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 60	0 400	0 0
SFLA	1232	1201	1232	1257	1232	1220
Att/Det Gar Sqft	286	273	308	378	294	330
Prior Land	$16,100					
Prior Total	$124,000					
Comp Land Estimate	$17,000	$16,700	$19,700	$21,800	$21,900	$22,500
Sale Date		9/13/2019	5/11/2018	11/2/2018	9/25/2018	12/26/2018
Sale Price		$160,000	$129,000	$166,900	$137,500	$147,000
Time Adj Sale Price		$163,800	$141,800	$177,400	$147,800	$155,300
TADJSP/SQFT		$136.39	$115.10	$141.13	$119.97	$127.30
Total Adj Factors	$87,300	$86,400	$84,500	$99,900	$92,100	$91,900
Adjusted Sale Price		$164,700	$144,600	$164,800	$143,000	$150,700
Comparable Estimate	$153,600 ($124.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-28	114.20-7-11	114.20-7-18	125.08-4-27	125.08-3-23	114.20-11-21
Owner	Graham Bradley M	Powers, Mark J	McNaughton, Jack O	Tao, Ethan	Wedzina, Scott	Aragon, Julio Cesar
Address	36 Castlewood Dr	40 Sherry Dr	97 Sherry Dr	72 Autumnwood Dr	16 Basswood Dr	1 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 111	85 x 120	81 x 119	50 x 115	50 x 110	63 x 141
Building Style	06 Contemporary	05 Colonial	01 Ranch	05 Colonial	03 Split level	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1983 / 0	1974 / 0	1971 / 0	1972 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	2.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 1	4 Full 0
1st Sty Area	859	620	1506	912	1133	1144
2nd Sty Area	624	860	0	624	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 252	0 600	0 0	192 300	0 0
SFLA	1483	1480	1506	1536	1325	1144
Att/Det Gar Sqft	480	550	418	418		396
Prior Land	$18,600					
Prior Total	$145,000					
Comp Land Estimate	$21,200	$24,400	$23,700	$17,100	$16,700	$22,600
Sale Date		12/7/2018	11/9/2018	10/21/2020	12/13/2018	4/22/2020
Sale Price		$200,000	$169,900	$191,000	$150,000	$170,000
Time Adj Sale Price		$211,300	$180,500	$191,000	$158,500	$170,900
TADJSP/SQFT		$142.77	$119.85	$124.35	$119.62	$149.39
Total Adj Factors	$108,800	$109,400	$117,100	$102,300	$88,800	$90,300
Adjusted Sale Price		$210,700	$172,200	$197,500	$178,500	$189,400
Comparable Estimate	$189,700 ($127.92/SFLA)					

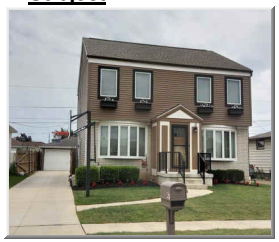
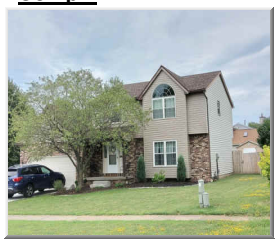
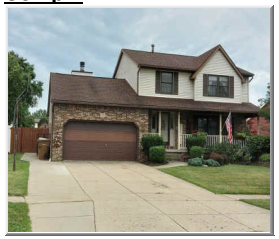
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-23	125.08-2-14	125.08-1-10	125.08-3-17	125.08-5-17	125.08-12-12
Owner	Spruch Kenneth P	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Zywinski, John C	Cramer, Jennifer L
Address	39 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	15 Starwood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 110	55 x 110	50 x 115
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	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	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	1024	1024	1024	960	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 0	0 0	0 0
SFLA	1024	1024	1024	960	960	1008
Att/Det Gar Sqft	352	484	528	286	288	352
Prior Land	$16,000					
Prior Total	$122,300					
Comp Land Estimate	$17,000	$17,000	$0	$16,700	$18,100	$17,100
Sale Date		1/25/2018	11/20/2020	6/27/2018	6/15/2018	6/21/2018
Sale Price		$144,500	$205,000	$155,000	$149,000	$162,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$162,900	$177,100
TADJSP/SQFT		$158.59	$200.20	$176.56	$169.69	$175.69
Total Adj Factors	$82,000	$78,500	$0	$72,300	$74,300	$80,600
Adjusted Sale Price		$165,900	$0	$179,200	$170,600	$178,500
Comparable Estimate	$173,600 ($169.53/SFLA)					

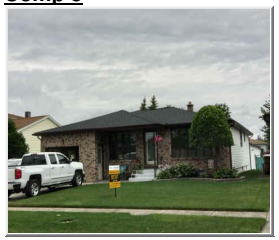
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-23	125.08-2-14	125.08-1-10	125.08-3-17	125.08-2-4	125.08-5-17
Owner	Kotarski, Kevin M	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Burgio, Andrew L	Zywinski, John C
Address	40 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	119 Castlewood Dr	15 Starwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 112	50 x 114	55 x 111	50 x 110	50 x 114	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 607	0 700	0 0	0 667	0 0
SFLA	1024	1024	1024	960	1056	960
Att/Det Gar Sqft		484	528	286	440	288
Prior Land	$16,300					
Prior Total	$116,000					
Comp Land Estimate	$17,400	$17,000	$0	$16,700	$17,000	$18,100
Sale Date		1/25/2018	11/20/2020	6/27/2018	1/10/2020	6/15/2018
Sale Price		$144,500	$205,000	$155,000	$161,700	$149,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$163,300	$162,900
TADJSP/SQFT		$158.59	$200.20	$176.56	$154.64	$169.69
Total Adj Factors	$66,500	$78,500	$0	$72,300	$84,700	$74,300
Adjusted Sale Price		$150,400	$0	$163,700	$145,100	$155,100
Comparable Estimate	$153,600 ($150/SFLA)					

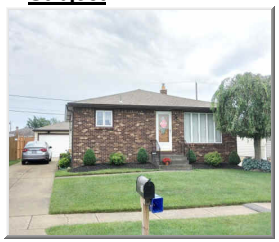
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-22	125.08-2-14	125.08-1-10	125.08-3-17	125.08-5-17	125.08-12-12
Owner	Heine, Gregory P	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Zywinski, John C	Cramer, Jennifer L
Address	43 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	15 Starwood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 110	55 x 110	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 0	0 0	0 0
SFLA	1024	1024	1024	960	960	1008
Att/Det Gar Sqft	440	484	528	286	288	352
Prior Land	$16,100					
Prior Total	$114,000					
Comp Land Estimate	$17,000	$17,000	$0	$16,700	$18,100	$17,100
Sale Date		1/25/2018	11/20/2020	6/27/2018	6/15/2018	6/21/2018
Sale Price		$144,500	$205,000	$155,000	$149,000	$162,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$162,900	$177,100
TADJSP/SQFT		$158.59	$200.20	$176.56	$169.69	$175.69
Total Adj Factors	$75,400	$78,500	$0	$72,300	$74,300	$80,600
Adjusted Sale Price		$159,300	$0	$172,600	$164,000	$171,900
Comparable Estimate	$167,000 ($163.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-22	125.08-2-14	125.08-1-10	125.08-3-17	125.08-2-4	125.08-5-17
Owner	Skoczylas, Leonard J	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Burgio, Andrew L	Zywinski, John C
Address	44 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	119 Castlewood Dr	15 Starwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 111	50 x 114	55 x 111	50 x 110	50 x 114	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 0	0 667	0 0
SFLA	1024	1024	1024	960	1056	960
Att/Det Gar Sqft	480	484	528	286	440	288
Prior Land	$16,100					
Prior Total	$119,000					
Comp Land Estimate	$17,100	$17,000	$0	$16,700	$17,000	$18,100
Sale Date		1/25/2018	11/20/2020	6/27/2018	1/10/2020	6/15/2018
Sale Price		$144,500	$205,000	$155,000	$161,700	$149,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$163,300	$162,900
TADJSP/SQFT		$158.59	$200.20	$176.56	$154.64	$169.69
Total Adj Factors	$75,900	$78,500	$0	$72,300	$84,700	$74,300
Adjusted Sale Price		$159,800	$0	$173,100	$154,500	$164,500
Comparable Estimate	$163,000 ($159.18/SFLA)					

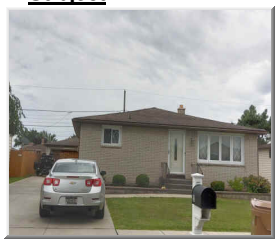
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-21	114.20-11-27	114.20-11-33	114.16-4-24	125.08-4-27	125.12-6-25
Owner	Spruch, Kimberly R	Bandoh, Anthony K Jr	Sexstone, Michael J	Joseph, Travis J	Tao, Ethan	Helfer, Kevin J Jr
Address	47 Castlewood Dr	1 Baywood Dr	53 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr	86 Lou Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	85 x 130	65 x 150	65 x 250	50 x 115	70 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1988 / 0	1989 / 0	1969 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 1	2 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1056	1175	1100	928	912	1023
2nd Sty Area	921	843	822	1048	624	1086
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	1977	2018	1922	1976	1536	2109
Att/Det Gar Sqft	484	418	420	480 720	418	441
Prior Land	$16,100					
Prior Total	$174,300					
Comp Land Estimate	$17,000	$25,400	$23,500	$26,400	$17,100	$20,600
Sale Date		2/28/2018	12/6/2019	4/30/2018	10/21/2020	11/20/2018
Sale Price		$194,000	$235,000	$190,000	$191,000	$198,000
Time Adj Sale Price		$216,900	$238,100	$210,100	$191,000	$210,400
TADJSP/SQFT		$107.48	$123.88	$106.33	$124.35	$99.76
Total Adj Factors	$127,200	$142,200	$134,400	$141,700	$102,300	$136,900
Adjusted Sale Price		$201,900	$230,900	$195,600	$215,900	$200,700
Comparable Estimate	$209,000 ($105.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-21	125.08-1-21	125.08-1-13	125.08-6-51	125.07-9-16	125.07-2-43
Owner	Smith, Scott M	Smith, Scott M	Bailey, Kathleen J	Ciesielski, Philip A	Barblock, Paula C	Finn, Laurie
Address	48 Castlewood Dr	48 Castlewood Dr	80 Castlewood Dr	10 Bory Dr	65 Cheekwood Dr	8 Knollwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 110	5 x 116	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1975 / 0	1984 / 0	1968 / 0	1975 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1232	1232	1024	1068	1204	1357
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 230	0 230	0 600	0 0	0 0	0 892
SFLA	1232	1232	1024	1068	1204	1357
Att/Det Gar Sqft	308	308	352	364	273	308
Prior Land	$15,900					
Prior Total	$126,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,700	$1,800	$17,100
Sale Date		10/24/2019	8/27/2020	6/22/2018	7/1/2019	5/18/2020
Sale Price		$184,500	$204,000	$167,400	$164,000	$226,500
Time Adj Sale Price		$188,200	$204,000	$183,000	$169,000	$227,300
TADJSP/SQFT		$152.76	$199.22	$171.35	$140.37	$167.50
Total Adj Factors	$102,300	$102,300	$101,900	$91,800	$89,500	$114,600
Adjusted Sale Price		$188,200	$204,400	$193,500	$181,800	$215,000
Comparable Estimate	$196,600 ($159.58/SFLA)					

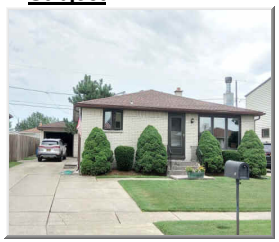
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-20	125.08-2-14	125.08-1-10	125.08-3-17	125.08-2-4	125.08-12-12
Owner	Niewiemski, Robert J	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Burgio, Andrew L	Cramer, Jennifer L
Address	51 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	119 Castlewood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 110	50 x 114	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	1056	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 0	0 667	0 0
SFLA	1024	1024	1024	960	1056	1008
Att/Det Gar Sqft	396	484	528	286	440	352
Prior Land	$16,100					
Prior Total	$116,000					
Comp Land Estimate	$17,000	$17,000	$0	$16,700	$17,000	$17,100
Sale Date		1/25/2018	11/20/2020	6/27/2018	1/10/2020	6/21/2018
Sale Price		$144,500	$205,000	$155,000	$161,700	$162,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$163,300	$177,100
TADJSP/SQFT		$158.59	$200.20	$176.56	$154.64	$175.69
Total Adj Factors	$76,700	$78,500	$0	$72,300	$84,700	$80,600
Adjusted Sale Price		$160,600	$0	$173,900	$155,300	$173,200
Comparable Estimate	$165,800 ($161.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-20	125.08-3-30	125.07-2-17	125.08-12-45	125.08-12-40	125.08-12-25
Owner	Eynon, Susan A	Karnyski, Michelle M	Hanzlian, Daniel M	Short, Ashley	Wozniak, Anthony D	Howlader, Faruque
Address	52 Castlewood Dr	44 Basswood Dr	157 Castlewood Dr	76 Frantzen Ter	56 Frantzen Ter	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 110	50 x 114	57 x 128	58 x 147	50 x 158
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1975 / 0	1972 / 0	1973 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 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	1320	1201	1290	1288	1257	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 660	0 0	0 0	0 300	0 60	0 300
SFLA	1320	1201	1290	1288	1257	1232
Att/Det Gar Sqft	308	273	286	322	378	308
Prior Land	$16,600					
Prior Total	$130,000					
Comp Land Estimate	$18,200	$16,700	$17,000	$20,100	$21,800	$19,700
Sale Date		9/13/2019	12/21/2018	6/7/2019	11/2/2018	5/11/2018
Sale Price		$160,000	$162,000	$160,000	$166,900	$129,000
Time Adj Sale Price		$163,800	$171,200	$165,400	$177,400	$141,800
TADJSP/SQFT		$136.39	$132.71	$128.42	$141.13	$115.10
Total Adj Factors	$97,900	$86,400	$93,900	$95,700	$99,900	$84,500
Adjusted Sale Price		$175,300	$175,200	$167,600	$175,400	$155,200
Comparable Estimate	$169,700 ($128.56/SFLA)					

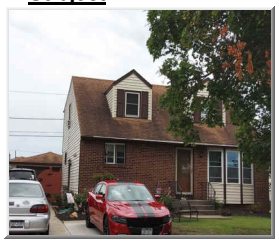
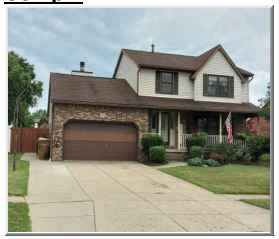
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-19	125.08-2-14	125.08-1-10	125.08-3-17	125.08-2-4	125.08-12-12
Owner	Keating, Michael	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Burgio, Andrew L	Cramer, Jennifer L
Address	55 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	119 Castlewood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 110	50 x 114	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	1056	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 0	0 667	0 0
SFLA	1024	1024	1024	960	1056	1008
Att/Det Gar Sqft	440	484	528	286	440	352
Prior Land	$16,100					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$17,000	$0	$16,700	$17,000	$17,100
Sale Date		1/25/2018	11/20/2020	6/27/2018	1/10/2020	6/21/2018
Sale Price		$144,500	$205,000	$155,000	$161,700	$162,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$163,300	$177,100
TADJSP/SQFT		$158.59	$200.20	$176.56	$154.64	$175.69
Total Adj Factors	$77,200	$78,500	$0	$72,300	$84,700	$80,600
Adjusted Sale Price		$161,100	$0	$174,400	$155,800	$173,700
Comparable Estimate	$166,300 ($162.4/SFLA)					

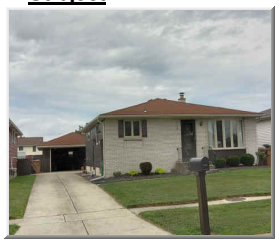
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-19	125.08-2-14	125.08-1-10	125.08-3-17	125.08-2-4	125.07-1-25
Owner	Poslinski Diane B	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Burgio, Andrew L	Celotto, James W Jr
Address	56 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	119 Castlewood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 114	55 x 111	50 x 110	50 x 114	50 x 111
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	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 607	0 700	0 0	0 667	0 0
SFLA	1024	1024	1024	960	1056	1024
Att/Det Gar Sqft	384	484	528	286	440	528
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$17,000	$0	$16,700	$17,000	$16,800
Sale Date		1/25/2018	11/20/2020	6/27/2018	1/10/2020	7/30/2020
Sale Price		$144,500	$205,000	$155,000	$161,700	$169,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$163,300	$169,000
TADJSP/SQFT		$158.59	$200.20	$176.56	$154.64	$165.04
Total Adj Factors	$78,600	$78,500	$0	$72,300	$84,700	$79,200
Adjusted Sale Price		$162,500	$0	$175,800	$157,200	$168,400
Comparable Estimate	$166,000 ($162.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-18	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.08-12-12
Owner	Nowak, Thomas R	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Cramer, Jennifer L
Address	59 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 114	50 x 110	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	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	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1024	1024	1056	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 667	0 0	0 0
SFLA	1056	1024	1024	1056	960	1008
Att/Det Gar Sqft		484	528	440	286	352
Prior Land	$11,000					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$17,000	$0	$17,000	$16,700	$17,100
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	6/21/2018
Sale Price		$144,500	$205,000	$161,700	$155,000	$162,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$177,100
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$175.69
Total Adj Factors	$76,700	$78,500	$0	$84,700	$72,300	$80,600
Adjusted Sale Price		$160,600	$0	$155,300	$173,900	$173,200
Comparable Estimate	$165,800 ($157.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-18	125.08-2-14	125.08-1-10	125.08-3-17	125.08-2-4	125.07-1-25
Owner	Wojcik, Jason M	Sherman, Nicholas J	Speyer, Richard J	Oliver, Keith M	Burgio, Andrew L	Celotto, James W Jr
Address	60 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	119 Castlewood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 114	55 x 111	50 x 110	50 x 114	50 x 111
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	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	960	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 607	0 700	0 0	0 667	0 0
SFLA	1024	1024	1024	960	1056	1024
Att/Det Gar Sqft	308	484	528	286	440	528
Prior Land	$16,600					
Prior Total	$120,000					
Comp Land Estimate	$18,200	$17,000	$0	$16,700	$17,000	$16,800
Sale Date		1/25/2018	11/20/2020	6/27/2018	1/10/2020	7/30/2020
Sale Price		$144,500	$205,000	$155,000	$161,700	$169,000
Time Adj Sale Price		$162,400	$205,000	$169,500	$163,300	$169,000
TADJSP/SQFT		$158.59	$200.20	$176.56	$154.64	$165.04
Total Adj Factors	$79,200	$78,500	$0	$72,300	$84,700	$79,200
Adjusted Sale Price		$163,100	$0	$176,400	$157,800	$169,000
Comparable Estimate	$166,600 ($162.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-17	125.08-9-9	114.20-11-33	114.20-4-41	114.16-5-25.1	125.08-4-27
Owner	Madey, Craig	Cushing, Wendy L	Sexstone, Michael J	Zou, Jin	Reynolds, Corey	Tao, Ethan
Address	63 Castlewood Dr	640 Borden Rd	53 Cherrywood Dr	98 Dubonnet Dr	963 Borden Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	152 x 283	65 x 150	60 x 110	100 x 217	50 x 115
Building Style	04 Cape cod	04 Cape cod	05 Colonial	02 Raised ranch	04 Cape cod	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1943 / 0	1989 / 0	1972 / 0	1946 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	1.0	1.5	2.0
Bedrooms	4	3	4	3	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1024	900	1100	924	820	912
2nd Sty Area	0	0	822	0	0	624
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 200	912 0	0 0	0 0
SFLA	1840	1575	1922	1836	1210	1536
Att/Det Gar Sqft	440	780	420	400	832	418
Prior Land	$11,000					
Prior Total	$145,250					
Comp Land Estimate	$17,000	$40,000	$23,500	$19,600	$32,900	$17,100
Sale Date		2/2/2018	12/6/2019	2/12/2018	1/21/2020	10/21/2020
Sale Price		$178,981	$235,000	$166,500	$154,000	$191,000
Time Adj Sale Price		$200,100	$238,100	$186,100	$155,500	$191,000
TADJSP/SQFT		$127.05	$123.88	$101.36	$128.51	$124.35
Total Adj Factors	$112,200	$125,100	$134,400	$104,300	$94,200	$102,300
Adjusted Sale Price		$187,200	$215,900	$194,000	$173,500	$200,900
Comparable Estimate	$194,300 ($105.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-17	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.07-1-25
Owner	Zielinski, William A	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Celotto, James W Jr
Address	64 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 114	55 x 111	50 x 114	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / 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	1024	1024	1024	1056	960	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	960	1024
Att/Det Gar Sqft	528	484	528	440	286	528
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$17,000	$0	$17,000	$16,700	$16,800
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	7/30/2020
Sale Price		$144,500	$205,000	$161,700	$155,000	$169,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$169,000
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$165.04
Total Adj Factors	$77,300	$78,500	$0	$84,700	$72,300	$79,200
Adjusted Sale Price		$161,200	$0	$155,900	$174,500	$167,100
Comparable Estimate	$164,700 ($160.84/SFLA)					

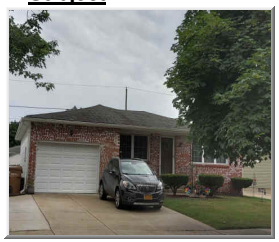
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-16	125.08-2-14	125.08-2-4	125.08-1-10	125.08-3-17	125.08-12-12
Owner	Faulkner, Charles E	Sherman, Nicholas J	Burgio, Andrew L	Speyer, Richard J	Oliver, Keith M	Cramer, Jennifer L
Address	67 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	107 Parwood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 114	55 x 111	50 x 110	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1974 / 0	1973 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	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	1056	1024	1056	1024	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 667	0 700	0 0	0 0
SFLA	1056	1024	1056	1024	960	1008
Att/Det Gar Sqft	440	484	440	528	286	352
Prior Land	$16,100					
Prior Total	$116,000					
Comp Land Estimate	$17,000	$17,000	$17,000	$0	$16,700	$17,100
Sale Date		1/25/2018	1/10/2020	11/20/2020	6/27/2018	6/21/2018
Sale Price		$144,500	$161,700	$205,000	$155,000	$162,000
Time Adj Sale Price		$162,400	$163,300	$205,000	$169,500	$177,100
TADJSP/SQFT		$158.59	$154.64	$200.20	$176.56	$175.69
Total Adj Factors	$79,000	$78,500	$84,700	$0	$72,300	$80,600
Adjusted Sale Price		$162,900	$157,600	$0	$176,200	$175,500
Comparable Estimate	$168,100 ($159.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-16	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.07-1-25
Owner	Porter, Helen	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Celotto, James W Jr
Address	68 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 114	55 x 111	50 x 114	50 x 110	50 x 111
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	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1024	1024	1024	1056	960	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	960	1024
Att/Det Gar Sqft	528	484	528	440	286	528
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$17,000	$0	$17,000	$16,700	$16,800
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	7/30/2020
Sale Price		$144,500	$205,000	$161,700	$155,000	$169,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$169,000
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$165.04
Total Adj Factors	$78,100	$78,500	$0	$84,700	$72,300	$79,200
Adjusted Sale Price		$162,000	$0	$156,700	$175,300	$167,900
Comparable Estimate	$165,500 ($161.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-15	125.08-3-30	125.07-2-17	125.08-12-45	125.08-12-40	125.08-11-11
Owner	Griffo, James D	Karnyski, Michelle M	Hanzlian, Daniel M	Short, Ashley	Wozniak, Anthony D	Jackowski, Scott P
Address	71 Castlewood Dr	44 Basswood Dr	157 Castlewood Dr	76 Frantzen Ter	56 Frantzen Ter	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 110	50 x 114	57 x 128	58 x 147	58 x 157
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1974 / 0	1972 / 0	1973 / 0	1970 / 0	1971 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	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	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	1330	1201	1290	1288	1257	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 60	0 400
SFLA	1330	1201	1290	1288	1257	1372
Att/Det Gar Sqft	308	273	286	322	378	440
Prior Land	$16,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$16,700	$17,000	$20,100	$21,800	$22,400
Sale Date		9/13/2019	12/21/2018	6/7/2019	11/2/2018	8/24/2018
Sale Price		$160,000	$162,000	$160,000	$166,900	$157,500
Time Adj Sale Price		$163,800	$171,200	$165,400	$177,400	$170,300
TADJSP/SQFT		$136.39	$132.71	$128.42	$141.13	$124.13
Total Adj Factors	$91,900	$86,400	$93,900	$95,700	$99,900	$106,100
Adjusted Sale Price		$169,300	$169,200	$161,600	$169,400	$156,100
Comparable Estimate	$165,100 ($124.14/SFLA)					

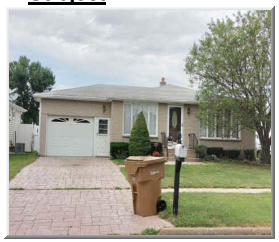
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-15	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.07-1-25
Owner	Galloway, Gordon E	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Celotto, James W Jr
Address	72 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 114	55 x 111	50 x 114	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1024	1024	1024	1056	960	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	960	1024
Att/Det Gar Sqft	308	484	528	440	286	528
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$17,000	$0	$17,000	$16,700	$16,800
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	7/30/2020
Sale Price		$144,500	$205,000	$161,700	$155,000	$169,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$169,000
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$165.04
Total Adj Factors	$73,700	$78,500	$0	$84,700	$72,300	$79,200
Adjusted Sale Price		$157,600	$0	$152,300	$170,900	$163,500
Comparable Estimate	$161,100 ($157.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-14	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.08-12-12
Owner	Sherman, Nicholas J	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Cramer, Jennifer L
Address	75 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	55 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 114	50 x 110	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / 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	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	1024	1024	1024	1056	960	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 607	0 607	0 700	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	960	1008
Att/Det Gar Sqft	484	484	528	440	286	352
Prior Land	$16,100					
Prior Total	$114,000					
Comp Land Estimate	$17,000	$17,000	$0	$17,000	$16,700	$17,100
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	6/21/2018
Sale Price		$144,500	$205,000	$161,700	$155,000	$162,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$177,100
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$175.69
Total Adj Factors	$78,500	$78,500	$0	$84,700	$72,300	$80,600
Adjusted Sale Price		$162,400	$0	$157,100	$175,700	$175,000
Comparable Estimate	$167,600 ($163.67/SFLA)					

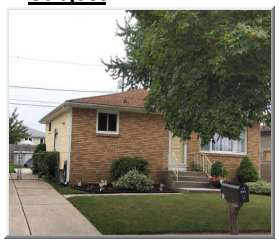
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

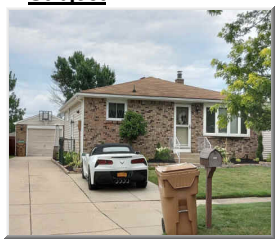
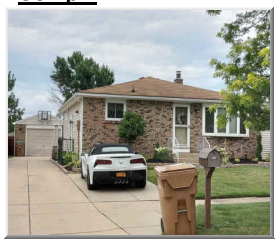
Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-14	114.20-4-54	125.07-7-13	125.12-1-11	114.20-2-36	125.08-1-21
Owner	Kramer, Charles G Jr	Lewandowski, Michael I	Zienski, Christopher J	Nguyen, Douglas T	Fellows, Joshua T	Smith, Scott M
Address	76 Castlewood Dr	35 Sherry Dr	59 Mckenzie Ct	171 Sprucewood Dr	46 Lemans Dr	48 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	63 x 120	69 x 128	50 x 110	50 x 145	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1969 / 0	1970 / 0	1971 / 0	1975 / 0
Condition	2 Fair	2 Fair	2 Fair	2 Fair	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	2 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1190	1127	1164	1180	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 572	0 230
SFLA	1204	1190	1127	1164	1180	1232
Att/Det Gar Sqft	220	308	330	280	330	308
Prior Land	$15,900					
Prior Total	$123,000					
Comp Land Estimate	$16,800	$20,900	$22,500	$16,700	$19,100	$16,800
Sale Date		10/18/2018	4/17/2019	9/27/2018	11/21/2018	10/24/2019
Sale Price		$120,000	$135,000	$125,000	$117,000	$184,500
Time Adj Sale Price		$128,300	$140,400	$134,400	$124,300	$188,200
TADJSP/SQFT		$107.82	$124.58	$115.46	$105.34	$152.76
Total Adj Factors	$64,200	$69,800	$76,600	$68,500	$76,800	$102,300
Adjusted Sale Price		$122,700	$128,000	$130,100	$111,700	$150,100
Comparable Estimate	$128,500 ($106.73/SFLA)					

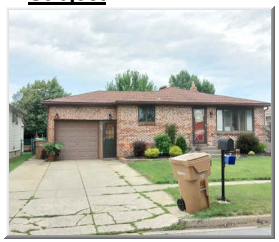
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

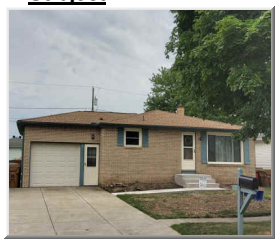
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-13	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.07-1-25
Owner	Ferrucci Mario J	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Celotto, James W Jr
Address	79 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 114	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / 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	1024	1024	1024	1056	960	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 607	0 700	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	960	1024
Att/Det Gar Sqft		484	528	440	286	528
Prior Land	$16,100					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$17,000	$0	$17,000	$16,700	$16,800
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	7/30/2020
Sale Price		$144,500	$205,000	$161,700	$155,000	$169,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$169,000
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$165.04
Total Adj Factors	$71,100	$78,500	$0	$84,700	$72,300	$79,200
Adjusted Sale Price		$155,000	$0	$149,700	$168,300	$160,900
Comparable Estimate	$158,500 ($154.79/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-13	125.08-1-13	125.08-1-21	125.07-4-37	125.08-6-51	125.08-1-10
Owner	Bailey, Kathleen J	Bailey, Kathleen J	Smith, Scott M	Deppeler, Michael R	Ciesielski, Philip A	Speyer, Richard J
Address	80 Castlewood Dr	80 Castlewood Dr	48 Castlewood Dr	194 Autumnwood Dr	10 Bory Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 115	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1975 / 0	1971 / 0	1984 / 0	1973 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 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	1024	1024	1232	960	1068	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 600	0 230	0 0	0 0	0 700
SFLA	1024	1024	1232	960	1068	1024
Att/Det Gar Sqft	352	352	308	280	364	528
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$17,100	$16,700	$0
Sale Date		8/27/2020	10/24/2019	8/31/2018	6/22/2018	11/20/2020
Sale Price		$204,000	$184,500	$175,000	$167,400	$205,000
Time Adj Sale Price		$204,000	$188,200	$189,200	$183,000	$205,000
TADJSP/SQFT		$199.22	$152.76	$197.08	$171.35	$200.20
Total Adj Factors	$101,900	$101,900	$102,300	$83,000	$91,800	$0
Adjusted Sale Price		$204,000	$187,800	$208,100	$193,100	$0
Comparable Estimate	$198,300 ($193.65/SFLA)					

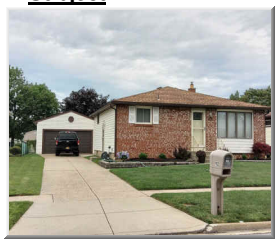
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-12	125.08-2-14	125.08-1-10	125.08-2-4	125.08-3-17	125.07-1-25
Owner	Maciejewski, Leonard J	Sherman, Nicholas J	Speyer, Richard J	Burgio, Andrew L	Oliver, Keith M	Celotto, James W Jr
Address	83 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	107 Parwood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 114	50 x 114	55 x 111	50 x 114	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1056	960	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 512	0 607	0 700	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	960	1024
Att/Det Gar Sqft	440	484	528	440	286	528
Prior Land	$18,800					
Prior Total	$116,000					
Comp Land Estimate	$21,500	$17,000	$0	$17,000	$16,700	$16,800
Sale Date		1/25/2018	11/20/2020	1/10/2020	6/27/2018	7/30/2020
Sale Price		$144,500	$205,000	$161,700	$155,000	$169,000
Time Adj Sale Price		$162,400	$205,000	$163,300	$169,500	$169,000
TADJSP/SQFT		$158.59	$200.20	$154.64	$176.56	$165.04
Total Adj Factors	$84,000	$78,500	$0	$84,700	$72,300	$79,200
Adjusted Sale Price		$167,900	$0	$162,600	$181,200	$173,800
Comparable Estimate	$171,400 ($167.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-12	125.08-1-13	125.08-1-21	125.07-4-37	125.08-6-51	125.08-1-10
Owner	Oakwood, Rhonda	Bailey, Kathleen J	Smith, Scott M	Deppeler, Michael R	Ciesielski, Philip A	Speyer, Richard J
Address	84 Castlewood Dr	80 Castlewood Dr	48 Castlewood Dr	194 Autumnwood Dr	10 Bory Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 111	50 x 111	50 x 115	50 x 110	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1975 / 0	1971 / 0	1984 / 0	1973 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	1024	1024	1232	960	1068	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 600	0 230	0 0	0 0	0 700
SFLA	1024	1024	1232	960	1068	1024
Att/Det Gar Sqft	308	352	308	280	364	528
Prior Land	$16,600					
Prior Total	$123,000					
Comp Land Estimate	$18,200	$16,800	$16,800	$17,100	$16,700	$0
Sale Date		8/27/2020	10/24/2019	8/31/2018	6/22/2018	11/20/2020
Sale Price		$204,000	$184,500	$175,000	$167,400	$205,000
Time Adj Sale Price		$204,000	$188,200	$189,200	$183,000	$205,000
TADJSP/SQFT		$199.22	$152.76	$197.08	$171.35	$200.20
Total Adj Factors	$89,900	$101,900	$102,300	$83,000	$91,800	$0
Adjusted Sale Price		$192,000	$175,800	$196,100	$181,100	$0
Comparable Estimate	$186,300 ($181.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-11	125.08-2-4	125.08-2-14	125.08-1-10	125.07-1-25	125.08-3-17
Owner	Kinderman, James	Burgio, Andrew L	Sherman, Nicholas J	Speyer, Richard J	Celotto, James W Jr	Oliver, Keith M
Address	87 Castlewood Dr	119 Castlewood Dr	75 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	107 Parwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 114	50 x 114	55 x 111	50 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1056	1024	1024	1024	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 667	0 607	0 700	0 0	0 0
SFLA	1056	1056	1024	1024	1024	960
Att/Det Gar Sqft	308	440	484	528	528	286
Prior Land	$16,800					
Prior Total	$116,000					
Comp Land Estimate	$18,400	$17,000	$17,000	$0	$16,800	$16,700
Sale Date		1/10/2020	1/25/2018	11/20/2020	7/30/2020	6/27/2018
Sale Price		$161,700	$144,500	$205,000	$169,000	$155,000
Time Adj Sale Price		$163,300	$162,400	$205,000	$169,000	$169,500
TADJSP/SQFT		$154.64	$158.59	$200.20	$165.04	$176.56
Total Adj Factors	$80,200	$84,700	$78,500	$0	$79,200	$72,300
Adjusted Sale Price		$158,800	$164,100	$0	$170,000	$177,400
Comparable Estimate	$167,600 ($158.71/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-11	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.08-3-17
Owner	Helminiak, Donald R	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Oliver, Keith M
Address	88 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	107 Parwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	55 x 111	50 x 114	50 x 114	50 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1024	1024	1024	1056	1024	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 512	0 700	0 607	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	1024	960
Att/Det Gar Sqft		528	484	440	528	286
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$0	$17,000	$17,000	$16,800	$16,700
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	6/27/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$169,500
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$176.56
Total Adj Factors	$73,100	$0	$78,500	$84,700	$79,200	$72,300
Adjusted Sale Price		$0	$157,000	$151,700	$162,900	$170,300
Comparable Estimate	$160,500 ($156.74/SFLA)					

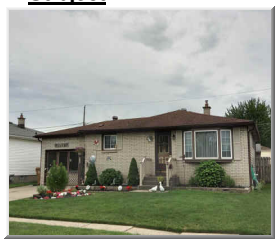
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-10	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.07-1-20
Owner	Speyer, Richard J	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Militello, Matthew
Address	92 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 700	0 607	0 667	0 0	0 400
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	528	528	484	440	528	308
Prior Land	$16,600					
Prior Total	$115,000					
Comp Land Estimate	$18,200	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	9/7/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$166,600
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$162.70
Total Adj Factors	$82,000	$0	$78,500	$84,700	$79,200	$80,500
Adjusted Sale Price		$0	$165,900	$160,600	$171,800	$168,100
Comparable Estimate	$166,600 ($162.7/SFLA)					

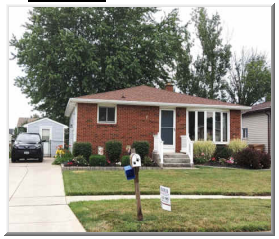
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-10	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.08-3-17
Owner	Buczkowski Kathleen M	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Oliver, Keith M
Address	95 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	107 Parwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 114	55 x 111	50 x 114	50 x 114	50 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1056	1024	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 700	0 607	0 667	0 0	0 0
SFLA	1024	1024	1024	1056	1024	960
Att/Det Gar Sqft	440	528	484	440	528	286
Prior Land	$17,600					
Prior Total	$117,000					
Comp Land Estimate	$19,900	$0	$17,000	$17,000	$16,800	$16,700
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	6/27/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$169,500
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$176.56
Total Adj Factors	$89,800	$0	$78,500	$84,700	$79,200	$72,300
Adjusted Sale Price		$0	$173,700	$168,400	$179,600	$187,000
Comparable Estimate	$177,200 ($173.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-9	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.07-1-20
Owner	Paladino, Tracy	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Militello, Matthew
Address	96 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 512	0 700	0 607	0 667	0 0	0 400
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	440	528	484	440	528	308
Prior Land	$15,900					
Prior Total	$116,000					
Comp Land Estimate	$16,800	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	9/7/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$166,600
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$162.70
Total Adj Factors	$80,400	$0	$78,500	$84,700	$79,200	$80,500
Adjusted Sale Price		$0	$164,300	$159,000	$170,200	$166,500
Comparable Estimate	$165,000 ($161.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-9	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.07-1-20
Owner	Bleckinger, Peter J	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Militello, Matthew
Address	99 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 607	0 667	0 0	0 400
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	308	528	484	440	528	308
Prior Land	$16,800					
Prior Total	$115,000					
Comp Land Estimate	$18,400	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	9/7/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$166,600
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$162.70
Total Adj Factors	$77,300	$0	$78,500	$84,700	$79,200	$80,500
Adjusted Sale Price		$0	$161,200	$155,900	$167,100	$163,400
Comparable Estimate	$161,900 ($158.11/SFLA)					

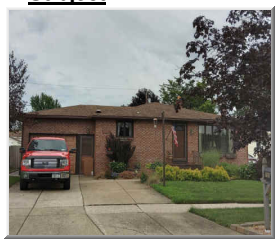
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-8	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.07-1-20
Owner	Hlavaty Kimberly Allisor	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Militello, Matthew
Address	100 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 607	0 667	0 0	0 400
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	308	528	484	440	528	308
Prior Land	$16,600					
Prior Total	$115,000					
Comp Land Estimate	$18,200	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	9/7/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$166,600
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$162.70
Total Adj Factors	$78,200	$0	$78,500	$84,700	$79,200	$80,500
Adjusted Sale Price		$0	$162,100	$156,800	$168,000	$164,300
Comparable Estimate	$162,800 ($158.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-8	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.07-1-20
Owner	Faltisko, John J	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Militello, Matthew
Address	103 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 607	0 667	0 0	0 400
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	286	528	484	440	528	308
Prior Land	$16,800					
Prior Total	$121,000					
Comp Land Estimate	$18,400	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	9/7/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$166,600
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$162.70
Total Adj Factors	$82,800	$0	$78,500	$84,700	$79,200	$80,500
Adjusted Sale Price		$0	$166,700	$161,400	$172,600	$168,900
Comparable Estimate	$167,400 ($163.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-7	125.08-1-10	125.08-2-4	125.08-2-14	125.07-1-25	125.07-1-20
Owner	Kirk, Kathleen A	Speyer, Richard J	Burgio, Andrew L	Sherman, Nicholas J	Celotto, James W Jr	Militello, Matthew
Address	104 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	75 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1974 / 0	1973 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1056	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 667	0 607	0 0	0 400
SFLA	1024	1024	1056	1024	1024	1024
Att/Det Gar Sqft		528	440	484	528	308
Prior Land	$15,900					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/10/2020	1/25/2018	7/30/2020	9/7/2018
Sale Price		$205,000	$161,700	$144,500	$169,000	$155,000
Time Adj Sale Price		$205,000	$163,300	$162,400	$169,000	$166,600
TADJSP/SQFT		$200.20	$154.64	$158.59	$165.04	$162.70
Total Adj Factors	$75,800	$0	$84,700	$78,500	$79,200	$80,500
Adjusted Sale Price		$0	$154,400	$159,700	$165,600	$161,900
Comparable Estimate	$160,400 ($156.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-7	125.08-2-4	125.08-1-10	125.08-2-14	125.07-1-25	125.07-1-20
Owner	Kelly Richard B	Burgio, Andrew L	Speyer, Richard J	Sherman, Nicholas J	Celotto, James W Jr	Militello, Matthew
Address	107 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 114	55 x 111	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1973 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 487	0 667	0 700	0 607	0 0	0 400
SFLA	1056	1056	1024	1024	1024	1024
Att/Det Gar Sqft	308	440	528	484	528	308
Prior Land	$16,800					
Prior Total	$121,000					
Comp Land Estimate	$18,400	$17,000	$0	$17,000	$16,800	$16,800
Sale Date		1/10/2020	11/20/2020	1/25/2018	7/30/2020	9/7/2018
Sale Price		$161,700	$205,000	$144,500	$169,000	$155,000
Time Adj Sale Price		$163,300	$205,000	$162,400	$169,000	$166,600
TADJSP/SQFT		$154.64	$200.20	$158.59	$165.04	$162.70
Total Adj Factors	$89,800	$84,700	$0	$78,500	$79,200	$80,500
Adjusted Sale Price		$168,400	$0	$173,700	$179,600	$175,900
Comparable Estimate	$174,400 ($165.15/SFLA)					

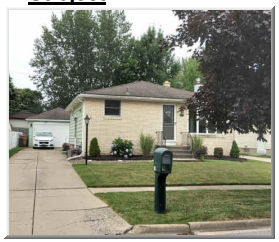
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-6	125.08-1-10	125.08-2-14	125.08-2-4	125.07-1-25	125.07-1-20
Owner	Niemira, Patrick M	Speyer, Richard J	Sherman, Nicholas J	Burgio, Andrew L	Celotto, James W Jr	Militello, Matthew
Address	108 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	119 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1973 / 0	1974 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 607	0 667	0 0	0 400
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	308	528	484	440	528	308
Prior Land	$16,600					
Prior Total	$115,000					
Comp Land Estimate	$18,200	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/25/2018	1/10/2020	7/30/2020	9/7/2018
Sale Price		$205,000	$144,500	$161,700	$169,000	$155,000
Time Adj Sale Price		$205,000	$162,400	$163,300	$169,000	$166,600
TADJSP/SQFT		$200.20	$158.59	$154.64	$165.04	$162.70
Total Adj Factors	$78,200	$0	$78,500	$84,700	$79,200	$80,500
Adjusted Sale Price		$0	$162,100	$156,800	$168,000	$164,300
Comparable Estimate	$162,800 ($158.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-6	125.08-2-4	125.08-1-10	125.08-2-14	125.07-1-25	125.07-1-20
Owner	Nowak Chris J	Burgio, Andrew L	Speyer, Richard J	Sherman, Nicholas J	Celotto, James W Jr	Militello, Matthew
Address	111 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 114	55 x 111	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1973 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 667	0 700	0 607	0 0	0 400
SFLA	1024	1056	1024	1024	1024	1024
Att/Det Gar Sqft	308 308	440	528	484	528	308
Prior Land	$16,800					
Prior Total	$117,000					
Comp Land Estimate	$18,400	$17,000	$0	$17,000	$16,800	$16,800
Sale Date		1/10/2020	11/20/2020	1/25/2018	7/30/2020	9/7/2018
Sale Price		$161,700	$205,000	$144,500	$169,000	$155,000
Time Adj Sale Price		$163,300	$205,000	$162,400	$169,000	$166,600
TADJSP/SQFT		$154.64	$200.20	$158.59	$165.04	$162.70
Total Adj Factors	$85,000	$84,700	$0	$78,500	$79,200	$80,500
Adjusted Sale Price		$163,600	$0	$168,900	$174,800	$171,100
Comparable Estimate	$169,600 ($165.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-5	125.07-2-17	125.08-3-30	125.08-12-45	125.08-2-4	125.08-12-40
Owner	Allen, Paul B	Hanzlian, Daniel M	Karnyski, Michelle M	Short, Ashley	Burgio, Andrew L	Wozniak, Anthony D
Address	112 Castlewood Dr	157 Castlewood Dr	44 Basswood Dr	76 Frantzen Ter	119 Castlewood Dr	56 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	50 x 114	50 x 110	57 x 128	50 x 114	58 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1972 / 0	1970 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1290	1201	1288	1056	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 667	0 60
SFLA	1320	1290	1201	1288	1056	1257
Att/Det Gar Sqft	308	286	273	322	440	378
Prior Land	$17,400					
Prior Total	$135,000					
Comp Land Estimate	$19,700	$17,000	$16,700	$20,100	$17,000	$21,800
Sale Date		12/21/2018	9/13/2019	6/7/2019	1/10/2020	11/2/2018
Sale Price		$162,000	$160,000	$160,000	$161,700	$166,900
Time Adj Sale Price		$171,200	$163,800	$165,400	$163,300	$177,400
TADJSP/SQFT		$132.71	$136.39	$128.42	$154.64	$141.13
Total Adj Factors	$98,700	$93,900	$86,400	$95,700	$84,700	$99,900
Adjusted Sale Price		$176,000	$176,100	$168,400	$177,300	$176,200
Comparable Estimate	$174,800 ($132.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-5	125.08-1-10	125.08-2-4	125.08-2-14	125.07-1-25	125.07-1-20
Owner	Jajkowski, Kenneth	Speyer, Richard J	Burgio, Andrew L	Sherman, Nicholas J	Celotto, James W Jr	Militello, Matthew
Address	115 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	75 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 111	50 x 114	50 x 114	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1974 / 0	1973 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1056	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 667	0 607	0 0	0 400
SFLA	1024	1024	1056	1024	1024	1024
Att/Det Gar Sqft		528	440	484	528	308
Prior Land	$16,100					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$0	$17,000	$17,000	$16,800	$16,800
Sale Date		11/20/2020	1/10/2020	1/25/2018	7/30/2020	9/7/2018
Sale Price		$205,000	$161,700	$144,500	$169,000	$155,000
Time Adj Sale Price		$205,000	$163,300	$162,400	$169,000	$166,600
TADJSP/SQFT		$200.20	$154.64	$158.59	$165.04	$162.70
Total Adj Factors	$72,000	$0	$84,700	$78,500	$79,200	$80,500
Adjusted Sale Price		$0	$150,600	$155,900	$161,800	$158,100
Comparable Estimate	$156,600 ($152.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-4	125.08-2-4	125.08-1-10	125.07-1-25	125.08-2-14	125.07-1-20
Owner	Zobrest Donald J & Kell	Burgio, Andrew L	Speyer, Richard J	Celotto, James W Jr	Sherman, Nicholas J	Militello, Matthew
Address	116 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	75 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	50 x 114	55 x 111	50 x 111	50 x 114	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1973 / 0	1974 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / Y	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1024	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 667	0 700	0 0	0 607	0 400
SFLA	1024	1056	1024	1024	1024	1024
Att/Det Gar Sqft	440	440	528	528	484	308
Prior Land	$17,400					
Prior Total	$121,000					
Comp Land Estimate	$19,700	$17,000	$0	$16,800	$17,000	$16,800
Sale Date		1/10/2020	11/20/2020	7/30/2020	1/25/2018	9/7/2018
Sale Price		$161,700	$205,000	$169,000	$144,500	$155,000
Time Adj Sale Price		$163,300	$205,000	$169,000	$162,400	$166,600
TADJSP/SQFT		$154.64	$200.20	$165.04	$158.59	$162.70
Total Adj Factors	$90,000	$84,700	$0	$79,200	$78,500	$80,500
Adjusted Sale Price		$168,600	$0	$179,800	$173,900	$176,100
Comparable Estimate	$174,600 ($170.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-4	125.08-2-4	125.08-1-10	125.07-1-25	125.08-2-14	125.07-1-20
Owner	Burgio, Andrew L	Burgio, Andrew L	Speyer, Richard J	Celotto, James W Jr	Sherman, Nicholas J	Militello, Matthew
Address	119 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	75 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 111	50 x 114	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1974 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 667	0 667	0 700	0 0	0 607	0 400
SFLA	1056	1056	1024	1024	1024	1024
Att/Det Gar Sqft	440	440	528	528	484	308
Prior Land	$16,100					
Prior Total	$116,000					
Comp Land Estimate	$17,000	$17,000	$0	$16,800	$17,000	$16,800
Sale Date		1/10/2020	11/20/2020	7/30/2020	1/25/2018	9/7/2018
Sale Price		$161,700	$205,000	$169,000	$144,500	$155,000
Time Adj Sale Price		$163,300	$205,000	$169,000	$162,400	$166,600
TADJSP/SQFT		$154.64	$200.20	$165.04	$158.59	$162.70
Total Adj Factors	$84,700	$84,700	$0	$79,200	$78,500	$80,500
Adjusted Sale Price		$163,300	$0	$174,500	$168,600	$170,800
Comparable Estimate	$169,300 ($160.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-3	125.08-2-4	125.08-1-10	125.07-1-25	125.08-2-14	125.07-1-20
Owner	Napierski, Michael S	Burgio, Andrew L	Speyer, Richard J	Celotto, James W Jr	Sherman, Nicholas J	Militello, Matthew
Address	120 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	75 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 111	50 x 114	55 x 111	50 x 111	50 x 114	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1974 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1024	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 667	0 700	0 0	0 607	0 400
SFLA	1024	1056	1024	1024	1024	1024
Att/Det Gar Sqft	638	440	528	528	484	308
Prior Land	$16,900					
Prior Total	$116,000					
Comp Land Estimate	$18,800	$17,000	$0	$16,800	$17,000	$16,800
Sale Date		1/10/2020	11/20/2020	7/30/2020	1/25/2018	9/7/2018
Sale Price		$161,700	$205,000	$169,000	$144,500	$155,000
Time Adj Sale Price		$163,300	$205,000	$169,000	$162,400	$166,600
TADJSP/SQFT		$154.64	$200.20	$165.04	$158.59	$162.70
Total Adj Factors	$82,200	$84,700	$0	$79,200	$78,500	$80,500
Adjusted Sale Price		$160,800	$0	$172,000	$166,100	$168,300
Comparable Estimate	$166,800 ($162.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-3	125.08-2-4	125.08-1-10	125.07-1-25	125.08-2-14	125.07-1-20
Owner	Ganje, Jason M	Burgio, Andrew L	Speyer, Richard J	Celotto, James W Jr	Sherman, Nicholas J	Militello, Matthew
Address	123 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	75 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 111	50 x 114	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1974 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1056	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 667	0 700	0 0	0 607	0 400
SFLA	1056	1056	1024	1024	1024	1024
Att/Det Gar Sqft	624	440	528	528	484	308
Prior Land	$16,100					
Prior Total	$116,000					
Comp Land Estimate	$17,000	$17,000	$0	$16,800	$17,000	$16,800
Sale Date		1/10/2020	11/20/2020	7/30/2020	1/25/2018	9/7/2018
Sale Price		$161,700	$205,000	$169,000	$144,500	$155,000
Time Adj Sale Price		$163,300	$205,000	$169,000	$162,400	$166,600
TADJSP/SQFT		$154.64	$200.20	$165.04	$158.59	$162.70
Total Adj Factors	$81,200	$84,700	$0	$79,200	$78,500	$80,500
Adjusted Sale Price		$159,800	$0	$171,000	$165,100	$167,300
Comparable Estimate	$165,800 ($157.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-2	125.07-1-25	125.08-2-4	125.08-1-10	125.08-2-14	125.07-1-20
Owner	Werner, Lorraine R	Celotto, James W Jr	Burgio, Andrew L	Speyer, Richard J	Sherman, Nicholas J	Militello, Matthew
Address	124 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 111	50 x 111	50 x 114	55 x 111	50 x 114	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1974 / 0	1973 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1056	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 667	0 700	0 607	0 400
SFLA	1024	1024	1056	1024	1024	1024
Att/Det Gar Sqft	308	528	440	528	484	308
Prior Land	$17,100					
Prior Total	$115,000					
Comp Land Estimate	$19,100	$16,800	$17,000	$0	$17,000	$16,800
Sale Date		7/30/2020	1/10/2020	11/20/2020	1/25/2018	9/7/2018
Sale Price		$169,000	$161,700	$205,000	$144,500	$155,000
Time Adj Sale Price		$169,000	$163,300	$205,000	$162,400	$166,600
TADJSP/SQFT		$165.04	$154.64	$200.20	$158.59	$162.70
Total Adj Factors	$77,800	$79,200	$84,700	$0	$78,500	$80,500
Adjusted Sale Price		$167,600	$156,400	$0	$161,700	$163,900
Comparable Estimate	$162,400 ($158.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-2-2	125.08-2-4	125.08-1-10	125.07-1-25	125.08-2-14	125.07-1-20
Owner	Kazmierczak, James J	Burgio, Andrew L	Speyer, Richard J	Celotto, James W Jr	Sherman, Nicholas J	Militello, Matthew
Address	127 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	75 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 111	50 x 111	50 x 114	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1973 / 0	1974 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1024	1056	1024	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 667	0 700	0 0	0 607	0 400
SFLA	1024	1056	1024	1024	1024	1024
Att/Det Gar Sqft	572	440	528	528	484	308
Prior Land	$16,100					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$17,000	$0	$16,800	$17,000	$16,800
Sale Date		1/10/2020	11/20/2020	7/30/2020	1/25/2018	9/7/2018
Sale Price		$161,700	$205,000	$169,000	$144,500	$155,000
Time Adj Sale Price		$163,300	$205,000	$169,000	$162,400	$166,600
TADJSP/SQFT		$154.64	$200.20	$165.04	$158.59	$162.70
Total Adj Factors	$77,000	$84,700	$0	$79,200	$78,500	$80,500
Adjusted Sale Price		$155,600	$0	$166,800	$160,900	$163,100
Comparable Estimate	$161,600 ($157.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-1-1	125.07-2-17	125.08-12-45	125.08-3-30	125.08-2-4	125.08-12-40
Owner	Marino, Joseph	Hanzlian, Daniel M	Short, Ashley	Karnyski, Michelle M	Burgio, Andrew L	Wozniak, Anthony D
Address	128 Castlewood Dr	157 Castlewood Dr	76 Frantzen Ter	44 Basswood Dr	119 Castlewood Dr	56 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 111	50 x 114	57 x 128	50 x 110	50 x 114	58 x 147
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	1975 / 0	1973 / 0	1970 / 0	1972 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1290	1288	1201	1056	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 667	0 60
SFLA	1320	1290	1288	1201	1056	1257
Att/Det Gar Sqft	308	286	322	273	440	378
Prior Land	$19,200					
Prior Total	$140,000					
Comp Land Estimate	$22,000	$17,000	$20,100	$16,700	$17,000	$21,800
Sale Date		12/21/2018	6/7/2019	9/13/2019	1/10/2020	11/2/2018
Sale Price		$162,000	$160,000	$160,000	$161,700	$166,900
Time Adj Sale Price		$171,200	$165,400	$163,800	$163,300	$177,400
TADJSP/SQFT		$132.71	$128.42	$136.39	$154.64	$141.13
Total Adj Factors	$103,200	$93,900	$95,700	$86,400	$84,700	$99,900
Adjusted Sale Price		$180,500	$172,900	$180,600	$181,800	$180,700
Comparable Estimate	$179,300 ($135.83/SFLA)					

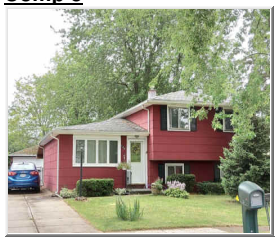
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-22	125.07-2-17	125.08-3-30	125.08-2-4	125.07-1-25	125.08-12-40
Owner	Eagen Carol S	Hanzlian, Daniel M	Karnyski, Michelle M	Burgio, Andrew L	Celotto, James W Jr	Wozniak, Anthony D
Address	137 Castlewood Dr	157 Castlewood Dr	44 Basswood Dr	119 Castlewood Dr	154 Castlewood Dr	56 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 114	50 x 114	50 x 110	50 x 114	50 x 111	58 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1290	1201	1056	1024	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 667	0 0	0 60
SFLA	1232	1290	1201	1056	1024	1257
Att/Det Gar Sqft	220	286	273	440	528	378
Prior Land	$19,400					
Prior Total	$125,000					
Comp Land Estimate	$22,300	$17,000	$16,700	$17,000	$16,800	$21,800
Sale Date		12/21/2018	9/13/2019	1/10/2020	7/30/2020	11/2/2018
Sale Price		$162,000	$160,000	$161,700	$169,000	$166,900
Time Adj Sale Price		$171,200	$163,800	$163,300	$169,000	$177,400
TADJSP/SQFT		$132.71	$136.39	$154.64	$165.04	$141.13
Total Adj Factors	$90,300	$93,900	$86,400	$84,700	$79,200	$99,900
Adjusted Sale Price		$167,600	$167,700	$168,900	$180,100	$167,800
Comparable Estimate	$170,400 ($138.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-29	125.07-2-17	114.20-7-18	125.07-7-15	125.08-12-45	125.08-10-33
Owner	Bayerl, Robert	Hanzlian, Daniel M	McNaughton, Jack O	Rydzewski, Krista	Short, Ashley	McLennan, Corey A
Address	138 Castlewood Dr	157 Castlewood Dr	97 Sherry Dr	72 Oakwood Dr	76 Frantzen Ter	92 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 111	50 x 114	81 x 119	50 x 115	57 x 128	60 x 130
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	1975 / 0	1973 / 0	1974 / 0	1969 / 0	1970 / 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 No	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	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 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1601	1290	1506	1476	1288	1418
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 300	0 960
SFLA	1601	1290	1506	1476	1288	1418
Att/Det Gar Sqft	247	286	418	336	322	294
Prior Land	$19,200					
Prior Total	$149,068					
Comp Land Estimate	$22,000	$17,000	$23,700	$17,100	$20,100	$21,200
Sale Date		12/21/2018	11/9/2018	6/10/2019	6/7/2019	6/28/2018
Sale Price		$162,000	$169,900	$155,000	$160,000	$168,000
Time Adj Sale Price		$171,200	$180,500	$160,200	$165,400	$183,700
TADJSP/SQFT		$132.71	$119.85	$108.54	$128.42	$129.55
Total Adj Factors	$115,200	$93,900	$117,100	$104,600	$95,700	$108,300
Adjusted Sale Price		$192,500	$178,600	$170,800	$184,900	$190,600
Comparable Estimate	$183,500 ($114.62/SFLA)					

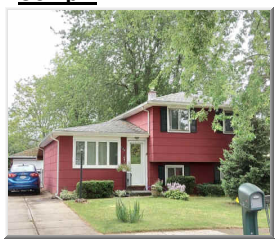
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-21	125.07-2-17	125.07-7-15	114.20-7-18	125.08-12-45	125.08-10-33
Owner	Szafranski, Joseph E	Hanzlian, Daniel M	Rydzewski, Krista	McNaughton, Jack O	Short, Ashley	McLennan, Corey A
Address	141 Castlewood Dr	157 Castlewood Dr	72 Oakwood Dr	97 Sherry Dr	76 Frantzen Ter	92 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 114	50 x 114	50 x 115	81 x 119	57 x 128	60 x 130
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	1974 / 0	1973 / 0	1969 / 0	1974 / 0	1970 / 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 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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1514	1290	1476	1506	1288	1418
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 300	0 960
SFLA	1514	1290	1476	1506	1288	1418
Att/Det Gar Sqft	308	286	336	418	322	294
Prior Land	$16,700					
Prior Total	$142,511					
Comp Land Estimate	$18,200	$17,000	$17,100	$23,700	$20,100	$21,200
Sale Date		12/21/2018	6/10/2019	11/9/2018	6/7/2019	6/28/2018
Sale Price		$162,000	$155,000	$169,900	$160,000	$168,000
Time Adj Sale Price		$171,200	$160,200	$180,500	$165,400	$183,700
TADJSP/SQFT		$132.71	$108.54	$119.85	$128.42	$129.55
Total Adj Factors	$107,300	$93,900	$104,600	$117,100	$95,700	$108,300
Adjusted Sale Price		$184,600	$162,900	$170,700	$177,000	$182,700
Comparable Estimate	$175,600 ($115.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-28	125.07-1-25	125.07-1-20	125.08-2-4	125.07-1-14	125.08-1-10
Owner	Kozierowski, David	Celotto, James W Jr	Militello, Matthew	Burgio, Andrew L	Tefft, Kaitlin B	Speyer, Richard J
Address	142 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr	119 Castlewood Dr	198 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 111	50 x 111	50 x 114	50 x 111	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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 / 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	1024	1024	1024	1056	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 667	0 0	0 700
SFLA	1024	1024	1024	1056	1024	1024
Att/Det Gar Sqft	308	528	308	440	308	528
Prior Land	$16,600					
Prior Total	$118,000					
Comp Land Estimate	$18,200	$16,800	$16,800	$17,000	$16,800	$0
Sale Date		7/30/2020	9/7/2018	1/10/2020	6/29/2018	11/20/2020
Sale Price		$169,000	$155,000	$161,700	$133,000	$205,000
Time Adj Sale Price		$169,000	$166,600	$163,300	$145,400	$205,000
TADJSP/SQFT		$165.04	$162.70	$154.64	$141.99	$200.20
Total Adj Factors	$81,200	$79,200	$80,500	$84,700	$74,700	$0
Adjusted Sale Price		$171,000	$167,300	$159,800	$151,900	$0
Comparable Estimate	$162,500 ($158.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-20	125.07-1-25	125.07-1-20	125.07-3-34	125.08-2-4	125.07-4-16
Owner	Leach, Jeffrey W	Celotto, James W Jr	Militello, Matthew	Mentel, Lawrence R	Burgio, Andrew L	Barr, Aaron M
Address	145 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 111	50 x 111	50 x 110	50 x 114	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1971 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	992	1024	1024	960	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 600	0 667	0 250
SFLA	992	1024	1024	960	1056	960
Att/Det Gar Sqft	280	528	308	286	440	286
Prior Land	$16,800					
Prior Total	$113,000					
Comp Land Estimate	$18,400	$16,800	$16,800	$16,700	$17,000	$18,400
Sale Date		7/30/2020	9/7/2018	1/7/2019	1/10/2020	10/4/2019
Sale Price		$169,000	$155,000	$149,900	$161,700	$169,500
Time Adj Sale Price		$169,000	$166,600	$157,500	$163,300	$172,900
TADJSP/SQFT		$165.04	$162.70	$164.06	$154.64	$180.10
Total Adj Factors	$76,200	$79,200	$80,500	$70,000	$84,700	$76,900
Adjusted Sale Price		$166,000	$162,300	$163,700	$154,800	$172,200
Comparable Estimate	$163,800 ($165.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-27	125.08-3-23	125.07-12-5	125.07-4-30	125.08-4-30	125.07-4-1
Owner	Chmieleski, Paula M	Wedzina, Scott	Konerth, James J	Cirino, Natalee L	Harrington, Lindsey	Ordonez, Pablo F
Address	146 Castlewood Dr	16 Basswood Dr	94 Hillwood Dr	166 Autumnwood Dr	84 Autumnwood Dr	159 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 110	55 x 119	50 x 115	53 x 115	50 x 145
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1973 / 0	1972 / 0	1973 / 0	1971 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
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	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1004	1133	1004	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 0	192 300	308 0	260 108	312 0	247 0
SFLA	1340	1325	1312	1212	1264	1199
Att/Det Gar Sqft				320	440	484
Prior Land	$16,600					
Prior Total	$120,000					
Comp Land Estimate	$18,200	$16,700	$18,800	$17,100	$17,900	$19,100
Sale Date		12/13/2018	3/16/2020	9/20/2019	9/30/2019	5/11/2020
Sale Price		$150,000	$163,000	$145,000	$143,000	$137,000
Time Adj Sale Price		$158,500	$164,100	$148,400	$146,400	$137,500
TADJSP/SQFT		$119.62	$125.08	$122.44	$115.82	$114.68
Total Adj Factors	$91,300	$88,800	$91,700	$78,100	$88,900	$80,700
Adjusted Sale Price		$161,000	$163,700	$161,600	$148,800	$148,100
Comparable Estimate	$156,600 ($116.87/SFLA)					

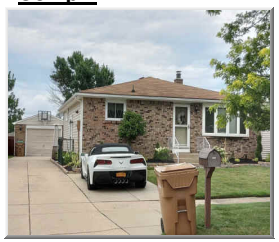
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-19	125.07-1-25	125.08-2-4	125.07-1-20	125.07-1-14	125.08-1-10
Owner	Panaro, Paul L	Celotto, James W Jr	Burgio, Andrew L	Militello, Matthew	Tefft, Kaitlin B	Speyer, Richard J
Address	149 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	174 Castlewood Dr	198 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 111	50 x 114	50 x 111	50 x 111	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 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	1088	1024	1056	1024	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 667	0 400	0 0	0 700
SFLA	1088	1024	1056	1024	1024	1024
Att/Det Gar Sqft	308	528	440	308	308	528
Prior Land	$16,800					
Prior Total	$117,000					
Comp Land Estimate	$18,400	$16,800	$17,000	$16,800	$16,800	$0
Sale Date		7/30/2020	1/10/2020	9/7/2018	6/29/2018	11/20/2020
Sale Price		$169,000	$161,700	$155,000	$133,000	$205,000
Time Adj Sale Price		$169,000	$163,300	$166,600	$145,400	$205,000
TADJSP/SQFT		$165.04	$154.64	$162.70	$141.99	$200.20
Total Adj Factors	$81,900	$79,200	$84,700	$80,500	$74,700	$0
Adjusted Sale Price		$171,700	$160,500	$168,000	$152,600	$0
Comparable Estimate	$163,200 ($150/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-26	125.07-4-1	125.07-4-30	125.08-4-30	125.07-12-5	125.08-5-12
Owner	Clear, David P	Ordonez, Pablo F	Cirino, Natalee L	Harrington, Lindsey	Konerth, James J	Fritz, Michelle L
Address	150 Castlewood Dr	159 Basswood Dr	166 Autumnwood Dr	84 Autumnwood Dr	94 Hillwood Dr	24 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 145	50 x 115	53 x 115	55 x 119	53 x 175
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	01 Wood	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1971 / 0	1971 / 0	1971 / 0	1973 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1149	952	952	952	1004	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 202	247 0	260 108	312 0	308 0	266 0
SFLA	1149	1199	1212	1264	1312	1218
Att/Det Gar Sqft	280	484	320	440		
Prior Land	$15,900					
Prior Total	$130,000					
Comp Land Estimate	$16,800	$19,100	$17,100	$17,900	$18,800	$21,700
Sale Date		5/11/2020	9/20/2019	9/30/2019	3/16/2020	11/26/2018
Sale Price		$137,000	$145,000	$143,000	$163,000	$136,000
Time Adj Sale Price		$137,500	$148,400	$146,400	$164,100	$144,500
TADJSP/SQFT		$114.68	$122.44	$115.82	$125.08	$118.64
Total Adj Factors	$84,400	$80,700	$78,100	$88,900	$91,700	$83,200
Adjusted Sale Price		$141,200	$154,700	$141,900	$156,800	$145,700
Comparable Estimate	$148,100 ($128.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-18	125.07-2-17	125.07-7-15	114.20-7-18	125.08-10-33	125.08-12-45
Owner	Kozacki, Kenneth F	Hanzlian, Daniel M	Rydzewski, Krista	McNaughton, Jack O	McLennan, Corey A	Short, Ashley
Address	153 Castlewood Dr	157 Castlewood Dr	72 Oakwood Dr	97 Sherry Dr	92 Oakwood Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	50 x 114	50 x 115	81 x 119	60 x 130	57 x 128
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	1973 / 0	1973 / 0	1969 / 0	1974 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1489	1290	1476	1506	1418	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 496	0 0	0 0	0 600	0 960	0 300
SFLA	1489	1290	1476	1506	1418	1288
Att/Det Gar Sqft	308	286	336	418	294	322
Prior Land	$16,800					
Prior Total	$138,776					
Comp Land Estimate	$18,400	$17,000	$17,100	$23,700	$21,200	$20,100
Sale Date		12/21/2018	6/10/2019	11/9/2018	6/28/2018	6/7/2019
Sale Price		$162,000	$155,000	$169,900	$168,000	$160,000
Time Adj Sale Price		$171,200	$160,200	$180,500	$183,700	$165,400
TADJSP/SQFT		$132.71	$108.54	$119.85	$129.55	$128.42
Total Adj Factors	$102,700	$93,900	$104,600	$117,100	$108,300	$95,700
Adjusted Sale Price		$180,000	$158,300	$166,100	$178,100	$172,400
Comparable Estimate	$171,000 ($114.84/SFLA)					

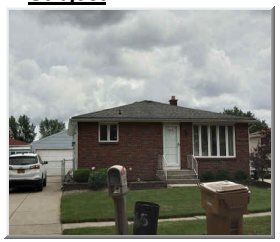
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-25	125.07-1-25	125.07-1-20	125.07-1-14	125.08-2-4	125.08-1-10
Owner	Celotto, James W Jr	Celotto, James W Jr	Militello, Matthew	Tefft, Kaitlin B	Burgio, Andrew L	Speyer, Richard J
Address	154 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr	198 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 700
SFLA	1024	1024	1024	1024	1056	1024
Att/Det Gar Sqft	528	528	308	308	440	528
Prior Land	$15,900					
Prior Total	$120,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$17,000	$0
Sale Date		7/30/2020	9/7/2018	6/29/2018	1/10/2020	11/20/2020
Sale Price		$169,000	$155,000	$133,000	$161,700	$205,000
Time Adj Sale Price		$169,000	$166,600	$145,400	$163,300	$205,000
TADJSP/SQFT		$165.04	$162.70	$141.99	$154.64	$200.20
Total Adj Factors	$79,200	$79,200	$80,500	$74,700	$84,700	$0
Adjusted Sale Price		$169,000	$165,300	$149,900	$157,800	$0
Comparable Estimate	$160,500 ($156.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-17	125.07-2-17	125.08-12-45	125.08-3-30	125.08-12-40	125.07-1-25
Owner	Hanzlian, Daniel M	Hanzlian, Daniel M	Short, Ashley	Karnyski, Michelle M	Wozniak, Anthony D	Celotto, James W Jr
Address	157 Castlewood Dr	157 Castlewood Dr	76 Frantzen Ter	44 Basswood Dr	56 Frantzen Ter	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	57 x 128	50 x 110	58 x 147	50 x 111
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	1973 / 0	1973 / 0	1970 / 0	1972 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	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	1290	1290	1288	1201	1257	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 60	0 0
SFLA	1290	1290	1288	1201	1257	1024
Att/Det Gar Sqft	286	286	322	273	378	528
Prior Land	$16,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$17,000	$20,100	$16,700	$21,800	$16,800
Sale Date		12/21/2018	6/7/2019	9/13/2019	11/2/2018	7/30/2020
Sale Price		$162,000	$160,000	$160,000	$166,900	$169,000
Time Adj Sale Price		$171,200	$165,400	$163,800	$177,400	$169,000
TADJSP/SQFT		$132.71	$128.42	$136.39	$141.13	$165.04
Total Adj Factors	$93,900	$93,900	$95,700	$86,400	$99,900	$79,200
Adjusted Sale Price		$171,200	$163,600	$171,300	$171,400	$183,700
Comparable Estimate	$172,200 ($133.49/SFLA)					

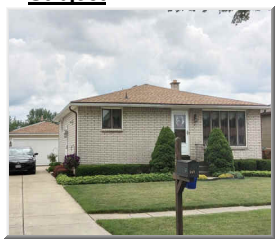
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-24	125.08-1-13	125.07-4-37	125.07-1-25	125.08-1-21	125.07-1-20
Owner	Barzycki, Kim T	Bailey, Kathleen J	Deppeler, Michael R	Celotto, James W Jr	Smith, Scott M	Militello, Matthew
Address	158 Castlewood Dr	80 Castlewood Dr	194 Autumnwood Dr	154 Castlewood Dr	48 Castlewood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 115	50 x 111	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1971 / 0	1974 / 0	1975 / 0	1972 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1024	1024	960	1024	1232	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 230	0 400
SFLA	1024	1024	960	1024	1232	1024
Att/Det Gar Sqft	440	352	280	528	308	308
Prior Land	$15,900					
Prior Total	$130,000					
Comp Land Estimate	$16,800	$16,800	$17,100	$16,800	$16,800	$16,800
Sale Date		8/27/2020	8/31/2018	7/30/2020	10/24/2019	9/7/2018
Sale Price		$204,000	$175,000	$169,000	$184,500	$155,000
Time Adj Sale Price		$204,000	$189,200	$169,000	$188,200	$166,600
TADJSP/SQFT		$199.22	$197.08	$165.04	$152.76	$162.70
Total Adj Factors	$88,300	$101,900	$83,000	$79,200	$102,300	$80,500
Adjusted Sale Price		$190,400	$194,500	$178,100	$174,200	$174,400
Comparable Estimate	$182,300 ($178.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-16	125.07-1-25	125.07-1-20	125.07-1-14	125.08-2-4	125.07-3-34
Owner	Szydlowski, Robert J	Celotto, James W Jr	Militello, Matthew	Tefft, Kaitlin B	Burgio, Andrew L	Mentel, Lawrence R
Address	161 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr	198 Castlewood Dr	119 Castlewood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 600
SFLA	1024	1024	1024	1024	1056	960
Att/Det Gar Sqft	400	528	308	308	440	286
Prior Land	$16,100					
Prior Total	$120,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$17,000	$16,700
Sale Date		7/30/2020	9/7/2018	6/29/2018	1/10/2020	1/7/2019
Sale Price		$169,000	$155,000	$133,000	$161,700	$149,900
Time Adj Sale Price		$169,000	$166,600	$145,400	$163,300	$157,500
TADJSP/SQFT		$165.04	$162.70	$141.99	$154.64	$164.06
Total Adj Factors	$76,800	$79,200	$80,500	$74,700	$84,700	$70,000
Adjusted Sale Price		$166,600	$162,900	$147,500	$155,400	$164,300
Comparable Estimate	$159,300 ($155.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-23	125.07-1-25	125.07-1-20	125.07-1-14	125.08-2-4	125.08-1-10
Owner	DiGioia, Michael Josepl	Celotto, James W Jr	Militello, Matthew	Tefft, Kaitlin B	Burgio, Andrew L	Speyer, Richard J
Address	162 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr	198 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 400	0 0	0 667	0 700
SFLA	1024	1024	1024	1024	1056	1024
Att/Det Gar Sqft	280	528	308	308	440	528
Prior Land	$15,900					
Prior Total	$125,413					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$17,000	$0
Sale Date		7/30/2020	9/7/2018	6/29/2018	1/10/2020	11/20/2020
Sale Price		$169,000	$155,000	$133,000	$161,700	$205,000
Time Adj Sale Price		$169,000	$166,600	$145,400	$163,300	$205,000
TADJSP/SQFT		$165.04	$162.70	$141.99	$154.64	$200.20
Total Adj Factors	$77,600	$79,200	$80,500	$74,700	$84,700	$0
Adjusted Sale Price		$167,400	$163,700	$148,300	$156,200	$0
Comparable Estimate	$158,900 ($155.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-15	125.07-1-20	125.07-1-25	125.07-1-14	125.07-3-34	125.08-2-4
Owner	McCadden, Robert J	Militello, Matthew	Celotto, James W Jr	Tefft, Kaitlin B	Mentel, Lawrence R	Burgio, Andrew L
Address	165 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	198 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 363	0 400	0 0	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	440	308	528	308	286	440
Prior Land	$16,100					
Prior Total	$123,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		9/7/2018	7/30/2020	6/29/2018	1/7/2019	1/10/2020
Sale Price		$155,000	$169,000	$133,000	$149,900	$161,700
Time Adj Sale Price		$166,600	$169,000	$145,400	$157,500	$163,300
TADJSP/SQFT		$162.70	$165.04	$141.99	$164.06	$154.64
Total Adj Factors	$78,100	$80,500	$79,200	$74,700	$70,000	$84,700
Adjusted Sale Price		$164,200	$167,900	$148,800	$165,600	$156,700
Comparable Estimate	$160,600 ($156.84/SFLA)					

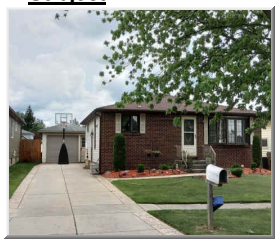
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-22	125.07-1-25	125.07-1-20	125.07-1-14	125.08-2-4	125.08-1-10
Owner	Librock, Jacob S	Celotto, James W Jr	Militello, Matthew	Tefft, Kaitlin B	Burgio, Andrew L	Speyer, Richard J
Address	166 Castlewood Dr	154 Castlewood Dr	174 Castlewood Dr	198 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 700
SFLA	1024	1024	1024	1024	1056	1024
Att/Det Gar Sqft	320	528	308	308	440	528
Prior Land	$15,900					
Prior Total	$113,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$17,000	$0
Sale Date		7/30/2020	9/7/2018	6/29/2018	1/10/2020	11/20/2020
Sale Price		$169,000	$155,000	$133,000	$161,700	$205,000
Time Adj Sale Price		$169,000	$166,600	$145,400	$163,300	$205,000
TADJSP/SQFT		$165.04	$162.70	$141.99	$154.64	$200.20
Total Adj Factors	$76,700	$79,200	$80,500	$74,700	$84,700	$0
Adjusted Sale Price		$166,500	$162,800	$147,400	$155,300	$0
Comparable Estimate	$158,000 ($154.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-14	125.07-1-20	125.07-1-25	125.07-1-14	125.07-3-34	125.08-2-4
Owner	Bauer, Marie	Militello, Matthew	Celotto, James W Jr	Tefft, Kaitlin B	Mentel, Lawrence R	Burgio, Andrew L
Address	169 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	198 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	400	308	528	308	286	440
Prior Land	$16,100					
Prior Total	$122,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		9/7/2018	7/30/2020	6/29/2018	1/7/2019	1/10/2020
Sale Price		$155,000	$169,000	$133,000	$149,900	$161,700
Time Adj Sale Price		$166,600	$169,000	$145,400	$157,500	$163,300
TADJSP/SQFT		$162.70	$165.04	$141.99	$164.06	$154.64
Total Adj Factors	$77,800	$80,500	$79,200	$74,700	$70,000	$84,700
Adjusted Sale Price		$163,900	$167,600	$148,500	$165,300	$156,400
Comparable Estimate	$160,300 ($156.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-21	125.07-1-20	125.07-1-25	125.07-1-14	125.08-2-4	125.08-1-10
Owner	Isbrandt, David L	Militello, Matthew	Celotto, James W Jr	Tefft, Kaitlin B	Burgio, Andrew L	Speyer, Richard J
Address	170 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	198 Castlewood Dr	119 Castlewood Dr	92 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 114	55 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1092	1024	1024	1024	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 667	0 700
SFLA	1092	1024	1024	1024	1056	1024
Att/Det Gar Sqft	291	308	528	308	440	528
Prior Land	$15,900					
Prior Total	$126,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$17,000	$0
Sale Date		9/7/2018	7/30/2020	6/29/2018	1/10/2020	11/20/2020
Sale Price		$155,000	$169,000	$133,000	$161,700	$205,000
Time Adj Sale Price		$166,600	$169,000	$145,400	$163,300	$205,000
TADJSP/SQFT		$162.70	$165.04	$141.99	$154.64	$200.20
Total Adj Factors	$79,600	$80,500	$79,200	$74,700	$84,700	$0
Adjusted Sale Price		$165,700	$169,400	$150,300	$158,200	$0
Comparable Estimate	$160,900 ($147.34/SFLA)					

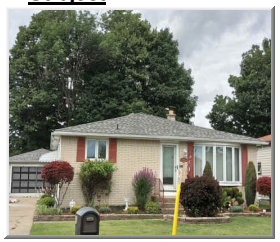
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-13	125.07-2-17	125.08-12-45	125.07-1-20	125.08-3-30	125.08-12-40
Owner	Fisher, Jeremi	Hanzlian, Daniel M	Short, Ashley	Militello, Matthew	Karnyski, Michelle M	Wozniak, Anthony D
Address	173 Castlewood Dr	157 Castlewood Dr	76 Frantzen Ter	174 Castlewood Dr	44 Basswood Dr	56 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	57 x 128	50 x 111	50 x 110	58 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1970 / 0	1972 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 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	1274	1290	1288	1024	1201	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 400	0 0	0 60
SFLA	1274	1290	1288	1024	1201	1257
Att/Det Gar Sqft	244	286	322	308	273	378
Prior Land	$16,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$17,000	$20,100	$16,800	$16,700	$21,800
Sale Date		12/21/2018	6/7/2019	9/7/2018	9/13/2019	11/2/2018
Sale Price		$162,000	$160,000	$155,000	$160,000	$166,900
Time Adj Sale Price		$171,200	$165,400	$166,600	$163,800	$177,400
TADJSP/SQFT		$132.71	$128.42	$162.70	$136.39	$141.13
Total Adj Factors	$86,700	$93,900	$95,700	$80,500	$86,400	$99,900
Adjusted Sale Price		$164,000	$156,400	$172,800	$164,100	$164,200
Comparable Estimate	$164,300 ($128.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-20	125.07-1-20	125.07-1-25	125.07-1-14	125.07-3-34	125.08-2-4
Owner	Militello, Matthew	Militello, Matthew	Celotto, James W Jr	Tefft, Kaitlin B	Mentel, Lawrence R	Burgio, Andrew L
Address	174 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	198 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	308	308	528	308	286	440
Prior Land	$15,900					
Prior Total	$123,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		9/7/2018	7/30/2020	6/29/2018	1/7/2019	1/10/2020
Sale Price		$155,000	$169,000	$133,000	$149,900	$161,700
Time Adj Sale Price		$166,600	$169,000	$145,400	$157,500	$163,300
TADJSP/SQFT		$162.70	$165.04	$141.99	$164.06	$154.64
Total Adj Factors	$79,500	$80,500	$79,200	$74,700	$70,000	$84,700
Adjusted Sale Price		$165,600	$169,300	$150,200	$167,000	$158,100
Comparable Estimate	$162,000 ($158.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-12	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.08-2-4
Owner	Brunecz George S &	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Burgio, Andrew L
Address	177 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 0	0 400	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	308	308	308	528	286	440
Prior Land	$16,100					
Prior Total	$121,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	1/10/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$161,700
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$163,300
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$154.64
Total Adj Factors	$77,400	$74,700	$80,500	$79,200	$70,000	$84,700
Adjusted Sale Price		$148,100	$163,500	$167,200	$164,900	$156,000
Comparable Estimate	$159,900 ($156.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-19	125.07-2-17	125.07-1-20	125.08-12-45	125.07-1-14	125.07-1-25
Owner	Pecynski David M & W	Hanzlian, Daniel M	Militello, Matthew	Short, Ashley	Tefft, Kaitlin B	Celotto, James W Jr
Address	178 Castlewood Dr	157 Castlewood Dr	174 Castlewood Dr	76 Frantzen Ter	198 Castlewood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 114	50 x 111	57 x 128	50 x 111	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1972 / 0	1970 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	1296	1290	1024	1288	1024	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 300	0 0	0 0
SFLA	1296	1290	1024	1288	1024	1024
Att/Det Gar Sqft	247	286	308	322	308	528
Prior Land	$15,900					
Prior Total	$130,642					
Comp Land Estimate	$16,800	$17,000	$16,800	$20,100	$16,800	$16,800
Sale Date		12/21/2018	9/7/2018	6/7/2019	6/29/2018	7/30/2020
Sale Price		$162,000	$155,000	$160,000	$133,000	$169,000
Time Adj Sale Price		$171,200	$166,600	$165,400	$145,400	$169,000
TADJSP/SQFT		$132.71	$162.70	$128.42	$141.99	$165.04
Total Adj Factors	$90,100	$93,900	$80,500	$95,700	$74,700	$79,200
Adjusted Sale Price		$167,400	$176,200	$159,800	$160,800	$179,900
Comparable Estimate	$168,800 ($130.25/SFLA)					

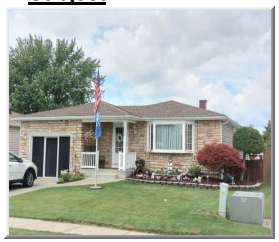
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-11	125.07-2-17	125.07-1-20	125.07-1-14	125.08-3-30	125.07-1-25
Owner	Phillips, Christine L	Hanzlian, Daniel M	Militello, Matthew	Tefft, Kaitlin B	Karnyski, Michelle M	Celotto, James W Jr
Address	181 Castlewood Dr	157 Castlewood Dr	174 Castlewood Dr	198 Castlewood Dr	44 Basswood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 111	50 x 111	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1972 / 0	1974 / 0	1972 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 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	1228	1290	1024	1024	1201	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 400	0 0	0 0	0 0
SFLA	1228	1290	1024	1024	1201	1024
Att/Det Gar Sqft	308	286	308	308	273	528
Prior Land	$16,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$17,000	$16,800	$16,800	$16,700	$16,800
Sale Date		12/21/2018	9/7/2018	6/29/2018	9/13/2019	7/30/2020
Sale Price		$162,000	$155,000	$133,000	$160,000	$169,000
Time Adj Sale Price		$171,200	$166,600	$145,400	$163,800	$169,000
TADJSP/SQFT		$132.71	$162.70	$141.99	$136.39	$165.04
Total Adj Factors	$91,600	$93,900	$80,500	$74,700	$86,400	$79,200
Adjusted Sale Price		$168,900	$177,700	$162,300	$169,000	$181,400
Comparable Estimate	$171,900 ($139.98/SFLA)					

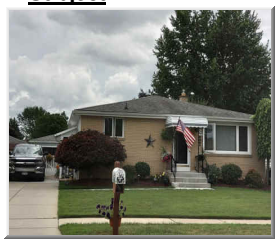
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-18	125.07-1-14	125.07-1-20	125.07-1-25	125.08-2-4	125.07-3-34
Owner	Kroczynski, Brad G	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Burgio, Andrew L	Mentel, Lawrence R
Address	182 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 600
SFLA	1024	1024	1024	1024	1056	960
Att/Det Gar Sqft	352	308	308	528	440	286
Prior Land	$15,900					
Prior Total	$123,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$17,000	$16,700
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/10/2020	1/7/2019
Sale Price		$133,000	$155,000	$169,000	$161,700	$149,900
Time Adj Sale Price		$145,400	$166,600	$169,000	$163,300	$157,500
TADJSP/SQFT		$141.99	$162.70	$165.04	$154.64	$164.06
Total Adj Factors	$77,100	$74,700	$80,500	$79,200	$84,700	$70,000
Adjusted Sale Price		$147,800	$163,200	$166,900	$155,700	$164,600
Comparable Estimate	$159,600 ($155.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-10	125.07-1-14	125.07-1-20	125.07-1-25	125.08-2-4	125.07-3-34
Owner	Hardin, James J Jr	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Burgio, Andrew L	Mentel, Lawrence R
Address	185 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1089	1024	1024	1024	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 600
SFLA	1089	1024	1024	1024	1056	960
Att/Det Gar Sqft	440	308	308	528	440	286
Prior Land	$16,100					
Prior Total	$127,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$17,000	$16,700
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/10/2020	1/7/2019
Sale Price		$133,000	$155,000	$169,000	$161,700	$149,900
Time Adj Sale Price		$145,400	$166,600	$169,000	$163,300	$157,500
TADJSP/SQFT		$141.99	$162.70	$165.04	$154.64	$164.06
Total Adj Factors	$80,800	$74,700	$80,500	$79,200	$84,700	$70,000
Adjusted Sale Price		$151,500	$166,900	$170,600	$159,400	$168,300
Comparable Estimate	$163,300 ($149.95/SFLA)					

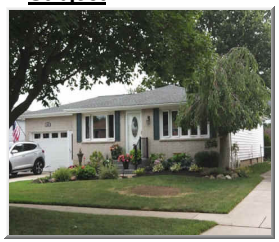
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-17	125.07-1-14	125.07-1-20	125.07-1-25	125.08-2-4	125.07-3-34
Owner	Mastroddi, Mary	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Burgio, Andrew L	Mentel, Lawrence R
Address	186 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1024	1024	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 0	0 400	0 0	0 667	0 600
SFLA	1024	1024	1024	1024	1056	960
Att/Det Gar Sqft	308	308	308	528	440	286
Prior Land	$15,900					
Prior Total	$118,690					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$17,000	$16,700
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/10/2020	1/7/2019
Sale Price		$133,000	$155,000	$169,000	$161,700	$149,900
Time Adj Sale Price		$145,400	$166,600	$169,000	$163,300	$157,500
TADJSP/SQFT		$141.99	$162.70	$165.04	$154.64	$164.06
Total Adj Factors	$70,600	$74,700	$80,500	$79,200	$84,700	$70,000
Adjusted Sale Price		$141,300	$156,700	$160,400	$149,200	$158,100
Comparable Estimate	$153,100 ($149.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-9	125.07-2-17	125.08-12-45	125.07-1-14	125.07-1-20	125.08-11-11
Owner	Krazmien, Andrew	Hanzlian, Daniel M	Short, Ashley	Tefft, Kaitlin B	Militello, Matthew	Jackowski, Scott P
Address	189 Castlewood Dr	157 Castlewood Dr	76 Frantzen Ter	198 Castlewood Dr	174 Castlewood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	57 x 128	50 x 111	50 x 111	58 x 157
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	1973 / 0	1973 / 0	1970 / 0	1974 / 0	1972 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1384	1290	1288	1024	1024	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 400	0 400
SFLA	1384	1290	1288	1024	1024	1372
Att/Det Gar Sqft	308	286	322	308	308	440
Prior Land	$16,100					
Prior Total	$136,000					
Comp Land Estimate	$17,000	$17,000	$20,100	$16,800	$16,800	$22,400
Sale Date		12/21/2018	6/7/2019	6/29/2018	9/7/2018	8/24/2018
Sale Price		$162,000	$160,000	$133,000	$155,000	$157,500
Time Adj Sale Price		$171,200	$165,400	$145,400	$166,600	$170,300
TADJSP/SQFT		$132.71	$128.42	$141.99	$162.70	$124.13
Total Adj Factors	$97,200	$93,900	$95,700	$74,700	$80,500	$106,100
Adjusted Sale Price		$174,500	$166,900	$167,900	$183,300	$161,400
Comparable Estimate	$170,800 ($123.41/SFLA)					

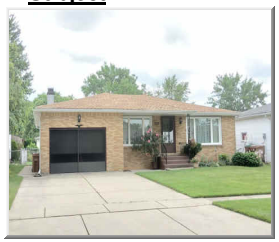
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-16	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.07-4-35
Owner	Jozwiak, Brian S	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Giampoala, Kelsey E
Address	190 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	186 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 110	52 x 115
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	04 Composition
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1008	1024	1024	1024	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 0
SFLA	1008	1024	1024	1024	960	960
Att/Det Gar Sqft	240	308	308	528	286	280
Prior Land	$15,900					
Prior Total	$120,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$16,700	$17,600
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	9/22/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$170,000
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$170,000
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$177.08
Total Adj Factors	$75,300	$74,700	$80,500	$79,200	$70,000	$71,100
Adjusted Sale Price		$146,000	$161,400	$165,100	$162,800	$174,200
Comparable Estimate	$161,900 ($160.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-8	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.07-4-35
Owner	Leli, Judith M	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Giampoala, Kelsey E
Address	193 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	186 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 110	52 x 115
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	04 Composition
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 0
SFLA	1024	1024	1024	1024	960	960
Att/Det Gar Sqft	280	308	308	528	286	280
Prior Land	$16,100					
Prior Total	$122,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$16,700	$17,600
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	9/22/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$170,000
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$170,000
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$177.08
Total Adj Factors	$76,300	$74,700	$80,500	$79,200	$70,000	$71,100
Adjusted Sale Price		$147,000	$162,400	$166,100	$163,800	$175,200
Comparable Estimate	$162,900 ($159.08/SFLA)					

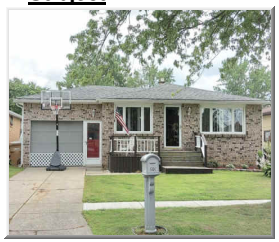
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-15	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.08-2-4
Owner	Wozniak, Richard S	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Burgio, Andrew L
Address	194 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	240	308	308	528	286	440
Prior Land	$15,900					
Prior Total	$122,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	1/10/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$161,700
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$163,300
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$154.64
Total Adj Factors	$75,700	$74,700	$80,500	$79,200	$70,000	$84,700
Adjusted Sale Price		$146,400	$161,800	$165,500	$163,200	$154,300
Comparable Estimate	$158,200 ($154.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-7	125.07-2-17	125.07-1-14	125.07-1-20	125.08-3-30	125.07-1-25
Owner	Frasier, Marcia A	Hanzlian, Daniel M	Tefft, Kaitlin B	Militello, Matthew	Karnyski, Michelle M	Celotto, James W Jr
Address	197 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	44 Basswood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 111	50 x 111	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1974 / 0	1972 / 0	1972 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	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	1232	1290	1024	1024	1201	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1232	1290	1024	1024	1201	1024
Att/Det Gar Sqft	308	286	308	308	273	528
Prior Land	$16,100					
Prior Total	$128,000					
Comp Land Estimate	$17,000	$17,000	$16,800	$16,800	$16,700	$16,800
Sale Date		12/21/2018	6/29/2018	9/7/2018	9/13/2019	7/30/2020
Sale Price		$162,000	$133,000	$155,000	$160,000	$169,000
Time Adj Sale Price		$171,200	$145,400	$166,600	$163,800	$169,000
TADJSP/SQFT		$132.71	$141.99	$162.70	$136.39	$165.04
Total Adj Factors	$90,800	$93,900	$74,700	$80,500	$86,400	$79,200
Adjusted Sale Price		$168,100	$161,500	$176,900	$168,200	$180,600
Comparable Estimate	$171,100 ($138.88/SFLA)					

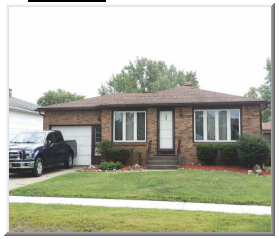
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-14	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.08-2-4
Owner	Tefft, Kaitlin B	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Burgio, Andrew L
Address	198 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 400	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	308	308	308	528	286	440
Prior Land	$15,900					
Prior Total	$125,164					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	1/10/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$161,700
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$163,300
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$154.64
Total Adj Factors	$78,400	$74,700	$80,500	$79,200	$70,000	$84,700
Adjusted Sale Price		$149,100	$164,500	$168,200	$165,900	$157,000
Comparable Estimate	$160,900 ($157.13/SFLA)					

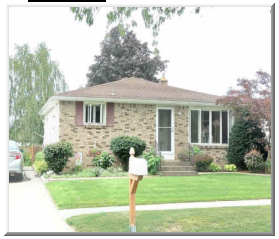
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-6	125.07-2-17	125.07-1-14	125.08-12-45	125.07-1-20	125.07-9-26
Owner	Nowak, Natalie	Hanzlian, Daniel M	Tefft, Kaitlin B	Short, Ashley	Militello, Matthew	Paul, David J
Address	201 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	76 Frantzen Ter	174 Castlewood Dr	138 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 111	57 x 128	50 x 111	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1974 / 0	1970 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
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	1384	1290	1024	1288	1024	1405
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 400	0 700
SFLA	1384	1290	1024	1288	1024	1405
Att/Det Gar Sqft	308	286	308	322	308	280
Prior Land	$16,100					
Prior Total	$140,000					
Comp Land Estimate	$17,000	$17,000	$16,800	$20,100	$16,800	$17,100
Sale Date		12/21/2018	6/29/2018	6/7/2019	9/7/2018	7/28/2020
Sale Price		$162,000	$133,000	$160,000	$155,000	$175,000
Time Adj Sale Price		$171,200	$145,400	$165,400	$166,600	$175,000
TADJSP/SQFT		$132.71	$141.99	$128.42	$162.70	$124.56
Total Adj Factors	$100,500	$93,900	$74,700	$95,700	$80,500	$97,300
Adjusted Sale Price		$177,800	$171,200	$170,200	$186,600	$178,200
Comparable Estimate	$176,800 ($127.75/SFLA)					

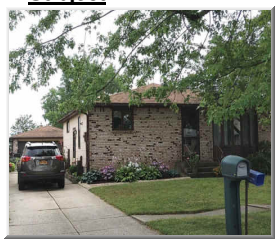
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-13	125.07-1-14	125.07-2-17	125.07-1-20	125.07-1-25	125.08-2-4
Owner	Kochalski, Lawrence J	Tefft, Kaitlin B	Hanzlian, Daniel M	Militello, Matthew	Celotto, James W Jr	Burgio, Andrew L
Address	202 Castlewood Dr	198 Castlewood Dr	157 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 114	50 x 111	50 x 111	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1972 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	1176	1024	1290	1024	1024	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 667
SFLA	1176	1024	1290	1024	1024	1056
Att/Det Gar Sqft	308	308	286	308	528	440
Prior Land	$15,900					
Prior Total	$128,000					
Comp Land Estimate	$16,800	$16,800	$17,000	$16,800	$16,800	$17,000
Sale Date		6/29/2018	12/21/2018	9/7/2018	7/30/2020	1/10/2020
Sale Price		$133,000	$162,000	$155,000	$169,000	$161,700
Time Adj Sale Price		$145,400	$171,200	$166,600	$169,000	$163,300
TADJSP/SQFT		$141.99	$132.71	$162.70	$165.04	$154.64
Total Adj Factors	$83,400	$74,700	$93,900	$80,500	$79,200	$84,700
Adjusted Sale Price		$154,100	$160,700	$169,500	$173,200	$162,000
Comparable Estimate	$163,900 ($139.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-5	125.07-2-17	125.07-1-14	125.07-1-20	125.08-3-30	125.07-1-25
Owner	Delano, Daren M	Hanzlian, Daniel M	Tefft, Kaitlin B	Militello, Matthew	Karnyski, Michelle M	Celotto, James W Jr
Address	205 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	44 Basswood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 111	50 x 111	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1974 / 0	1972 / 0	1972 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1290	1024	1024	1201	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 516	0 0	0 0	0 400	0 0	0 0
SFLA	1232	1290	1024	1024	1201	1024
Att/Det Gar Sqft	308	286	308	308	273	528
Prior Land	$16,100					
Prior Total	$130,310					
Comp Land Estimate	$17,000	$17,000	$16,800	$16,800	$16,700	$16,800
Sale Date		12/21/2018	6/29/2018	9/7/2018	9/13/2019	7/30/2020
Sale Price		$162,000	$133,000	$155,000	$160,000	$169,000
Time Adj Sale Price		$171,200	$145,400	$166,600	$163,800	$169,000
TADJSP/SQFT		$132.71	$141.99	$162.70	$136.39	$165.04
Total Adj Factors	$87,900	$93,900	$74,700	$80,500	$86,400	$79,200
Adjusted Sale Price		$165,200	$158,600	$174,000	$165,300	$177,700
Comparable Estimate	$168,200 ($136.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-12	125.07-2-17	125.07-1-14	125.07-7-15	125.08-10-33	125.08-12-45
Owner	Kline, Thomas R	Hanzlian, Daniel M	Tefft, Kaitlin B	Rydzewski, Krista	McLennan, Corey A	Short, Ashley
Address	206 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	72 Oakwood Dr	92 Oakwood Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 114	50 x 111	50 x 115	60 x 130	57 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1974 / 0	1969 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1442	1290	1024	1476	1418	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 960	0 300
SFLA	1442	1290	1024	1476	1418	1288
Att/Det Gar Sqft	308	286	308	336	294	322
Prior Land	$15,900					
Prior Total	$136,950					
Comp Land Estimate	$16,800	$17,000	$16,800	$17,100	$21,200	$20,100
Sale Date		12/21/2018	6/29/2018	6/10/2019	6/28/2018	6/7/2019
Sale Price		$162,000	$133,000	$155,000	$168,000	$160,000
Time Adj Sale Price		$171,200	$145,400	$160,200	$183,700	$165,400
TADJSP/SQFT		$132.71	$141.99	$108.54	$129.55	$128.42
Total Adj Factors	$100,300	$93,900	$74,700	$104,600	$108,300	$95,700
Adjusted Sale Price		$177,600	$171,000	$155,900	$175,700	$170,000
Comparable Estimate	$170,000 ($117.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-4	125.07-2-17	125.07-1-14	125.07-1-20	125.07-1-25	125.08-3-30
Owner	Byrum Helen D	Hanzlian, Daniel M	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Karnyski, Michelle M
Address	209 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	44 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 111	50 x 111	50 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	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	1232	1290	1024	1024	1024	1201
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1232	1290	1024	1024	1024	1201
Att/Det Gar Sqft	286	286	308	308	528	273
Prior Land	$16,100					
Prior Total	$127,000					
Comp Land Estimate	$17,000	$17,000	$16,800	$16,800	$16,800	$16,700
Sale Date		12/21/2018	6/29/2018	9/7/2018	7/30/2020	9/13/2019
Sale Price		$162,000	$133,000	$155,000	$169,000	$160,000
Time Adj Sale Price		$171,200	$145,400	$166,600	$169,000	$163,800
TADJSP/SQFT		$132.71	$141.99	$162.70	$165.04	$136.39
Total Adj Factors	$85,100	$93,900	$74,700	$80,500	$79,200	$86,400
Adjusted Sale Price		$162,400	$155,800	$171,200	$174,900	$162,500
Comparable Estimate	$165,400 ($134.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-11	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.08-2-4
Owner	Flynn, John A	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Burgio, Andrew L
Address	210 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft		308	308	528	286	440
Prior Land	$15,900					
Prior Total	$112,000					
Comp Land Estimate	$16,800	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	1/10/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$161,700
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$163,300
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$154.64
Total Adj Factors	$70,000	$74,700	$80,500	$79,200	$70,000	$84,700
Adjusted Sale Price		$140,700	$156,100	$159,800	$157,500	$148,600
Comparable Estimate	$152,500 ($148.93/SFLA)					

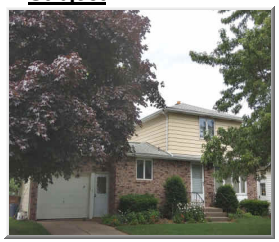
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-3	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.07-4-35
Owner	Nowak, Gregory L	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Giampoala, Kelsey E
Address	213 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	186 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 111	50 x 111	50 x 111	50 x 110	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1024	1024	1024	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 0
SFLA	1024	1024	1024	1024	960	960
Att/Det Gar Sqft	440	308	308	528	286	280
Prior Land	$16,100					
Prior Total	$114,000					
Comp Land Estimate	$17,000	$16,800	$16,800	$16,800	$16,700	$17,600
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	9/22/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$170,000
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$170,000
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$177.08
Total Adj Factors	$80,400	$74,700	$80,500	$79,200	$70,000	$71,100
Adjusted Sale Price		$151,100	$166,500	$170,200	$167,900	$179,300
Comparable Estimate	$167,000 ($163.09/SFLA)					

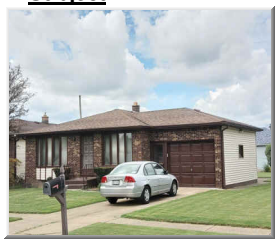
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-10	125.07-1-14	125.07-1-20	125.07-1-25	125.07-3-34	125.08-2-4
Owner	Witkowski, Ronald J	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Mentel, Lawrence R	Burgio, Andrew L
Address	214 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	136 Basswood Dr	119 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 111	50 x 111	50 x 111	50 x 110	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1972 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1024	1024	1024	1024	960	1056
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 667
SFLA	1024	1024	1024	1024	960	1056
Att/Det Gar Sqft	308	308	308	528	286	440
Prior Land	$16,600					
Prior Total	$123,000					
Comp Land Estimate	$18,200	$16,800	$16,800	$16,800	$16,700	$17,000
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/7/2019	1/10/2020
Sale Price		$133,000	$155,000	$169,000	$149,900	$161,700
Time Adj Sale Price		$145,400	$166,600	$169,000	$157,500	$163,300
TADJSP/SQFT		$141.99	$162.70	$165.04	$164.06	$154.64
Total Adj Factors	$80,200	$74,700	$80,500	$79,200	$70,000	$84,700
Adjusted Sale Price		$150,900	$166,300	$170,000	$167,700	$158,800
Comparable Estimate	$162,700 ($158.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-2	125.07-2-17	125.07-1-14	125.07-1-20	125.07-14-19	125.08-3-30
Owner	Switniewski, Joseph	Hanzlian, Daniel M	Tefft, Kaitlin B	Militello, Matthew	Janowski, Scott L	Karnyski, Michelle M
Address	217 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	110 Dartwood Dr	44 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 111	50 x 111	60 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1974 / 0	1972 / 0	1965 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	2 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1290	1024	1024	1253	1201
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1232	1290	1024	1024	1253	1201
Att/Det Gar Sqft	308	286	308	308	529	273
Prior Land	$16,100					
Prior Total	$130,000					
Comp Land Estimate	$17,000	$17,000	$16,800	$16,800	$19,700	$16,700
Sale Date		12/21/2018	6/29/2018	9/7/2018	10/31/2018	9/13/2019
Sale Price		$162,000	$133,000	$155,000	$155,000	$160,000
Time Adj Sale Price		$171,200	$145,400	$166,600	$165,700	$163,800
TADJSP/SQFT		$132.71	$141.99	$162.70	$132.24	$136.39
Total Adj Factors	$95,400	$93,900	$74,700	$80,500	$100,100	$86,400
Adjusted Sale Price		$172,700	$166,100	$181,500	$161,000	$172,800
Comparable Estimate	$170,800 ($138.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-9	125.07-1-14	125.07-1-20	125.07-1-25	125.08-2-4	125.07-3-34
Owner	Scalfaro, Virginia	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Burgio, Andrew L	Mentel, Lawrence R
Address	218 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 111	50 x 111	50 x 111	50 x 111	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1024	1024	1024	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 600
SFLA	1088	1024	1024	1024	1056	960
Att/Det Gar Sqft	286	308	308	528	440	286
Prior Land	$16,500					
Prior Total	$126,000					
Comp Land Estimate	$17,900	$16,800	$16,800	$16,800	$17,000	$16,700
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/10/2020	1/7/2019
Sale Price		$133,000	$155,000	$169,000	$161,700	$149,900
Time Adj Sale Price		$145,400	$166,600	$169,000	$163,300	$157,500
TADJSP/SQFT		$141.99	$162.70	$165.04	$154.64	$164.06
Total Adj Factors	$80,100	$74,700	$80,500	$79,200	$84,700	$70,000
Adjusted Sale Price		$150,800	$166,200	$169,900	$158,700	$167,600
Comparable Estimate	$162,600 ($149.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-2-1	125.07-1-14	125.07-1-20	125.07-1-25	125.08-2-4	125.07-3-34
Owner	VanArtsdalen, Molly S	Tefft, Kaitlin B	Militello, Matthew	Celotto, James W Jr	Burgio, Andrew L	Mentel, Lawrence R
Address	221 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	154 Castlewood Dr	119 Castlewood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 114	50 x 111	50 x 111	50 x 111	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1972 / 0	1974 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 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	1056	1024	1024	1024	1056	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 667	0 600
SFLA	1056	1024	1024	1024	1056	960
Att/Det Gar Sqft	308	308	308	528	440	286
Prior Land	$19,400					
Prior Total	$120,000					
Comp Land Estimate	$22,300	$16,800	$16,800	$16,800	$17,000	$16,700
Sale Date		6/29/2018	9/7/2018	7/30/2020	1/10/2020	1/7/2019
Sale Price		$133,000	$155,000	$169,000	$161,700	$149,900
Time Adj Sale Price		$145,400	$166,600	$169,000	$163,300	$157,500
TADJSP/SQFT		$141.99	$162.70	$165.04	$154.64	$164.06
Total Adj Factors	$85,500	$74,700	$80,500	$79,200	$84,700	$70,000
Adjusted Sale Price		$156,200	$171,600	$175,300	$164,100	$173,000
Comparable Estimate	$168,000 ($159.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-8	125.08-12-6	125.08-4-27	125.07-2-17	125.07-12-5	125.07-4-38
Owner	Alder, Susan	Autry, Isiah	Tao, Ethan	Hanzlian, Daniel M	Konerth, James J	Hajdu, James
Address	222 Castlewood Dr	79 Autumnwood Dr	72 Autumnwood Dr	157 Castlewood Dr	94 Hillwood Dr	198 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 111	50 x 115	50 x 115	50 x 114	55 x 119	55 x 115
Building Style	14 other	14 Unknown	05 Colonial	01 Ranch	03 Split level	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	1973 / 0	1971 / 0	1971 / 0	1973 / 0	1973 / 0	1970 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	1.0	1.0	1.0
Bedrooms	5	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 2
1st Sty Area	1024	960	912	1290	1004	1032
2nd Sty Area	576	432	624	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	308 0	260 0
SFLA	1600	1392	1536	1290	1312	1292
Att/Det Gar Sqft	308		418	286		
Prior Land	$19,200					
Prior Total	$120,000					
Comp Land Estimate	$22,000	$17,100	$17,100	$17,000	$18,800	$18,500
Sale Date		10/26/2020	10/21/2020	12/21/2018	3/16/2020	11/13/2018
Sale Price		$210,000	$191,000	$162,000	$163,000	$155,000
Time Adj Sale Price		$210,000	$191,000	$171,200	$164,100	$164,700
TADJSP/SQFT		$150.86	$124.35	$132.71	$125.08	$127.48
Total Adj Factors	$95,400	$106,700	$102,300	$93,900	$91,700	$92,300
Adjusted Sale Price		$198,700	$184,100	$172,700	$167,800	$167,800
Comparable Estimate	$178,200 ($111.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-7	125.07-2-17	125.07-1-14	125.07-1-20	125.07-14-19	125.07-1-25
Owner	Gallo, Joseph	Hanzlian, Daniel M	Tefft, Kaitlin B	Militello, Matthew	Janowski, Scott L	Celotto, James W Jr
Address	230 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	174 Castlewood Dr	110 Dartwood Dr	154 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	72 x 111	50 x 114	50 x 111	50 x 111	60 x 112	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1974 / 0	1972 / 0	1965 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	2 / N	0 / N
Stories	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	1232	1290	1024	1024	1253	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1232	1290	1024	1024	1253	1024
Att/Det Gar Sqft	308	286	308	308	529	528
Prior Land	$18,800					
Prior Total	$128,000					
Comp Land Estimate	$21,500	$17,000	$16,800	$16,800	$19,700	$16,800
Sale Date		12/21/2018	6/29/2018	9/7/2018	10/31/2018	7/30/2020
Sale Price		$162,000	$133,000	$155,000	$155,000	$169,000
Time Adj Sale Price		$171,200	$145,400	$166,600	$165,700	$169,000
TADJSP/SQFT		$132.71	$141.99	$162.70	$132.24	$165.04
Total Adj Factors	$92,200	$93,900	$74,700	$80,500	$100,100	$79,200
Adjusted Sale Price		$169,500	$162,900	$178,300	$157,800	$182,000
Comparable Estimate	$170,100 ($138.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-1-6	125.07-2-17	125.07-1-14	125.07-14-19	125.07-9-26	125.08-12-45
Owner	Koudriavtsev, Serguei	Hanzlian, Daniel M	Tefft, Kaitlin B	Janowski, Scott L	Paul, David J	Short, Ashley
Address	234 Castlewood Dr	157 Castlewood Dr	198 Castlewood Dr	110 Dartwood Dr	138 Bronx Dr	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 114	50 x 111	60 x 112	50 x 115	57 x 128
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	02 Brick
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1974 / 0	1965 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	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	1398	1290	1024	1253	1405	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 700	0 300
SFLA	1398	1290	1024	1253	1405	1288
Att/Det Gar Sqft	308	286	308	529	280	322
Prior Land	$16,000					
Prior Total	$127,410					
Comp Land Estimate	$16,800	$17,000	$16,800	$19,700	$17,100	$20,100
Sale Date		12/21/2018	6/29/2018	10/31/2018	7/28/2020	6/7/2019
Sale Price		$162,000	$133,000	$155,000	$175,000	$160,000
Time Adj Sale Price		$171,200	$145,400	$165,700	$175,000	$165,400
TADJSP/SQFT		$132.71	$141.99	$132.24	$124.56	$128.42
Total Adj Factors	$97,900	$93,900	$74,700	$100,100	$97,300	$95,700
Adjusted Sale Price		$175,200	$168,600	$163,500	$175,600	$167,600
Comparable Estimate	$170,100 ($121.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-42	125.07-10-23	125.07-10-24	125.11-3-13	125.07-11-49	125.11-3-23
Owner	Lewis, Lauren E	Gietzen, Matthew J	Maund, Nicholas	Cronmiller, Michael P	Smith, Nicholas	Hendershot, Keith
Address	4 Cheekwood Dr	16 Birchwood Dr	12 Birchwood Dr	52 Sprucewood Dr	85 Hillwood Dr	92 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 116	50 x 120	50 x 120	50 x 110	50 x 119	50 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1971 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	984	1008	1072	912	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	984	1008	1072	912	960	912
Att/Det Gar Sqft	308	308		320	308	374
Prior Land	$13,900					
Prior Total	$111,900					
Comp Land Estimate	$22,400	$17,400	$17,400	$16,700	$17,300	$17,100
Sale Date		6/13/2018	10/22/2018	7/8/2019	10/5/2018	9/26/2018
Sale Price		$139,000	$146,000	$150,000	$143,000	$143,000
Time Adj Sale Price		$152,000	$156,000	$154,500	$152,800	$153,700
TADJSP/SQFT		$150.79	$145.52	$169.41	$159.17	$168.53
Total Adj Factors	$78,300	$65,000	$75,900	$70,500	$73,000	$70,400
Adjusted Sale Price		$165,300	$158,400	$162,300	$158,100	$161,600
Comparable Estimate	$161,100 ($163.72/SFLA)					

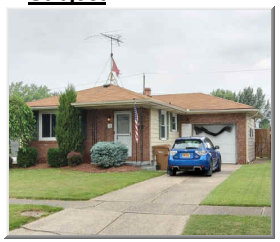
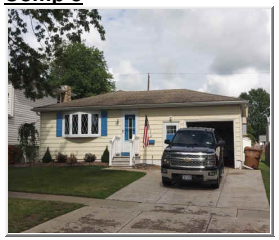
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-1	125.07-10-23	125.07-10-24	125.11-3-21	125.11-3-19	125.11-3-13
Owner	Miszuk, Julie E	Gietzen, Matthew J	Maund, Nicholas	Griggs, James	Johnson, Andrew Jame	Cronmiller, Michael P
Address	5 Cheekwood Dr	16 Birchwood Dr	12 Birchwood Dr	84 Sprucewood Dr	76 Sprucewood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 117	50 x 120	50 x 120	52 x 110	55 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1008	1072	1134	1150	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 1000	0 550	0 432
SFLA	1056	1008	1072	1134	1150	912
Att/Det Gar Sqft	420	308		345	374	320
Prior Land	$19,600					
Prior Total	$117,000					
Comp Land Estimate	$22,500	$17,400	$17,400	$17,300	$18,100	$16,700
Sale Date		6/13/2018	10/22/2018	8/26/2019	8/29/2019	7/8/2019
Sale Price		$139,000	$146,000	$175,000	$180,561	$150,000
Time Adj Sale Price		$152,000	$156,000	$179,700	$185,400	$154,500
TADJSP/SQFT		$150.79	$145.52	$158.47	$161.22	$169.41
Total Adj Factors	$88,300	$65,000	$75,900	$88,700	$85,300	$70,500
Adjusted Sale Price		$175,300	$168,400	$179,300	$188,400	$172,300
Comparable Estimate	$176,700 ($167.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-41	125.07-9-26	125.07-9-11	125.08-10-33	125.08-11-11	125.07-7-15
Owner	Gianforcaro, Calogero	Paul, David J	Schork, Brian	McLennan, Corey A	Jackowski, Scott P	Rydzewski, Krista
Address	8 Cheekwood Dr	138 Bronx Dr	45 Cheekwood Dr	92 Oakwood Dr	35 Frantzen Ter	72 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 116	60 x 130	58 x 157	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1969 / 0	1967 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1371	1405	1254	1418	1372	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 685	0 700	0 300	0 960	0 400	0 0
SFLA	1371	1405	1254	1418	1372	1476
Att/Det Gar Sqft	308	280	315	294	440	336
Prior Land	$16,200					
Prior Total	$122,000					
Comp Land Estimate	$17,100	$17,100	$17,100	$21,200	$22,400	$17,100
Sale Date		7/28/2020	11/30/2018	6/28/2018	8/24/2018	6/10/2019
Sale Price		$175,000	$138,500	$168,000	$157,500	$155,000
Time Adj Sale Price		$175,000	$147,200	$183,700	$170,300	$160,200
TADJSP/SQFT		$124.56	$117.38	$129.55	$124.13	$108.54
Total Adj Factors	$95,800	$97,300	$79,400	$108,300	$106,100	$104,600
Adjusted Sale Price		$173,500	$163,600	$171,200	$160,000	$151,400
Comparable Estimate	$163,900 ($119.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-2	125.07-9-11	125.07-9-26	125.08-10-33	125.08-11-11	125.07-7-15
Owner	Springer, Richard N	Schork, Brian	Paul, David J	McLennan, Corey A	Jackowski, Scott P	Rydzewski, Krista
Address	9 Cheekwood Dr	45 Cheekwood Dr	138 Bronx Dr	92 Oakwood Dr	35 Frantzen Ter	72 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 116	50 x 115	60 x 130	58 x 157	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1971 / 0	1967 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1357	1254	1405	1418	1372	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 700	0 960	0 400	0 0
SFLA	1357	1254	1405	1418	1372	1476
Att/Det Gar Sqft	322	315	280	294	440	336
Prior Land	$16,300					
Prior Total	$120,000					
Comp Land Estimate	$17,200	$17,100	$17,100	$21,200	$22,400	$17,100
Sale Date		11/30/2018	7/28/2020	6/28/2018	8/24/2018	6/10/2019
Sale Price		$138,500	$175,000	$168,000	$157,500	$155,000
Time Adj Sale Price		$147,200	$175,000	$183,700	$170,300	$160,200
TADJSP/SQFT		$117.38	$124.56	$129.55	$124.13	$108.54
Total Adj Factors	$91,200	$79,400	$97,300	$108,300	$106,100	$104,600
Adjusted Sale Price		$159,000	$168,900	$166,600	$155,400	$146,800
Comparable Estimate	$159,300 ($117.39/SFLA)					

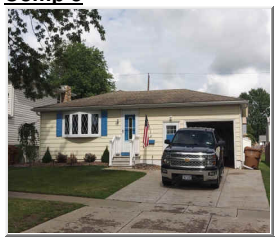
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-40	125.07-10-23	125.11-3-13	125.11-3-23	125.07-11-49	125.07-10-24
Owner	Maute 2019 Family Revc	Gietzen, Matthew J	Cronmiller, Michael P	Hendershot, Keith	Smith, Nicholas	Maund, Nicholas
Address	12 Cheekwood Dr	16 Birchwood Dr	52 Sprucewood Dr	92 Sprucewood Dr	85 Hillwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	50 x 110	50 x 116	50 x 119	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	1967 / 0	1967 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1008	912	912	960	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 0
SFLA	960	1008	912	912	960	1072
Att/Det Gar Sqft	308	308	320	374	308	
Prior Land	$11,000					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$17,400	$16,700	$17,100	$17,300	$17,400
Sale Date		6/13/2018	7/8/2019	9/26/2018	10/5/2018	10/22/2018
Sale Price		$139,000	$150,000	$143,000	$143,000	$146,000
Time Adj Sale Price		$152,000	$154,500	$153,700	$152,800	$156,000
TADJSP/SQFT		$150.79	$169.41	$168.53	$159.17	$145.52
Total Adj Factors	$76,100	$65,000	$70,500	$70,400	$73,000	$75,900
Adjusted Sale Price		$163,100	$160,100	$159,400	$155,900	$156,200
Comparable Estimate	$158,900 ($165.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-3	125.07-10-32	125.11-2-23	125.12-2-18	125.07-4-37	125.07-9-16
Owner	Discipio, Cheryl L	Chrzanowski, Robert M	Galuszka, Christopher	Maher, Ryan P	Deppeler, Michael R	Barblock, Paula C
Address	13 Cheekwood Dr	23 Penwood Dr	75 Bronx Dr	44 Gary Ln	194 Autumnwood Dr	65 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 110	50 x 115	52 x 105	50 x 115	5 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1968 / 0	1969 / 0	1971 / 0	1968 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	952	1056	960	960	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 600	0 400	0 0	0 0
SFLA	960	952	1056	960	960	1204
Att/Det Gar Sqft	286	273	330	308	280	273
Prior Land	$11,000					
Prior Total	$113,100					
Comp Land Estimate	$17,200	$16,700	$17,100	$16,800	$17,100	$1,800
Sale Date		7/11/2018	1/3/2019	9/14/2018	8/31/2018	7/1/2019
Sale Price		$190,000	$175,000	$157,190	$175,000	$164,000
Time Adj Sale Price		$206,600	$183,800	$169,000	$189,200	$169,000
TADJSP/SQFT		$217.02	$174.05	$176.04	$197.08	$140.37
Total Adj Factors	$81,500	$95,000	$93,700	$84,600	$83,000	$89,500
Adjusted Sale Price		$193,100	$171,600	$165,900	$187,700	$161,000
Comparable Estimate	$175,900 ($183.23/SFLA)					

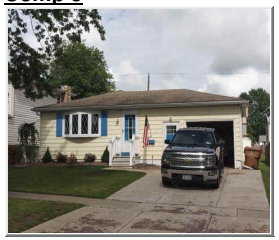
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-39	125.07-10-23	125.07-10-24	125.11-3-23	125.11-3-13	125.07-11-49
Owner	Schiavone, John A	Gietzen, Matthew J	Maund, Nicholas	Hendershot, Keith	Cronmiller, Michael P	Smith, Nicholas
Address	16 Cheekwood Dr	16 Birchwood Dr	12 Birchwood Dr	92 Sprucewood Dr	52 Sprucewood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	50 x 120	50 x 116	50 x 110	50 x 119
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	1965 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	984	1008	1072	912	912	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	984	1008	1072	912	912	960
Att/Det Gar Sqft	308	308		374	320	308
Prior Land	$16,200					
Prior Total	$111,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,100	$16,700	$17,300
Sale Date		6/13/2018	10/22/2018	9/26/2018	7/8/2019	10/5/2018
Sale Price		$139,000	$146,000	$143,000	$150,000	$143,000
Time Adj Sale Price		$152,000	$156,000	$153,700	$154,500	$152,800
TADJSP/SQFT		$150.79	$145.52	$168.53	$169.41	$159.17
Total Adj Factors	$74,400	$65,000	$75,900	$70,400	$70,500	$73,000
Adjusted Sale Price		$161,400	$154,500	$157,700	$158,400	$154,200

Comparable Estimate $157,200 ($159.76/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-4	125.07-9-26	125.07-9-11	125.08-10-33	125.08-11-11	125.07-7-15
Owner	Pfeifer-Neal Susan R	Paul, David J	Schork, Brian	McLennan, Corey A	Jackowski, Scott P	Rydzewski, Krista
Address	17 Cheekwood Dr	138 Bronx Dr	45 Cheekwood Dr	92 Oakwood Dr	35 Frantzen Ter	72 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 115	50 x 116	60 x 130	58 x 157	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1969 / 0	1967 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1371	1405	1254	1418	1372	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 300	0 960	0 400	0 0
SFLA	1371	1405	1254	1418	1372	1476
Att/Det Gar Sqft	308	280	315	294	440	336
Prior Land	$16,300					
Prior Total	$123,000					
Comp Land Estimate	$17,200	$17,100	$17,100	$21,200	$22,400	$17,100
Sale Date		7/28/2020	11/30/2018	6/28/2018	8/24/2018	6/10/2019
Sale Price		$175,000	$138,500	$168,000	$157,500	$155,000
Time Adj Sale Price		$175,000	$147,200	$183,700	$170,300	$160,200
TADJSP/SQFT		$124.56	$117.38	$129.55	$124.13	$108.54
Total Adj Factors	$95,600	$97,300	$79,400	$108,300	$106,100	$104,600
Adjusted Sale Price		$173,300	$163,400	$171,000	$159,800	$151,200
Comparable Estimate	$163,700 ($119.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-38	125.07-10-23	125.07-10-24	125.11-3-23	125.11-3-13	125.07-11-49
Owner	Falzone Jeffrey C	Gietzen, Matthew J	Maund, Nicholas	Hendershot, Keith	Cronmiller, Michael P	Smith, Nicholas
Address	20 Cheekwood Dr	16 Birchwood Dr	12 Birchwood Dr	92 Sprucewood Dr	52 Sprucewood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	50 x 120	50 x 116	50 x 110	50 x 119
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	1969 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	984	1008	1072	912	912	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	984	1008	1072	912	912	960
Att/Det Gar Sqft	308	308		374	320	308
Prior Land	$16,200					
Prior Total	$112,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,100	$16,700	$17,300
Sale Date		6/13/2018	10/22/2018	9/26/2018	7/8/2019	10/5/2018
Sale Price		$139,000	$146,000	$143,000	$150,000	$143,000
Time Adj Sale Price		$152,000	$156,000	$153,700	$154,500	$152,800
TADJSP/SQFT		$150.79	$145.52	$168.53	$169.41	$159.17
Total Adj Factors	$73,400	$65,000	$75,900	$70,400	$70,500	$73,000
Adjusted Sale Price		$160,400	$153,500	$156,700	$157,400	$153,200
Comparable Estimate	$156,200 ($158.74/SFLA)					

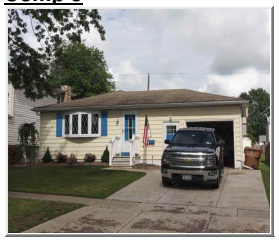
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-5	125.07-10-23	125.11-3-23	125.11-3-13	125.07-10-24	125.12-2-28
Owner	Bartkowiak Brian M & W	Gietzen, Matthew J	Hendershot, Keith	Cronmiller, Michael P	Maund, Nicholas	Speyer, Joseph
Address	21 Cheekwood Dr	16 Birchwood Dr	92 Sprucewood Dr	52 Sprucewood Dr	12 Birchwood Dr	102 Gary 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	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 120	50 x 116	50 x 110	50 x 120	51 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1970 / 0	1970 / 0	1971 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 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	984	1008	912	912	1072	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 619	0 0	0 0	0 432	0 0	0 0
SFLA	984	1008	912	912	1072	960
Att/Det Gar Sqft	440	308	374	320		308
Prior Land	$16,300					
Prior Total	$114,000					
Comp Land Estimate	$17,200	$17,400	$17,100	$16,700	$17,400	$16,600
Sale Date		6/13/2018	9/26/2018	7/8/2019	10/22/2018	10/10/2018
Sale Price		$139,000	$143,000	$150,000	$146,000	$131,000
Time Adj Sale Price		$152,000	$153,700	$154,500	$156,000	$140,000
TADJSP/SQFT		$150.79	$168.53	$169.41	$145.52	$145.83
Total Adj Factors	$79,500	$65,000	$70,400	$70,500	$75,900	$74,700
Adjusted Sale Price		$166,500	$162,800	$163,500	$159,600	$144,800
Comparable Estimate	$159,400 ($161.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-37	125.07-10-23	125.11-3-23	125.11-3-13	125.12-2-28	125.07-11-49
Owner	Wick, Erika	Gietzen, Matthew J	Hendershot, Keith	Cronmiller, Michael P	Speyer, Joseph	Smith, Nicholas
Address	24 Cheekwood Dr	16 Birchwood Dr	92 Sprucewood Dr	52 Sprucewood Dr	102 Gary Ln	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	50 x 116	50 x 110	51 x 105	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1008	912	912	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	960	1008	912	912	960	960
Att/Det Gar Sqft	308	308	374	320	308	308
Prior Land	$11,000					
Prior Total	$106,900					
Comp Land Estimate	$17,100	$17,400	$17,100	$16,700	$16,600	$17,300
Sale Date		6/13/2018	9/26/2018	7/8/2019	10/10/2018	10/5/2018
Sale Price		$139,000	$143,000	$150,000	$131,000	$143,000
Time Adj Sale Price		$152,000	$153,700	$154,500	$140,000	$152,800
TADJSP/SQFT		$150.79	$168.53	$169.41	$145.83	$159.17
Total Adj Factors	$72,100	$65,000	$70,400	$70,500	$74,700	$73,000
Adjusted Sale Price		$159,100	$155,400	$156,100	$137,400	$151,900
Comparable Estimate	$152,000 ($158.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-6	125.07-10-23	125.11-3-23	125.11-3-13	125.12-2-28	125.07-10-24
Owner	Prezuiso Agostino	Gietzen, Matthew J	Hendershot, Keith	Cronmiller, Michael P	Speyer, Joseph	Maund, Nicholas
Address	25 Cheekwood Dr	16 Birchwood Dr	92 Sprucewood Dr	52 Sprucewood Dr	102 Gary Ln	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 120	50 x 116	50 x 110	51 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	1967 / 0	1967 / 0	1970 / 0	1970 / 0	1968 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1008	912	912	960	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	960	1008	912	912	960	1072
Att/Det Gar Sqft	286	308	374	320	308	
Prior Land	$16,300					
Prior Total	$109,000					
Comp Land Estimate	$17,200	$17,400	$17,100	$16,700	$16,600	$17,400
Sale Date		6/13/2018	9/26/2018	7/8/2019	10/10/2018	10/22/2018
Sale Price		$139,000	$143,000	$150,000	$131,000	$146,000
Time Adj Sale Price		$152,000	$153,700	$154,500	$140,000	$156,000
TADJSP/SQFT		$150.79	$168.53	$169.41	$145.83	$145.52
Total Adj Factors	$72,800	$65,000	$70,400	$70,500	$74,700	$75,900
Adjusted Sale Price		$159,800	$156,100	$156,800	$138,100	$152,900
Comparable Estimate	$152,700 ($159.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-36	125.07-9-26	125.08-10-33	125.07-9-11	125.07-7-15	125.08-11-11
Owner	Bryk, Gerald A	Paul, David J	McLennan, Corey A	Schork, Brian	Rydzewski, Krista	Jackowski, Scott P
Address	28 Cheekwood Dr	138 Bronx Dr	92 Oakwood Dr	45 Cheekwood Dr	72 Oakwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 116	50 x 115	60 x 130	50 x 116	50 x 115	58 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1967 / 0	1969 / 0	1969 / 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 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	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1385	1405	1418	1254	1476	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 960	0 300	0 0	0 400
SFLA	1385	1405	1418	1254	1476	1372
Att/Det Gar Sqft	330	280	294	315	336	440
Prior Land	$17,000					
Prior Total	$123,000					
Comp Land Estimate	$18,600	$17,100	$21,200	$17,100	$17,100	$22,400
Sale Date		7/28/2020	6/28/2018	11/30/2018	6/10/2019	8/24/2018
Sale Price		$175,000	$168,000	$138,500	$155,000	$157,500
Time Adj Sale Price		$175,000	$183,700	$147,200	$160,200	$170,300
TADJSP/SQFT		$124.56	$129.55	$117.38	$108.54	$124.13
Total Adj Factors	$96,300	$97,300	$108,300	$79,400	$104,600	$106,100
Adjusted Sale Price		$174,000	$171,700	$164,100	$151,900	$160,500
Comparable Estimate	$164,400 ($118.7/SFLA)					

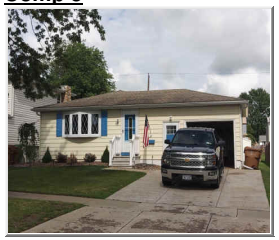
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-7	125.07-9-11	125.08-12-45	125.11-3-19	125.07-9-26	125.11-3-21
Owner	Plewniak, Stanley J	Schork, Brian	Short, Ashley	Johnson, Andrew Jame	Paul, David J	Griggs, James
Address	29 Cheekwood Dr	45 Cheekwood Dr	76 Frantzen Ter	76 Sprucewood Dr	138 Bronx Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	57 x 128	55 x 110	50 x 115	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1254	1288	1150	1405	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 300	0 550	0 700	0 1000
SFLA	1288	1254	1288	1150	1405	1134
Att/Det Gar Sqft	308	315	322	374	280	345
Prior Land	$16,200					
Prior Total	$124,000					
Comp Land Estimate	$17,100	$17,100	$20,100	$18,100	$17,100	$17,300
Sale Date		11/30/2018	6/7/2019	8/29/2019	7/28/2020	8/26/2019
Sale Price		$138,500	$160,000	$180,561	$175,000	$175,000
Time Adj Sale Price		$147,200	$165,400	$185,400	$175,000	$179,700
TADJSP/SQFT		$117.38	$128.42	$161.22	$124.56	$158.47
Total Adj Factors	$92,700	$79,400	$95,700	$85,300	$97,300	$88,700
Adjusted Sale Price		$160,500	$162,400	$192,800	$170,400	$183,700
Comparable Estimate	$174,000 ($135.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-35	125.07-10-23	125.11-3-23	125.12-2-28	125.11-3-13	125.07-11-49
Owner	Dajka, Theresa R	Gietzen, Matthew J	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Smith, Nicholas
Address	32 Cheekwood Dr	16 Birchwood Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	50 x 116	51 x 105	50 x 110	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1970 / 0	1968 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1008	912	960	912	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	960	1008	912	960	912	960
Att/Det Gar Sqft	308	308	374	308	320	308
Prior Land	$11,000					
Prior Total	$106,900					
Comp Land Estimate	$17,100	$17,400	$17,100	$16,600	$16,700	$17,300
Sale Date		6/13/2018	9/26/2018	10/10/2018	7/8/2019	10/5/2018
Sale Price		$139,000	$143,000	$131,000	$150,000	$143,000
Time Adj Sale Price		$152,000	$153,700	$140,000	$154,500	$152,800
TADJSP/SQFT		$150.79	$168.53	$145.83	$169.41	$159.17
Total Adj Factors	$72,100	$65,000	$70,400	$74,700	$70,500	$73,000
Adjusted Sale Price		$159,100	$155,400	$137,400	$156,100	$151,900
Comparable Estimate	$152,000 ($158.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-8	125.07-7-15	125.07-9-26	125.08-10-33	125.07-9-11	125.08-11-11
Owner	Sorci, Angelo M	Rydzewski, Krista	Paul, David J	McLennan, Corey A	Schork, Brian	Jackowski, Scott P
Address	33 Cheekwood Dr	72 Oakwood Dr	138 Bronx Dr	92 Oakwood Dr	45 Cheekwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 117	50 x 115	50 x 115	60 x 130	50 x 116	58 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1971 / 0	1967 / 0	1969 / 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 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	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1511	1476	1405	1418	1254	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 700	0 960	0 300	0 400
SFLA	1511	1476	1405	1418	1254	1372
Att/Det Gar Sqft	364	336	280	294	315	440
Prior Land	$17,200					
Prior Total	$129,000					
Comp Land Estimate	$19,000	$17,100	$17,100	$21,200	$17,100	$22,400
Sale Date		6/10/2019	7/28/2020	6/28/2018	11/30/2018	8/24/2018
Sale Price		$155,000	$175,000	$168,000	$138,500	$157,500
Time Adj Sale Price		$160,200	$175,000	$183,700	$147,200	$170,300
TADJSP/SQFT		$108.54	$124.56	$129.55	$117.38	$124.13
Total Adj Factors	$105,600	$104,600	$97,300	$108,300	$79,400	$106,100
Adjusted Sale Price		$161,200	$183,300	$181,000	$173,400	$169,800
Comparable Estimate	$173,700 ($114.96/SFLA)					

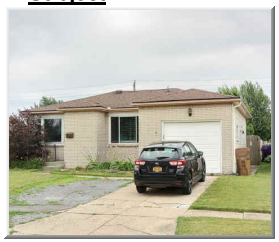
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-34	125.07-7-15	125.08-10-33	125.07-9-26	125.07-9-11	125.08-11-11
Owner	Bifulco, Neil	Rydzewski, Krista	McLennan, Corey A	Paul, David J	Schork, Brian	Jackowski, Scott P
Address	36 Cheekwood Dr	72 Oakwood Dr	92 Oakwood Dr	138 Bronx Dr	45 Cheekwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	60 x 130	50 x 115	50 x 116	58 x 157
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1967 / 0	1971 / 0	1969 / 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 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	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	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	1630	1476	1418	1405	1254	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 960	0 700	0 300	0 400
SFLA	1630	1476	1418	1405	1254	1372
Att/Det Gar Sqft	308	336	294	280	315	440
Prior Land	$16,200					
Prior Total	$133,000					
Comp Land Estimate	$17,100	$17,100	$21,200	$17,100	$17,100	$22,400
Sale Date		6/10/2019	6/28/2018	7/28/2020	11/30/2018	8/24/2018
Sale Price		$155,000	$168,000	$175,000	$138,500	$157,500
Time Adj Sale Price		$160,200	$183,700	$175,000	$147,200	$170,300
TADJSP/SQFT		$108.54	$129.55	$124.56	$117.38	$124.13
Total Adj Factors	$110,000	$104,600	$108,300	$97,300	$79,400	$106,100
Adjusted Sale Price		$165,600	$185,400	$187,700	$177,800	$174,200
Comparable Estimate	$178,100 ($109.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-9	125.07-10-23	125.07-10-24	125.11-3-21	125.11-3-23	125.11-3-19
Owner	Stau Liane	Gietzen, Matthew J	Maund, Nicholas	Griggs, James	Hendershot, Keith	Johnson, Andrew Jame
Address	37 Cheekwood Dr	16 Birchwood Dr	12 Birchwood Dr	84 Sprucewood Dr	92 Sprucewood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	50 x 120	52 x 110	50 x 116	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1971 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1032	1008	1072	1134	912	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0	0 550
SFLA	1032	1008	1072	1134	912	1150
Att/Det Gar Sqft	286	308		345	374	374
Prior Land	$11,000					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$17,400	$17,400	$17,300	$17,100	$18,100
Sale Date		6/13/2018	10/22/2018	8/26/2019	9/26/2018	8/29/2019
Sale Price		$139,000	$146,000	$175,000	$143,000	$180,561
Time Adj Sale Price		$152,000	$156,000	$179,700	$153,700	$185,400
TADJSP/SQFT		$150.79	$145.52	$158.47	$168.53	$161.22
Total Adj Factors	$75,600	$65,000	$75,900	$88,700	$70,400	$85,300
Adjusted Sale Price		$162,600	$155,700	$166,600	$158,900	$175,700
Comparable Estimate	$163,900 ($158.82/SFLA)					

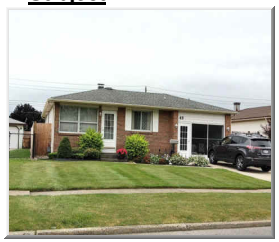
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-33	125.07-10-23	125.12-2-28	125.11-3-23	125.11-3-13	125.07-11-49
Owner	Prescott, John F III	Gietzen, Matthew J	Speyer, Joseph	Hendershot, Keith	Cronmiller, Michael P	Smith, Nicholas
Address	40 Cheekwood Dr	16 Birchwood Dr	102 Gary Ln	92 Sprucewood Dr	52 Sprucewood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	51 x 105	50 x 116	50 x 110	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1968 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1008	960	912	912	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	960	1008	960	912	912	960
Att/Det Gar Sqft	308	308	308	374	320	308
Prior Land	$11,000					
Prior Total	$106,900					
Comp Land Estimate	$17,100	$17,400	$16,600	$17,100	$16,700	$17,300
Sale Date		6/13/2018	10/10/2018	9/26/2018	7/8/2019	10/5/2018
Sale Price		$139,000	$131,000	$143,000	$150,000	$143,000
Time Adj Sale Price		$152,000	$140,000	$153,700	$154,500	$152,800
TADJSP/SQFT		$150.79	$145.83	$168.53	$169.41	$159.17
Total Adj Factors	$73,100	$65,000	$74,700	$70,400	$70,500	$73,000
Adjusted Sale Price		$160,100	$138,400	$156,400	$157,100	$152,900
Comparable Estimate	$153,000 ($159.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-10	125.07-9-26	125.07-9-11	125.08-10-33	125.07-7-15	125.08-11-11
Owner	Keller David G	Paul, David J	Schork, Brian	McLennan, Corey A	Rydzewski, Krista	Jackowski, Scott P
Address	41 Cheekwood Dr	138 Bronx Dr	45 Cheekwood Dr	92 Oakwood Dr	72 Oakwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	50 x 116	60 x 130	50 x 115	58 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1969 / 0	1967 / 0	1969 / 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 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	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1385	1405	1254	1418	1476	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1145	0 700	0 300	0 960	0 0	0 400
SFLA	1385	1405	1254	1418	1476	1372
Att/Det Gar Sqft	294	280	315	294	336	440
Prior Land	$16,200					
Prior Total	$128,000					
Comp Land Estimate	$17,100	$17,100	$17,100	$21,200	$17,100	$22,400
Sale Date		7/28/2020	11/30/2018	6/28/2018	6/10/2019	8/24/2018
Sale Price		$175,000	$138,500	$168,000	$155,000	$157,500
Time Adj Sale Price		$175,000	$147,200	$183,700	$160,200	$170,300
TADJSP/SQFT		$124.56	$117.38	$129.55	$108.54	$124.13
Total Adj Factors	$97,500	$97,300	$79,400	$108,300	$104,600	$106,100
Adjusted Sale Price		$175,200	$165,300	$172,900	$153,100	$161,700
Comparable Estimate	$165,600 ($119.57/SFLA)					

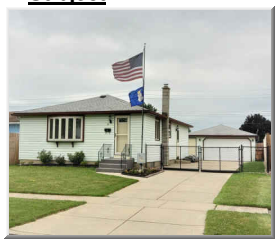
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-32	125.11-3-23	125.11-3-13	125.07-10-23	125.12-2-28	125.08-4-37
Owner	Lynch Thomas J Sr & D	Hendershot, Keith	Cronmiller, Michael P	Gietzen, Matthew J	Speyer, Joseph	Chimento, Melanie D
Address	44 Cheekwood Dr	92 Sprucewood Dr	52 Sprucewood Dr	16 Birchwood Dr	102 Gary Ln	112 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	50 x 110	50 x 120	51 x 105	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1970 / 0	1967 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	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	921	912	912	1008	960	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 528
SFLA	921	912	912	1008	960	920
Att/Det Gar Sqft	308	374	320	308	308	220
Prior Land	$16,200					
Prior Total	$114,000					
Comp Land Estimate	$17,100	$17,100	$16,700	$17,400	$16,600	$17,100
Sale Date		9/26/2018	7/8/2019	6/13/2018	10/10/2018	7/3/2018
Sale Price		$143,000	$150,000	$139,000	$131,000	$145,000
Time Adj Sale Price		$153,700	$154,500	$152,000	$140,000	$157,600
TADJSP/SQFT		$168.53	$169.41	$150.79	$145.83	$171.30
Total Adj Factors	$73,000	$70,400	$70,500	$65,000	$74,700	$71,000
Adjusted Sale Price		$156,300	$157,000	$160,000	$138,300	$159,600
Comparable Estimate	$154,200 ($167.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-11	125.07-9-11	125.07-9-23	125.11-3-19	125.11-3-21	125.08-12-40
Owner	Schork, Brian	Schork, Brian	Mucciaccio, Michael A	Johnson, Andrew Jame	Griggs, James	Wozniak, Anthony D
Address	45 Cheekwood Dr	45 Cheekwood Dr	150 Bronx Dr	76 Sprucewood Dr	84 Sprucewood Dr	56 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	52 x 115	55 x 110	52 x 110	58 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1254	1254	1160	1150	1134	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 500	0 550	0 1000	0 60
SFLA	1254	1254	1160	1150	1134	1257
Att/Det Gar Sqft	315	315	420	374	345	378
Prior Land	$16,200					
Prior Total	$124,000					
Comp Land Estimate	$17,100	$17,100	$17,600	$18,100	$17,300	$21,800
Sale Date		11/30/2018	9/28/2018	8/29/2019	8/26/2019	11/2/2018
Sale Price		$138,500	$173,400	$180,561	$175,000	$166,900
Time Adj Sale Price		$147,200	$186,400	$185,400	$179,700	$177,400
TADJSP/SQFT		$117.38	$160.69	$161.22	$158.47	$141.13
Total Adj Factors	$81,400	$79,400	$97,400	$85,300	$88,700	$99,900
Adjusted Sale Price		$149,200	$170,400	$181,500	$172,400	$158,900
Comparable Estimate	$166,500 ($132.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-31	125.07-9-11	125.07-9-23	125.08-11-12	125.11-3-19	125.11-3-21
Owner	Janes, Joann V	Schork, Brian	Mucciaccio, Michael A	Halsey, Andrea K	Johnson, Andrew Jame	Griggs, James
Address	48 Cheekwood Dr	45 Cheekwood Dr	150 Bronx Dr	27 Frantzen Ter	76 Sprucewood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	52 x 115	117 x 75	55 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1969 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1230	1254	1160	1220	1150	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 500	0 0	0 550	0 1000
SFLA	1230	1254	1160	1220	1150	1134
Att/Det Gar Sqft	330	315	420	330	374	345
Prior Land	$16,200					
Prior Total	$118,000					
Comp Land Estimate	$17,100	$17,100	$17,600	$22,500	$18,100	$17,300
Sale Date		11/30/2018	9/28/2018	12/26/2018	8/29/2019	8/26/2019
Sale Price		$138,500	$173,400	$147,000	$180,561	$175,000
Time Adj Sale Price		$147,200	$186,400	$155,300	$185,400	$179,700
TADJSP/SQFT		$117.38	$160.69	$127.30	$161.22	$158.47
Total Adj Factors	$85,900	$79,400	$97,400	$91,900	$85,300	$88,700
Adjusted Sale Price		$153,700	$174,900	$149,300	$186,000	$176,900
Comparable Estimate	$168,200 ($136.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-12	125.07-10-24	125.11-3-21	125.07-10-23	125.07-9-23	125.11-3-19
Owner	Bartkowiak, Bernice A	Maund, Nicholas	Griggs, James	Gietzen, Matthew J	Mucciaccio, Michael A	Johnson, Andrew Jame
Address	49 Cheekwood Dr	12 Birchwood Dr	84 Sprucewood Dr	16 Birchwood Dr	150 Bronx Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	52 x 110	50 x 120	52 x 115	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1971 / 0	1970 / 0	1967 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	1072	1134	1008	1160	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 500	0 550
SFLA	1075	1072	1134	1008	1160	1150
Att/Det Gar Sqft	308		345	308	420	374
Prior Land	$16,200					
Prior Total	$115,000					
Comp Land Estimate	$17,100	$17,400	$17,300	$17,400	$17,600	$18,100
Sale Date		10/22/2018	8/26/2019	6/13/2018	9/28/2018	8/29/2019
Sale Price		$146,000	$175,000	$139,000	$173,400	$180,561
Time Adj Sale Price		$156,000	$179,700	$152,000	$186,400	$185,400
TADJSP/SQFT		$145.52	$158.47	$150.79	$160.69	$161.22
Total Adj Factors	$78,300	$75,900	$88,700	$65,000	$97,400	$85,300
Adjusted Sale Price		$158,400	$169,300	$165,300	$167,300	$178,400
Comparable Estimate	$167,700 ($156/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-30	125.07-10-23	125.08-11-18	125.07-10-24	125.11-3-21	125.07-9-23
Owner	Howard, Kristin K	Gietzen, Matthew J	Gawlak, Craig A	Maund, Nicholas	Griggs, James	Mucciaccio, Michael A
Address	52 Cheekwood Dr	16 Birchwood Dr	14 Mckenzie Ct	12 Birchwood Dr	84 Sprucewood Dr	150 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 116	50 x 120	52 x 157	50 x 120	52 x 110	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1968 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	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	1050	1008	1064	1072	1134	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 676	0 0	0 1000	0 500
SFLA	1050	1008	1064	1072	1134	1160
Att/Det Gar Sqft	462	308	576		345	420
Prior Land	$17,000					
Prior Total	$115,000					
Comp Land Estimate	$18,600	$17,400	$20,400	$17,400	$17,300	$17,600
Sale Date		6/13/2018	9/10/2018	10/22/2018	8/26/2019	9/28/2018
Sale Price		$139,000	$155,000	$146,000	$175,000	$173,400
Time Adj Sale Price		$152,000	$166,600	$156,000	$179,700	$186,400
TADJSP/SQFT		$150.79	$156.58	$145.52	$158.47	$160.69
Total Adj Factors	$82,200	$65,000	$90,300	$75,900	$88,700	$97,400
Adjusted Sale Price		$169,200	$158,500	$162,300	$173,200	$171,200
Comparable Estimate	$166,900 ($158.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-13	125.07-9-11	125.07-9-26	125.08-10-33	125.08-9-17	125.08-12-45
Owner	Lemke, Christopher J	Schork, Brian	Paul, David J	McLennan, Corey A	Lewczyk, Samantha R	Short, Ashley
Address	53 Cheekwood Dr	45 Cheekwood Dr	138 Bronx Dr	92 Oakwood Dr	19 Zeller Ln	76 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 116	50 x 116	50 x 115	60 x 130	69 x 125	57 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1971 / 0	1967 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1254	1405	1418	1326	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 700	0 960	0 924	0 300
SFLA	1320	1254	1405	1418	1326	1288
Att/Det Gar Sqft	484	315	280	294	322	322
Prior Land	$17,000					
Prior Total	$127,000					
Comp Land Estimate	$18,600	$17,100	$17,100	$21,200	$22,300	$20,100
Sale Date		11/30/2018	7/28/2020	6/28/2018	6/16/2020	6/7/2019
Sale Price		$138,500	$175,000	$168,000	$170,000	$160,000
Time Adj Sale Price		$147,200	$175,000	$183,700	$170,300	$165,400
TADJSP/SQFT		$117.38	$124.56	$129.55	$128.43	$128.42
Total Adj Factors	$97,000	$79,400	$97,300	$108,300	$101,000	$95,700
Adjusted Sale Price		$164,800	$174,700	$172,400	$166,300	$166,700
Comparable Estimate	$169,000 ($128.03/SFLA)					

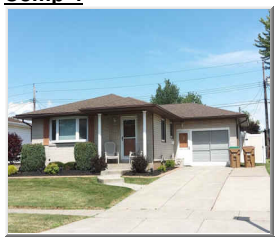
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-29	125.07-9-23	125.07-9-11	125.11-3-19	125.11-3-21	125.08-11-18
Owner	Wingerter, Mary M	Mucciaccio, Michael A	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Gawlak, Craig A
Address	56 Cheekwood Dr	150 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	14 Mckenzie 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	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 115	50 x 116	55 x 110	52 x 110	52 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1161	1160	1254	1150	1134	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 300	0 550	0 1000	0 676
SFLA	1161	1160	1254	1150	1134	1064
Att/Det Gar Sqft	308	420	315	374	345	576
Prior Land	$16,200					
Prior Total	$120,000					
Comp Land Estimate	$17,100	$17,600	$17,100	$18,100	$17,300	$20,400
Sale Date		9/28/2018	11/30/2018	8/29/2019	8/26/2019	9/10/2018
Sale Price		$173,400	$138,500	$180,561	$175,000	$155,000
Time Adj Sale Price		$186,400	$147,200	$185,400	$179,700	$166,600
TADJSP/SQFT		$160.69	$117.38	$161.22	$158.47	$156.58
Total Adj Factors	$82,900	$97,400	$79,400	$85,300	$88,700	$90,300
Adjusted Sale Price		$171,900	$150,700	$183,000	$173,900	$159,200
Comparable Estimate	$167,700 ($144.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-14	125.07-9-23	125.07-9-11	125.11-3-19	125.11-3-21	125.07-10-24
Owner	Granat, Joseph E	Mucciaccio, Michael A	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Maund, Nicholas
Address	57 Cheekwood Dr	150 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 115	50 x 116	55 x 110	52 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1161	1160	1254	1150	1134	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 300	0 550	0 1000	0 0
SFLA	1161	1160	1254	1150	1134	1072
Att/Det Gar Sqft	308	420	315	374	345	
Prior Land	$16,200					
Prior Total	$120,000					
Comp Land Estimate	$17,100	$17,600	$17,100	$18,100	$17,300	$17,400
Sale Date		9/28/2018	11/30/2018	8/29/2019	8/26/2019	10/22/2018
Sale Price		$173,400	$138,500	$180,561	$175,000	$146,000
Time Adj Sale Price		$186,400	$147,200	$185,400	$179,700	$156,000
TADJSP/SQFT		$160.69	$117.38	$161.22	$158.47	$145.52
Total Adj Factors	$80,800	$97,400	$79,400	$85,300	$88,700	$75,900
Adjusted Sale Price		$169,800	$148,600	$180,900	$171,800	$160,900
Comparable Estimate	$166,400 ($143.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-28	125.07-10-23	125.08-11-18	125.12-2-28	125.07-10-24	125.07-9-23
Owner	Lacombe, Ann M	Gietzen, Matthew J	Gawlak, Craig A	Speyer, Joseph	Maund, Nicholas	Mucciaccio, Michael A
Address	60 Cheekwood Dr	16 Birchwood Dr	14 Mckenzie Ct	102 Gary Ln	12 Birchwood Dr	150 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	52 x 157	51 x 105	50 x 120	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1968 / 0	1968 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	1040	1008	1064	960	1072	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 676	0 0	0 0	0 500
SFLA	1040	1008	1064	960	1072	1160
Att/Det Gar Sqft	336	308	576	308		420
Prior Land	$11,000					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$17,400	$20,400	$16,600	$17,400	$17,600
Sale Date		6/13/2018	9/10/2018	10/10/2018	10/22/2018	9/28/2018
Sale Price		$139,000	$155,000	$131,000	$146,000	$173,400
Time Adj Sale Price		$152,000	$166,600	$140,000	$156,000	$186,400
TADJSP/SQFT		$150.79	$156.58	$145.83	$145.52	$160.69
Total Adj Factors	$78,800	$65,000	$90,300	$74,700	$75,900	$97,400
Adjusted Sale Price		$165,800	$155,100	$144,100	$158,900	$167,800
Comparable Estimate	$158,300 ($152.21/SFLA)					

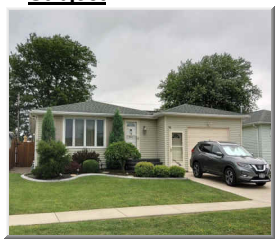
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-15	125.11-3-23	125.12-2-28	125.11-3-13	125.07-10-23	125.08-4-37
Owner	Jankowski, Albert J	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Gietzen, Matthew J	Chimento, Melanie D
Address	61 Cheekwood Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	16 Birchwood Dr	112 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	51 x 105	50 x 110	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1968 / 0	1970 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	912	960	912	1008	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 528
SFLA	920	912	960	912	1008	920
Att/Det Gar Sqft	330	374	308	320	308	220
Prior Land	$16,200					
Prior Total	$115,000					
Comp Land Estimate	$17,100	$17,100	$16,600	$16,700	$17,400	$17,100
Sale Date		9/26/2018	10/10/2018	7/8/2019	6/13/2018	7/3/2018
Sale Price		$143,000	$131,000	$150,000	$139,000	$145,000
Time Adj Sale Price		$153,700	$140,000	$154,500	$152,000	$157,600
TADJSP/SQFT		$168.53	$145.83	$169.41	$150.79	$171.30
Total Adj Factors	$70,300	$70,400	$74,700	$70,500	$65,000	$71,000
Adjusted Sale Price		$153,600	$135,600	$154,300	$157,300	$156,900
Comparable Estimate	$151,500 ($164.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-27	125.08-11-18	125.07-10-23	125.12-2-28	125.07-9-23	125.07-10-24
Owner	Sciandra Kristen	Gawlak, Craig A	Gietzen, Matthew J	Speyer, Joseph	Mucciaccio, Michael A	Maund, Nicholas
Address	64 Cheekwood Dr	14 Mckenzie Ct	16 Birchwood Dr	102 Gary Ln	150 Bronx Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 157	50 x 120	51 x 105	52 x 115	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1967 / 0	1968 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1064	1008	960	1160	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 676	0 0	0 0	0 500	0 0
SFLA	1040	1064	1008	960	1160	1072
Att/Det Gar Sqft	336	576	308	308	420	
Prior Land	$16,200					
Prior Total	$110,000					
Comp Land Estimate	$17,100	$20,400	$17,400	$16,600	$17,600	$17,400
Sale Date		9/10/2018	6/13/2018	10/10/2018	9/28/2018	10/22/2018
Sale Price		$155,000	$139,000	$131,000	$173,400	$146,000
Time Adj Sale Price		$166,600	$152,000	$140,000	$186,400	$156,000
TADJSP/SQFT		$156.58	$150.79	$145.83	$160.69	$145.52
Total Adj Factors	$76,800	$90,300	$65,000	$74,700	$97,400	$75,900
Adjusted Sale Price		$153,100	$163,800	$142,100	$165,800	$156,900
Comparable Estimate	$156,300 ($150.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-16	125.07-9-16	125.11-2-23	125.12-2-18	125.07-10-32	125.08-1-21
Owner	Barblock Paula C	Barblock, Paula C	Galuszka, Christopher	Maher, Ryan P	Chrzanowski, Robert M	Smith, Scott M
Address	65 Cheekwood Dr	65 Cheekwood Dr	75 Bronx Dr	44 Gary Ln	23 Penwood Dr	48 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	5 x 116	5 x 116	50 x 115	52 x 105	50 x 110	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1968 / 0	1969 / 0	1966 / 0	1975 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1204	1204	1056	960	952	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 400	0 480	0 230
SFLA	1204	1204	1056	960	952	1232
Att/Det Gar Sqft	273	273	330	308	273	308
Prior Land	$17,000					
Prior Total	$113,000					
Comp Land Estimate	$1,800	$1,800	$17,100	$16,800	$16,700	$16,800
Sale Date		7/1/2019	1/3/2019	9/14/2018	7/11/2018	10/24/2019
Sale Price		$164,000	$175,000	$157,190	$190,000	$184,500
Time Adj Sale Price		$169,000	$183,800	$169,000	$206,600	$188,200
TADJSP/SQFT		$140.37	$174.05	$176.04	$217.02	$152.76
Total Adj Factors	$86,500	$89,500	$93,700	$84,600	$95,000	$102,300
Adjusted Sale Price		$166,000	$176,600	$170,900	$198,100	$172,400
Comparable Estimate	$176,800 ($146.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-26	125.11-3-23	125.12-2-28	125.11-3-13	125.08-4-37	125.07-10-23
Owner	Punturiero Frank	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Chimento, Melanie D	Gietzen, Matthew J
Address	68 Cheekwood Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	112 Autumnwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	51 x 105	50 x 110	50 x 115	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	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	2	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	876	912	960	912	920	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 528	0 0
SFLA	876	912	960	912	920	1008
Att/Det Gar Sqft	484	374	308	320	220	308
Prior Land	$16,200					
Prior Total	$117,000					
Comp Land Estimate	$17,100	$17,100	$16,600	$16,700	$17,100	$17,400
Sale Date		9/26/2018	10/10/2018	7/8/2019	7/3/2018	6/13/2018
Sale Price		$143,000	$131,000	$150,000	$145,000	$139,000
Time Adj Sale Price		$153,700	$140,000	$154,500	$157,600	$152,000
TADJSP/SQFT		$168.53	$145.83	$169.41	$171.30	$150.79
Total Adj Factors	$73,000	$70,400	$74,700	$70,500	$71,000	$65,000
Adjusted Sale Price		$156,300	$138,300	$157,000	$159,600	$160,000
Comparable Estimate	$154,200 ($176.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-17	125.11-3-23	125.12-2-28	125.11-3-13	125.07-10-23	125.08-4-37
Owner	Kashuba, Daniel	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Gietzen, Matthew J	Chimento, Melanie D
Address	69 Cheekwood Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	16 Birchwood Dr	112 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	51 x 105	50 x 110	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1968 / 0	1970 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	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	900	912	960	912	1008	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 528
SFLA	900	912	960	912	1008	920
Att/Det Gar Sqft	330	374	308	320	308	220
Prior Land	$16,200					
Prior Total	$116,000					
Comp Land Estimate	$17,100	$17,100	$16,600	$16,700	$17,400	$17,100
Sale Date		9/26/2018	10/10/2018	7/8/2019	6/13/2018	7/3/2018
Sale Price		$143,000	$131,000	$150,000	$139,000	$145,000
Time Adj Sale Price		$153,700	$140,000	$154,500	$152,000	$157,600
TADJSP/SQFT		$168.53	$145.83	$169.41	$150.79	$171.30
Total Adj Factors	$72,200	$70,400	$74,700	$70,500	$65,000	$71,000
Adjusted Sale Price		$155,500	$137,500	$156,200	$159,200	$158,800
Comparable Estimate	$153,400 ($170.44/SFLA)					

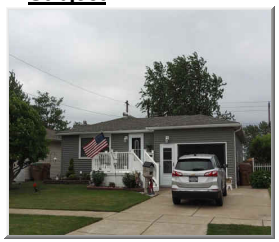
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-25	125.11-3-23	125.12-2-28	125.11-3-13	125.08-4-37	125.07-10-23
Owner	Putowski, Jacek	Hendershot, Keith	Speyer, Joseph	Cronmiller, Michael P	Chimento, Melanie D	Gietzen, Matthew J
Address	72 Cheekwood Dr	92 Sprucewood Dr	102 Gary Ln	52 Sprucewood Dr	112 Autumnwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 116	51 x 105	50 x 110	50 x 115	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1970 / 0	1968 / 0	1970 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 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	832	912	960	912	920	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 0	0 0	0 432	0 528	0 0
SFLA	832	912	960	912	920	1008
Att/Det Gar Sqft	220	374	308	320	220	308
Prior Land	$16,200					
Prior Total	$113,000					
Comp Land Estimate	$17,100	$17,100	$16,600	$16,700	$17,100	$17,400
Sale Date		9/26/2018	10/10/2018	7/8/2019	7/3/2018	6/13/2018
Sale Price		$143,000	$131,000	$150,000	$145,000	$139,000
Time Adj Sale Price		$153,700	$140,000	$154,500	$157,600	$152,000
TADJSP/SQFT		$168.53	$145.83	$169.41	$171.30	$150.79
Total Adj Factors	$69,400	$70,400	$74,700	$70,500	$71,000	$65,000
Adjusted Sale Price		$152,700	$134,700	$153,400	$156,000	$156,400
Comparable Estimate	$150,600 ($181.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-18	125.07-9-23	125.07-9-11	125.11-3-19	125.11-3-21	125.08-11-12
Owner	Pochron, Gregory P	Mucciaccio, Michael A	Schork, Brian	Johnson, Andrew Jame	Griggs, James	Halsey, Andrea K
Address	73 Cheekwood Dr	150 Bronx Dr	45 Cheekwood Dr	76 Sprucewood Dr	84 Sprucewood Dr	27 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 115	50 x 116	55 x 110	52 x 110	117 x 75
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1969 / 0	1970 / 0	1970 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1195	1160	1254	1150	1134	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 300	0 550	0 1000	0 0
SFLA	1195	1160	1254	1150	1134	1220
Att/Det Gar Sqft	295	420	315	374	345	330
Prior Land	$16,200					
Prior Total	$122,000					
Comp Land Estimate	$17,100	$17,600	$17,100	$18,100	$17,300	$22,500
Sale Date		9/28/2018	11/30/2018	8/29/2019	8/26/2019	12/26/2018
Sale Price		$173,400	$138,500	$180,561	$175,000	$147,000
Time Adj Sale Price		$186,400	$147,200	$185,400	$179,700	$155,300
TADJSP/SQFT		$160.69	$117.38	$161.22	$158.47	$127.30
Total Adj Factors	$84,500	$97,400	$79,400	$85,300	$88,700	$91,900
Adjusted Sale Price		$173,500	$152,300	$184,600	$175,500	$147,900
Comparable Estimate	$166,800 ($139.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-24	125.07-9-23	125.11-3-21	125.11-3-19	125.07-9-11	125.08-11-18
Owner	Czaja, Helen A	Mucciaccio, Michael A	Griggs, James	Johnson, Andrew Jame	Schork, Brian	Gawlak, Craig A
Address	76 Cheekwood Dr	150 Bronx Dr	84 Sprucewood Dr	76 Sprucewood Dr	45 Cheekwood Dr	14 Mckenzie 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	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 115	52 x 110	55 x 110	50 x 116	52 x 157
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1970 / 0	1970 / 0	1969 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1160	1134	1150	1254	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 1000	0 550	0 300	0 676
SFLA	1144	1160	1134	1150	1254	1064
Att/Det Gar Sqft	352	420	345	374	315	576
Prior Land	$16,200					
Prior Total	$122,600					
Comp Land Estimate	$17,100	$17,600	$17,300	$18,100	$17,100	$20,400
Sale Date		9/28/2018	8/26/2019	8/29/2019	11/30/2018	9/10/2018
Sale Price		$173,400	$175,000	$180,561	$138,500	$155,000
Time Adj Sale Price		$186,400	$179,700	$185,400	$147,200	$166,600
TADJSP/SQFT		$160.69	$158.47	$161.22	$117.38	$156.58
Total Adj Factors	$82,600	$97,400	$88,700	$85,300	$79,400	$90,300
Adjusted Sale Price		$171,600	$173,600	$182,700	$150,400	$158,900
Comparable Estimate	$167,400 ($146.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-19	125.12-2-28	125.11-3-23	125.11-3-13	125.08-4-37	125.07-10-23
Owner	Skerrett, William	Speyer, Joseph	Hendershot, Keith	Cronmiller, Michael P	Chimento, Melanie D	Gietzen, Matthew J
Address	77 Cheekwood Dr	102 Gary Ln	92 Sprucewood Dr	52 Sprucewood Dr	112 Autumnwood Dr	16 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 115	51 x 105	50 x 116	50 x 110	50 x 115	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1968 / 0	1970 / 0	1970 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	960	912	912	920	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 528	0 0
SFLA	920	960	912	912	920	1008
Att/Det Gar Sqft	330	308	374	320	220	308
Prior Land	$16,200					
Prior Total	$113,000					
Comp Land Estimate	$17,100	$16,600	$17,100	$16,700	$17,100	$17,400
Sale Date		10/10/2018	9/26/2018	7/8/2019	7/3/2018	6/13/2018
Sale Price		$131,000	$143,000	$150,000	$145,000	$139,000
Time Adj Sale Price		$140,000	$153,700	$154,500	$157,600	$152,000
TADJSP/SQFT		$145.83	$168.53	$169.41	$171.30	$150.79
Total Adj Factors	$70,300	$74,700	$70,400	$70,500	$71,000	$65,000
Adjusted Sale Price		$135,600	$153,600	$154,300	$156,900	$157,300
Comparable Estimate	$151,500 ($164.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-23	125.07-7-15	125.08-10-33	125.07-9-26	125.08-11-11	125.07-9-11
Owner	Kucharski Daniel &	Rydzewski, Krista	McLennan, Corey A	Paul, David J	Jackowski, Scott P	Schork, Brian
Address	80 Cheekwood Dr	72 Oakwood Dr	92 Oakwood Dr	138 Bronx Dr	35 Frantzen Ter	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 115	60 x 130	50 x 115	58 x 157	50 x 116
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	02 Brick	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1967 / 0	1971 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	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	1568	1476	1418	1405	1372	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 960	0 700	0 400	0 300
SFLA	1568	1476	1418	1405	1372	1254
Att/Det Gar Sqft	408	336	294	280	440	315
Prior Land	$16,200					
Prior Total	$133,000					
Comp Land Estimate	$17,100	$17,100	$21,200	$17,100	$22,400	$17,100
Sale Date		6/10/2019	6/28/2018	7/28/2020	8/24/2018	11/30/2018
Sale Price		$155,000	$168,000	$175,000	$157,500	$138,500
Time Adj Sale Price		$160,200	$183,700	$175,000	$170,300	$147,200
TADJSP/SQFT		$108.54	$129.55	$124.56	$124.13	$117.38
Total Adj Factors	$106,100	$104,600	$108,300	$97,300	$106,100	$79,400
Adjusted Sale Price		$161,700	$181,500	$183,800	$170,300	$173,900
Comparable Estimate	$174,200 ($111.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-20	125.07-9-11	125.07-9-23	125.08-11-12	125.08-12-40	125.11-3-19
Owner	Wilbur A and Judith A E	Schork, Brian	Mucciaccio, Michael A	Halsey, Andrea K	Wozniak, Anthony D	Johnson, Andrew Jame
Address	81 Cheekwood Dr	45 Cheekwood Dr	150 Bronx Dr	27 Frantzen Ter	56 Frantzen Ter	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 115	50 x 116	52 x 115	117 x 75	58 x 147	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1971 / 0	1967 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	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	4	3	3	3	3	3
Full/Half Baths	2 / 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	1228	1254	1160	1220	1257	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 500	0 0	0 60	0 550
SFLA	1228	1254	1160	1220	1257	1150
Att/Det Gar Sqft	330	315	420	330	378	374
Prior Land	$16,500					
Prior Total	$126,000					
Comp Land Estimate	$17,600	$17,100	$17,600	$22,500	$21,800	$18,100
Sale Date		11/30/2018	9/28/2018	12/26/2018	11/2/2018	8/29/2019
Sale Price		$138,500	$173,400	$147,000	$166,900	$180,561
Time Adj Sale Price		$147,200	$186,400	$155,300	$177,400	$185,400
TADJSP/SQFT		$117.38	$160.69	$127.30	$141.13	$161.22
Total Adj Factors	$91,900	$79,400	$97,400	$91,900	$99,900	$85,300
Adjusted Sale Price		$159,700	$180,900	$155,300	$169,400	$192,000
Comparable Estimate	$171,500 ($139.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-8-22	125.07-7-15	125.08-10-33	125.07-9-26	125.08-11-11	125.08-9-17
Owner	Oehmler, Christopher	Rydzewski, Krista	McLennan, Corey A	Paul, David J	Jackowski, Scott P	Lewczyk, Samantha R
Address	84 Cheekwood Dr	72 Oakwood Dr	92 Oakwood Dr	138 Bronx Dr	35 Frantzen Ter	19 Zeller 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	127	127	127	127	127	127
School Code	146801	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 116	50 x 115	60 x 130	50 x 115	58 x 157	69 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1967 / 0	1971 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	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	1635	1476	1418	1405	1372	1326
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 960	0 700	0 400	0 924
SFLA	1635	1476	1418	1405	1372	1326
Att/Det Gar Sqft	440	336	294	280	440	322
Prior Land	$20,200					
Prior Total	$140,000					
Comp Land Estimate	$23,200	$17,100	$21,200	$17,100	$22,400	$22,300
Sale Date		6/10/2019	6/28/2018	7/28/2020	8/24/2018	6/16/2020
Sale Price		$155,000	$168,000	$175,000	$157,500	$170,000
Time Adj Sale Price		$160,200	$183,700	$175,000	$170,300	$170,300
TADJSP/SQFT		$108.54	$129.55	$124.56	$124.13	$128.43
Total Adj Factors	$121,300	$104,600	$108,300	$97,300	$106,100	$101,000
Adjusted Sale Price		$176,900	$196,700	$199,000	$185,500	$190,600
Comparable Estimate	$189,700 ($116.02/SFLA)					

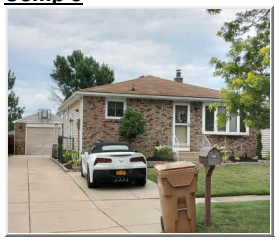
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-9-21	125.07-7-15	125.08-10-33	125.07-9-26	125.08-11-11	125.07-9-11
Owner	Sousanidis Nicholas	Rydzewski, Krista	McLennan, Corey A	Paul, David J	Jackowski, Scott P	Schork, Brian
Address	85 Cheekwood Dr	72 Oakwood Dr	92 Oakwood Dr	138 Bronx Dr	35 Frantzen Ter	45 Cheekwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	79 x 115	50 x 115	60 x 130	50 x 115	58 x 157	50 x 116
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	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1967 / 0	1971 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	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	1615	1476	1418	1405	1372	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 960	0 700	0 400	0 300
SFLA	1615	1476	1418	1405	1372	1254
Att/Det Gar Sqft	420	336	294	280	440	315
Prior Land	$20,000					
Prior Total	$141,000					
Comp Land Estimate	$23,000	$17,100	$21,200	$17,100	$22,400	$17,100
Sale Date		6/10/2019	6/28/2018	7/28/2020	8/24/2018	11/30/2018
Sale Price		$155,000	$168,000	$175,000	$157,500	$138,500
Time Adj Sale Price		$160,200	$183,700	$175,000	$170,300	$147,200
TADJSP/SQFT		$108.54	$129.55	$124.56	$124.13	$117.38
Total Adj Factors	$117,800	$104,600	$108,300	$97,300	$106,100	$79,400
Adjusted Sale Price		$173,400	$193,200	$195,500	$182,000	$185,600
Comparable Estimate	$185,900 ($115.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-21	114.20-11-21	125.08-1-32	114.20-7-12	114.20-2-41	115.17-3-1
Owner	Aragon, Julio Cesar	Aragon, Julio Cesar	Ahrens, Christopher M	Imhof, Donald G Jr	Tanner, Sally	Stubley, Ryan J
Address	1 Cherrywood Dr	1 Cherrywood Dr	20 Castlewood Dr	58 Sherry Dr	26 Lemans Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 141	63 x 141	70 x 111	60 x 120	50 x 145	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1994 / 0	1975 / 0	1971 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1144	968	1184	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 475
SFLA	1144	1144	968	1184	1176	1120
Att/Det Gar Sqft	396	396	384	308	320	308
Prior Land	$19,900					
Prior Total	$123,000					
Comp Land Estimate	$22,600	$22,600	$21,200	$20,400	$19,100	$21,900
Sale Date		4/22/2020	5/18/2020	12/21/2018	4/4/2019	11/9/2018
Sale Price		$170,000	$150,000	$155,000	$145,000	$152,000
Time Adj Sale Price		$170,900	$150,500	$163,800	$150,800	$161,500
TADJSP/SQFT		$149.39	$155.48	$138.34	$128.23	$144.20
Total Adj Factors	$90,300	$90,300	$72,600	$90,100	$86,800	$87,500
Adjusted Sale Price		$170,900	$168,200	$164,000	$154,300	$164,300
Comparable Estimate	$164,300 ($143.62/SFLA)					

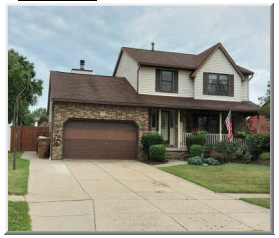
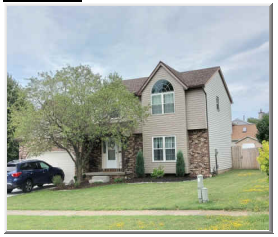
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

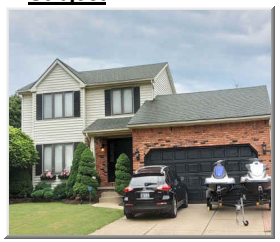
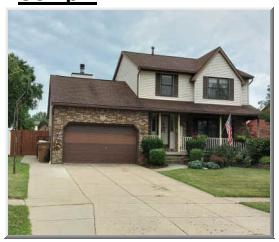
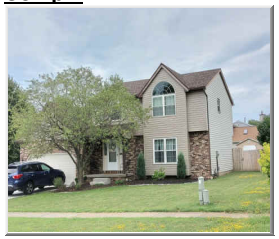
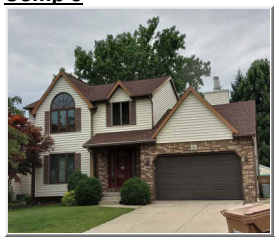
Roll Year: 2021

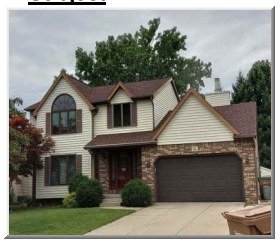
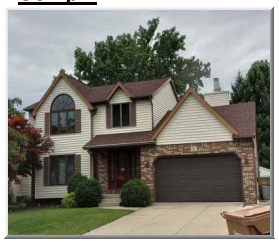
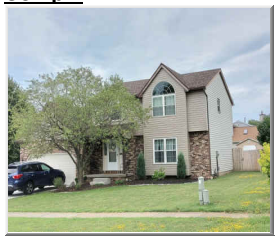
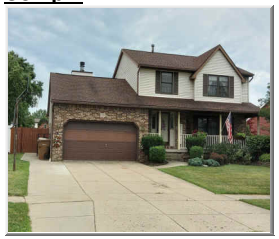
Option : 127_ENPM_OPTIONS

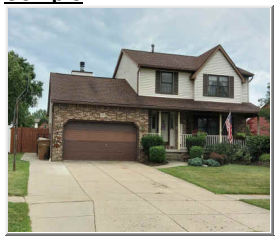
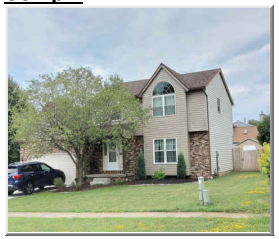
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-18.2	125.08-1-21	125.08-6-51	125.07-2-43	114.20-11-21	125.08-1-13
Owner	Dallman, Karen	Smith, Scott M	Ciesielski, Philip A	Finn, Laurie	Aragon, Julio Cesar	Bailey, Kathleen J
Address	2 Cherrywood Dr	48 Castlewood Dr	10 Bory Dr	8 Knollwood Dr	1 Cherrywood Dr	80 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	50 x 111	50 x 110	50 x 115	63 x 141	50 x 111
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	1997 / 0	1975 / 0	1984 / 0	1975 / 0	1989 / 0	1975 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1421	1232	1068	1357	1144	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 230	0 0	0 892	0 0	0 600
SFLA	1421	1232	1068	1357	1144	1024
Att/Det Gar Sqft	396	308	364	308	396	352
Prior Land	$18,000					
Prior Total	$166,000					
Comp Land Estimate	$20,400	$16,800	$16,700	$17,100	$22,600	$16,800
Sale Date		10/24/2019	6/22/2018	5/18/2020	4/22/2020	8/27/2020
Sale Price		$184,500	$167,400	$226,500	$170,000	$204,000
Time Adj Sale Price		$188,200	$183,000	$227,300	$170,900	$204,000
TADJSP/SQFT		$152.76	$171.35	$167.50	$149.39	$199.22
Total Adj Factors	$139,200	$102,300	$91,800	$114,600	$90,300	$101,900
Adjusted Sale Price		$225,100	$230,400	$251,900	$219,800	$241,300
Comparable Estimate	$233,700 ($164.46/SFLA)					

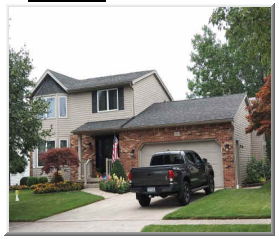
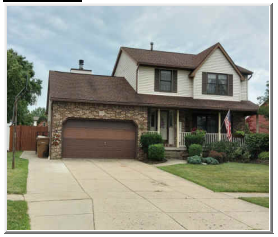
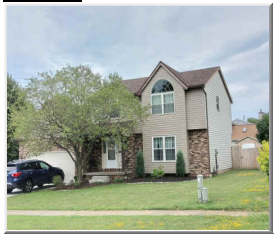
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

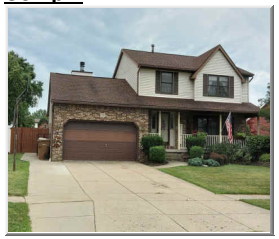
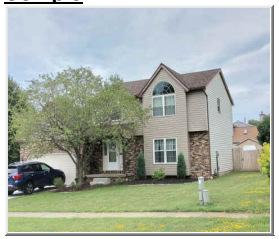
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-17	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.20-7-11
Owner	Ray, James L	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Powers, Mark J
Address	4 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	40 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 120	65 x 150	85 x 130	62 x 120	65 x 250	85 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1053	1100	1175	1096	928	620
2nd Sty Area	868	822	843	847	1048	860
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 252
SFLA	1921	1922	2018	1943	1976	1480
Att/Det Gar Sqft	396	420	418	399	480 720	550
Prior Land	$18,500					
Prior Total	$174,300					
Comp Land Estimate	$21,000	$23,500	$25,400	$20,700	$26,400	$24,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	12/7/2018
Sale Price		$235,000	$194,000	$242,000	$190,000	$200,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$211,300
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$142.77
Total Adj Factors	$131,600	$134,400	$142,200	$155,000	$141,700	$109,400
Adjusted Sale Price		$235,300	$206,300	$239,700	$200,000	$233,500
Comparable Estimate	$223,000 ($116.09/SFLA)					

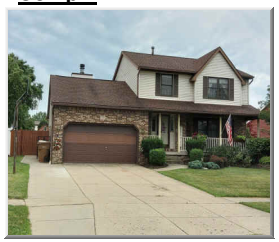
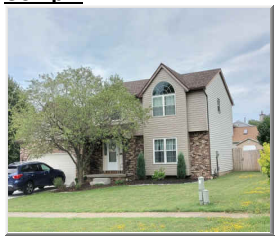
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-22	114.20-11-33	114.20-11-27	114.20-7-11	125.08-4-27	114.20-11-16
Owner	Maniscalco, Dawn	Sexstone, Michael J	Bandoh, Anthony K Jr	Powers, Mark J	Tao, Ethan	Paladino, Nicholas C
Address	5 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	40 Sherry Dr	72 Autumnwood Dr	6 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 141	65 x 150	85 x 130	85 x 120	50 x 115	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1983 / 0	1971 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	1 / Y	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1084	1100	1175	620	912	1096
2nd Sty Area	644	822	843	860	624	847
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 252	0 0	0 400
SFLA	1728	1922	2018	1480	1536	1943
Att/Det Gar Sqft	440	420	418	550	418	399
Prior Land	$20,000					
Prior Total	$168,656					
Comp Land Estimate	$22,800	$23,500	$25,400	$24,400	$17,100	$20,700
Sale Date		12/6/2019	2/28/2018	12/7/2018	10/21/2020	7/12/2018
Sale Price		$235,000	$194,000	$200,000	$191,000	$242,000
Time Adj Sale Price		$238,100	$216,900	$211,300	$191,000	$263,100
TADJSP/SQFT		$123.88	$107.48	$142.77	$124.35	$135.41
Total Adj Factors	$127,800	$134,400	$142,200	$109,400	$102,300	$155,000
Adjusted Sale Price		$231,500	$202,500	$229,700	$216,500	$235,900
Comparable Estimate	$223,200 ($129.17/SFLA)					

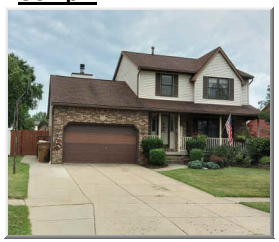
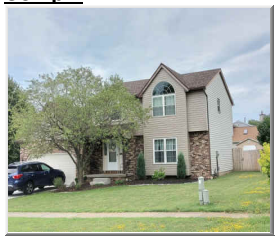
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-16	114.20-11-16	114.20-11-27	114.19-7-26	114.20-11-33	125.07-14-1
Owner	Paladino, Nicholas C	Paladino, Nicholas C	Bandoh, Anthony K Jr	Bridenbaker, Richard III	Sexstone, Michael J	Aures, Nicholas
Address	6 Cherrywood Dr	6 Cherrywood Dr	1 Baywood Dr	149 Baywood Dr	53 Cherrywood Dr	184 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	85 x 130	62 x 120	65 x 150	75 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1988 / 0	1991 / 0	1989 / 0	1967 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	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 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	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 1	2 / 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	1096	1096	1175	1052	1100	960
2nd Sty Area	847	847	843	762	822	1104
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 200	0 0
SFLA	1943	1943	2018	1814	1922	2064
Att/Det Gar Sqft	399	399	418	360	420	572
Prior Land	$18,300					
Prior Total	$182,000					
Comp Land Estimate	$20,700	$20,700	$25,400	$20,700	$23,500	$21,900
Sale Date		7/12/2018	2/28/2018	8/30/2019	12/6/2019	5/29/2020
Sale Price		$242,000	$194,000	$240,000	$235,000	$236,000
Time Adj Sale Price		$263,100	$216,900	$246,400	$238,100	$236,800
TADJSP/SQFT		$135.41	$107.48	$135.83	$123.88	$114.73
Total Adj Factors	$155,000	$155,000	$142,200	$148,100	$134,400	$153,000
Adjusted Sale Price		$263,100	$229,700	$253,300	$258,700	$238,800
Comparable Estimate	$248,700 ($128/SFLA)					

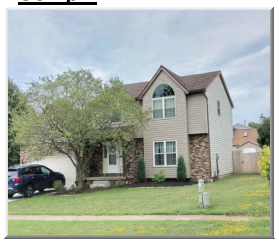
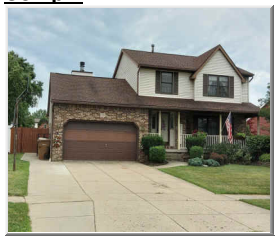
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-23	114.20-7-11	125.08-4-27	114.20-11-33	114.20-11-27	125.08-8-40
Owner	Tornambe, Joseph	Powers, Mark J	Tao, Ethan	Sexstone, Michael J	Bandoh, Anthony K Jr	Davis, Cory R
Address	9 Cherrywood Dr	40 Sherry Dr	72 Autumnwood Dr	53 Cherrywood Dr	1 Baywood Dr	591 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 141	85 x 120	50 x 115	65 x 150	85 x 130	60 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1983 / 0	1971 / 0	1989 / 0	1988 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	620	912	1100	1175	612
2nd Sty Area	624	860	624	822	843	624
Fin Bsmt/Fin Rec Rm	0 0	0 252	0 0	0 200	0 0	0 300
SFLA	1526	1480	1536	1922	2018	1236
Att/Det Gar Sqft	437	550	418	420	418	400
Prior Land	$25,600					
Prior Total	$155,000					
Comp Land Estimate	$22,800	$24,400	$17,100	$23,500	$25,400	$22,600
Sale Date		12/7/2018	10/21/2020	12/6/2019	2/28/2018	6/6/2018
Sale Price		$200,000	$191,000	$235,000	$194,000	$182,000
Time Adj Sale Price		$211,300	$191,000	$238,100	$216,900	$199,000
TADJSP/SQFT		$142.77	$124.35	$123.88	$107.48	$161.00
Total Adj Factors	$111,400	$109,400	$102,300	$134,400	$142,200	$93,300
Adjusted Sale Price		$213,300	$200,100	$215,100	$186,100	$217,100
Comparable Estimate	$206,300 ($135.19/SFLA)					

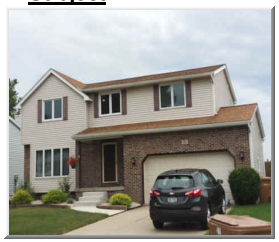
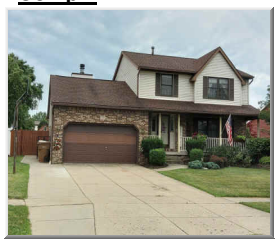
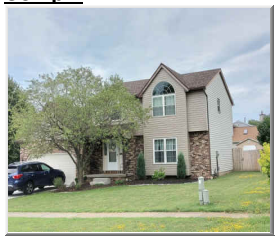
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-15	114.20-7-11	125.08-4-27	114.20-11-33	114.20-11-27	125.08-8-40
Owner	Nielson William J	Powers, Mark J	Tao, Ethan	Sexstone, Michael J	Bandoh, Anthony K Jr	Davis, Cory R
Address	10 Cherrywood Dr	40 Sherry Dr	72 Autumnwood Dr	53 Cherrywood Dr	1 Baywood Dr	591 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	85 x 120	50 x 115	65 x 150	85 x 130	60 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1983 / 0	1971 / 0	1989 / 0	1988 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	853	620	912	1100	1175	612
2nd Sty Area	592	860	624	822	843	624
Fin Bsmt/Fin Rec Rm	0 0	0 252	0 0	0 200	0 0	0 300
SFLA	1445	1480	1536	1922	2018	1236
Att/Det Gar Sqft	441	550	418	420	418	400
Prior Land	$23,100					
Prior Total	$145,000					
Comp Land Estimate	$20,700	$24,400	$17,100	$23,500	$25,400	$22,600
Sale Date		12/7/2018	10/21/2020	12/6/2019	2/28/2018	6/6/2018
Sale Price		$200,000	$191,000	$235,000	$194,000	$182,000
Time Adj Sale Price		$211,300	$191,000	$238,100	$216,900	$199,000
TADJSP/SQFT		$142.77	$124.35	$123.88	$107.48	$161.00
Total Adj Factors	$105,600	$109,400	$102,300	$134,400	$142,200	$93,300
Adjusted Sale Price		$207,500	$194,300	$209,300	$180,300	$211,300
Comparable Estimate	$200,500 ($138.75/SFLA)					

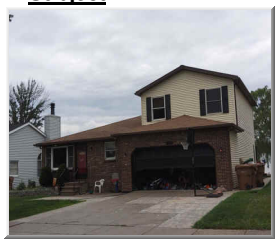
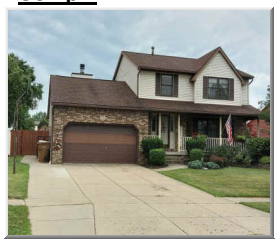
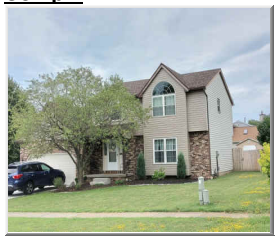
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-14	125.08-8-40	114.20-7-11	125.08-4-27	114.20-11-33	114.20-11-27
Owner	Witkowski, James M	Davis, Cory R	Powers, Mark J	Tao, Ethan	Sexstone, Michael J	Bandoh, Anthony K Jr
Address	14 Cherrywood Dr	591 Borden Rd	40 Sherry Dr	72 Autumnwood Dr	53 Cherrywood Dr	1 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	60 x 150	85 x 120	50 x 115	65 x 150	85 x 130
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1987 / 0	1983 / 0	1971 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	692	612	620	912	1100	1175
2nd Sty Area	550	624	860	624	822	843
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 252	0 0	0 200	0 0
SFLA	1242	1236	1480	1536	1922	2018
Att/Det Gar Sqft	483	400	550	418	420	418
Prior Land	$18,300					
Prior Total	$137,000					
Comp Land Estimate	$20,700	$22,600	$24,400	$17,100	$23,500	$25,400
Sale Date		6/6/2018	12/7/2018	10/21/2020	12/6/2019	2/28/2018
Sale Price		$182,000	$200,000	$191,000	$235,000	$194,000
Time Adj Sale Price		$199,000	$211,300	$191,000	$238,100	$216,900
TADJSP/SQFT		$161.00	$142.77	$124.35	$123.88	$107.48
Total Adj Factors	$94,300	$93,300	$109,400	$102,300	$134,400	$142,200
Adjusted Sale Price		$200,000	$196,200	$183,000	$198,000	$169,000
Comparable Estimate	$189,200 ($152.33/SFLA)					

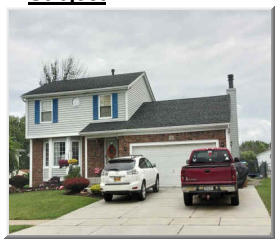
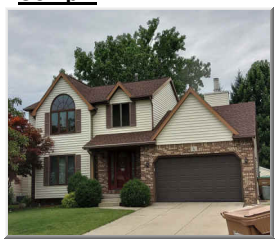
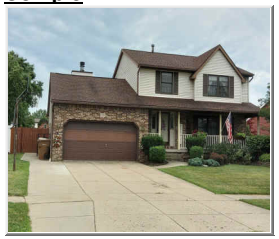
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-24	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.20-7-11
Owner	McWilson, Joseph	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Powers, Mark J
Address	15 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	40 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 141	65 x 150	85 x 130	62 x 120	65 x 250	85 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1030	1100	1175	1096	928	620
2nd Sty Area	808	822	843	847	1048	860
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 252
SFLA	1838	1922	2018	1943	1976	1480
Att/Det Gar Sqft	420	420	418	399	480 720	550
Prior Land	$20,000					
Prior Total	$173,055					
Comp Land Estimate	$22,800	$23,500	$25,400	$20,700	$26,400	$24,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	12/7/2018
Sale Price		$235,000	$194,000	$242,000	$190,000	$200,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$211,300
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$142.77
Total Adj Factors	$133,100	$134,400	$142,200	$155,000	$141,700	$109,400
Adjusted Sale Price		$236,800	$207,800	$241,200	$201,500	$235,000
Comparable Estimate	$224,500 ($122.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-25	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.20-7-11
Owner	Peszko, Michael	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Powers, Mark J
Address	17 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	40 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 141	65 x 150	85 x 130	62 x 120	65 x 250	85 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1059	1100	1175	1096	928	620
2nd Sty Area	868	822	843	847	1048	860
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 252
SFLA	1927	1922	2018	1943	1976	1480
Att/Det Gar Sqft	399	420	418	399	480 720	550
Prior Land	$25,600					
Prior Total	$174,300					
Comp Land Estimate	$22,800	$23,500	$25,400	$20,700	$26,400	$24,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	12/7/2018
Sale Price		$235,000	$194,000	$242,000	$190,000	$200,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$211,300
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$142.77
Total Adj Factors	$131,800	$134,400	$142,200	$155,000	$141,700	$109,400
Adjusted Sale Price		$235,500	$206,500	$239,900	$200,200	$233,700
Comparable Estimate	$223,200 ($115.83/SFLA)					

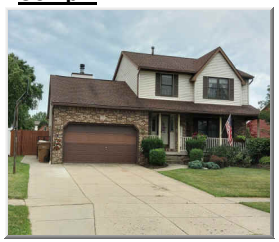
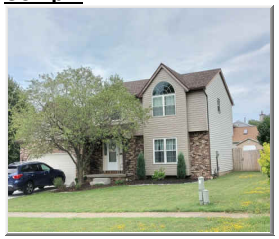
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-13	114.20-11-27	114.20-11-33	114.20-11-16	125.12-6-39	114.16-4-24
Owner	Wierzbicki Daniel J & W	Bandoh, Anthony K Jr	Sexstone, Michael J	Paladino, Nicholas C	Kindron, Daniel	Joseph, Travis J
Address	18 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	6 Cherrywood Dr	22 Lou Dr	1432 Losson 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	85 x 130	65 x 150	62 x 120	64 x 105	65 x 250
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1989 / 0	1988 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	915	1175	1100	1096	1117	928
2nd Sty Area	1337	843	822	847	1092	1048
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 0
SFLA	2252	2018	1922	1943	2209	1976
Att/Det Gar Sqft	418	418	420	399	399	480 720
Prior Land	$18,300					
Prior Total	$182,600					
Comp Land Estimate	$20,700	$25,400	$23,500	$20,700	$19,700	$26,400
Sale Date		2/28/2018	12/6/2019	7/12/2018	2/2/2018	4/30/2018
Sale Price		$194,000	$235,000	$242,000	$179,000	$190,000
Time Adj Sale Price		$216,900	$238,100	$263,100	$200,100	$210,100
TADJSP/SQFT		$107.48	$123.88	$135.41	$90.58	$106.33
Total Adj Factors	$147,900	$142,200	$134,400	$155,000	$140,200	$141,700
Adjusted Sale Price		$222,600	$251,600	$256,000	$207,800	$216,300
Comparable Estimate	$230,900 ($102.53/SFLA)					

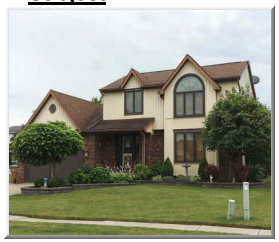
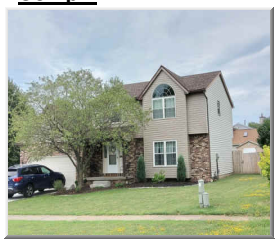
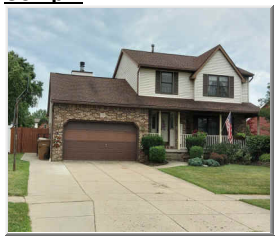
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-26	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.20-7-11
Owner	Smith, Jeffrey M	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Powers, Mark J
Address	21 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	40 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 141	65 x 150	85 x 130	62 x 120	65 x 250	85 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	906	1100	1175	1096	928	620
2nd Sty Area	956	822	843	847	1048	860
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 252
SFLA	1862	1922	2018	1943	1976	1480
Att/Det Gar Sqft	440	420	418	399	480 720	550
Prior Land	$20,000					
Prior Total	$177,454					
Comp Land Estimate	$22,800	$23,500	$25,400	$20,700	$26,400	$24,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	12/7/2018
Sale Price		$235,000	$194,000	$242,000	$190,000	$200,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$211,300
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$142.77
Total Adj Factors	$132,500	$134,400	$142,200	$155,000	$141,700	$109,400
Adjusted Sale Price		$236,200	$207,200	$240,600	$200,900	$234,400
Comparable Estimate	$223,900 ($120.25/SFLA)					

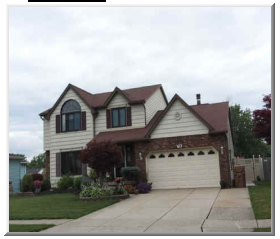
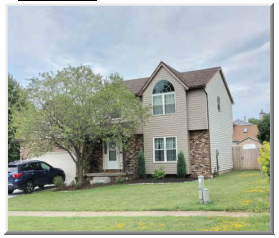
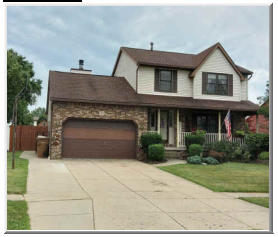
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-12	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.20-4-41
Owner	Seefeldt, Jason W	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Zou, Jin
Address	22 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	65 x 150	85 x 130	62 x 120	65 x 250	60 x 110
Building Style	14 other	05 Colonial	05 Colonial	05 Colonial	05 Colonial	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	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1100	1175	1096	928	924
2nd Sty Area	600	822	843	847	1048	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	912 0
SFLA	1936	1922	2018	1943	1976	1836
Att/Det Gar Sqft	460	420	418	399	480 720	400
Prior Land	$18,300					
Prior Total	$159,941					
Comp Land Estimate	$20,700	$23,500	$25,400	$20,700	$26,400	$19,600
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	2/12/2018
Sale Price		$235,000	$194,000	$242,000	$190,000	$166,500
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$186,100
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$101.36
Total Adj Factors	$119,500	$134,400	$142,200	$155,000	$141,700	$104,300
Adjusted Sale Price		$223,200	$194,200	$227,600	$187,900	$201,300
Comparable Estimate	$206,800 ($106.82/SFLA)					

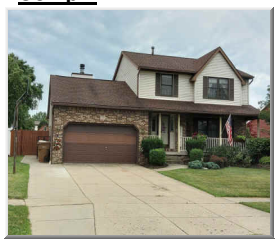
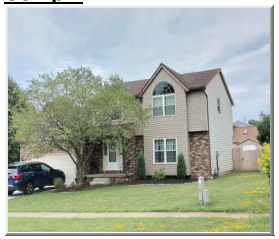
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-11	114.20-11-16	114.19-7-26	114.20-7-11	125.08-4-27	114.20-11-33
Owner	Gorski, Joseph D	Paladino, Nicholas C	Bridenbaker, Richard III	Powers, Mark J	Tao, Ethan	Sexstone, Michael J
Address	26 Cherrywood Dr	6 Cherrywood Dr	149 Baywood Dr	40 Sherry Dr	72 Autumnwood Dr	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	62 x 120	85 x 120	50 x 115	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1991 / 0	1983 / 0	1971 / 0	1989 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 1	2 / 1	3 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	882	1096	1052	620	912	1100
2nd Sty Area	624	847	762	860	624	822
Fin Bsmt/Fin Rec Rm	0 312	0 400	0 0	0 252	0 0	0 200
SFLA	1506	1943	1814	1480	1536	1922
Att/Det Gar Sqft	400	399	360	550	418	420
Prior Land	$18,300					
Prior Total	$173,000					
Comp Land Estimate	$20,700	$20,700	$20,700	$24,400	$17,100	$23,500
Sale Date		7/12/2018	8/30/2019	12/7/2018	10/21/2020	12/6/2019
Sale Price		$242,000	$240,000	$200,000	$191,000	$235,000
Time Adj Sale Price		$263,100	$246,400	$211,300	$191,000	$238,100
TADJSP/SQFT		$135.41	$135.83	$142.77	$124.35	$123.88
Total Adj Factors	$124,100	$155,000	$148,100	$109,400	$102,300	$134,400
Adjusted Sale Price		$232,200	$222,400	$226,000	$212,800	$227,800
Comparable Estimate	$224,200 ($148.87/SFLA)					

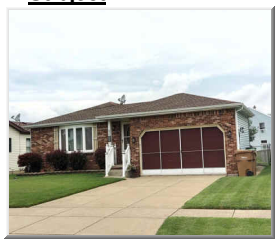
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-10	114.20-11-21	125.08-3-30	125.08-1-32	114.20-5-7	114.20-7-12
Owner	Wylegala David J & W	Aragon, Julio Cesar	Karnyski, Michelle M	Ahrens, Christopher M	Moran, James P III	Imhof, Donald G Jr
Address	30 Cherrywood Dr	1 Cherrywood Dr	44 Basswood Dr	20 Castlewood Dr	62 Davidson Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	63 x 141	50 x 110	70 x 111	75 x 110	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1972 / 0	1994 / 0	1972 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1144	1201	968	1232	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1232	1144	1201	968	1232	1184
Att/Det Gar Sqft	418	396	273	384	294	308
Prior Land	$18,300					
Prior Total	$133,000					
Comp Land Estimate	$20,700	$22,600	$16,700	$21,200	$21,900	$20,400
Sale Date		4/22/2020	9/13/2019	5/18/2020	9/25/2018	12/21/2018
Sale Price		$170,000	$160,000	$150,000	$137,500	$155,000
Time Adj Sale Price		$170,900	$163,800	$150,500	$147,800	$163,800
TADJSP/SQFT		$149.39	$136.39	$155.48	$119.97	$138.34
Total Adj Factors	$92,900	$90,300	$86,400	$72,600	$92,100	$90,100
Adjusted Sale Price		$173,500	$170,300	$170,800	$148,600	$166,600
Comparable Estimate	$166,000 ($134.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-9	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.20-7-11
Owner	Mangione, Leslie A	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Powers, Mark J
Address	34 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	40 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	65 x 150	85 x 130	62 x 120	65 x 250	85 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1030	1100	1175	1096	928	620
2nd Sty Area	826	822	843	847	1048	860
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 252
SFLA	1856	1922	2018	1943	1976	1480
Att/Det Gar Sqft	440	420	418	399	480 720	550
Prior Land	$18,300					
Prior Total	$172,972					
Comp Land Estimate	$20,700	$23,500	$25,400	$20,700	$26,400	$24,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	12/7/2018
Sale Price		$235,000	$194,000	$242,000	$190,000	$200,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$211,300
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$142.77
Total Adj Factors	$127,100	$134,400	$142,200	$155,000	$141,700	$109,400
Adjusted Sale Price		$230,800	$201,800	$235,200	$195,500	$229,000
Comparable Estimate	$218,500 ($117.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-29	114.20-11-27	114.20-11-33	114.20-11-16	114.16-4-24	125.08-4-27
Owner	Benson Timothy K	Bandoh, Anthony K Jr	Sexstone, Michael J	Paladino, Nicholas C	Joseph, Travis J	Tao, Ethan
Address	37 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	6 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	85 x 181	85 x 130	65 x 150	62 x 120	65 x 250	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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1989 / 0	1988 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1145	1175	1100	1096	928	912
2nd Sty Area	839	843	822	847	1048	624
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 0
SFLA	1984	2018	1922	1943	1976	1536
Att/Det Gar Sqft	462	418	420	399	480 720	418
Prior Land	$24,800					
Prior Total	$180,110					
Comp Land Estimate	$28,800	$25,400	$23,500	$20,700	$26,400	$17,100
Sale Date		2/28/2018	12/6/2019	7/12/2018	4/30/2018	10/21/2020
Sale Price		$194,000	$235,000	$242,000	$190,000	$191,000
Time Adj Sale Price		$216,900	$238,100	$263,100	$210,100	$191,000
TADJSP/SQFT		$107.48	$123.88	$135.41	$106.33	$124.35
Total Adj Factors	$143,600	$142,200	$134,400	$155,000	$141,700	$102,300
Adjusted Sale Price		$218,300	$247,300	$251,700	$212,000	$232,300
Comparable Estimate	$232,300 ($117.09/SFLA)					

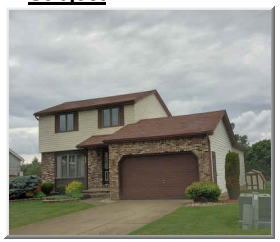
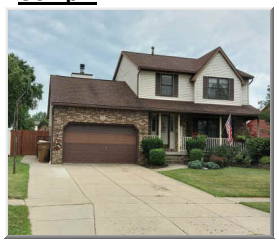
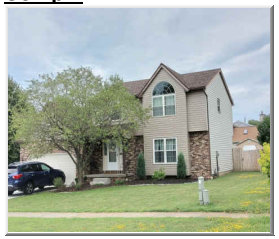
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-8	114.20-11-27	114.20-11-33	114.20-11-16	114.16-4-24	125.12-6-25
Owner	Pietrantoni, Irma	Bandoh, Anthony K Jr	Sexstone, Michael J	Paladino, Nicholas C	Joseph, Travis J	Helfer, Kevin J Jr
Address	38 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	6 Cherrywood Dr	1432 Losson Rd	86 Lou Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	85 x 130	65 x 150	62 x 120	65 x 250	70 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1989 / 0	1988 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 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	1145	1175	1100	1096	928	1023
2nd Sty Area	896	843	822	847	1048	1086
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 0
SFLA	2041	2018	1922	1943	1976	2109
Att/Det Gar Sqft	399	418	420	399	480 720	441
Prior Land	$18,300					
Prior Total	$174,300					
Comp Land Estimate	$20,700	$25,400	$23,500	$20,700	$26,400	$20,600
Sale Date		2/28/2018	12/6/2019	7/12/2018	4/30/2018	11/20/2018
Sale Price		$194,000	$235,000	$242,000	$190,000	$198,000
Time Adj Sale Price		$216,900	$238,100	$263,100	$210,100	$210,400
TADJSP/SQFT		$107.48	$123.88	$135.41	$106.33	$99.76
Total Adj Factors	$136,200	$142,200	$134,400	$155,000	$141,700	$136,900
Adjusted Sale Price		$210,900	$239,900	$244,300	$204,600	$209,700
Comparable Estimate	$221,900 ($108.72/SFLA)					

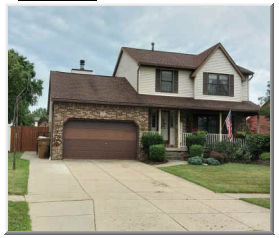
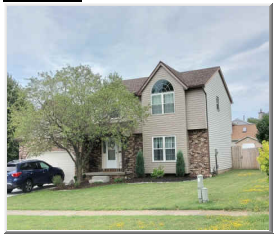
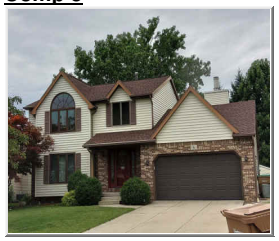
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-30	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	125.08-4-27
Owner	Peperone, Gary	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Tao, Ethan
Address	41 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 171	65 x 150	85 x 130	62 x 120	65 x 250	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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1083	1100	1175	1096	928	912
2nd Sty Area	839	822	843	847	1048	624
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1922	1922	2018	1943	1976	1536
Att/Det Gar Sqft	440	420	418	399	480 720	418
Prior Land	$21,800					
Prior Total	$178,367					
Comp Land Estimate	$24,800	$23,500	$25,400	$20,700	$26,400	$17,100
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	10/21/2020
Sale Price		$235,000	$194,000	$242,000	$190,000	$191,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$191,000
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$124.35
Total Adj Factors	$133,600	$134,400	$142,200	$155,000	$141,700	$102,300
Adjusted Sale Price		$237,300	$208,300	$241,700	$202,000	$222,300
Comparable Estimate	$222,300 ($115.66/SFLA)					

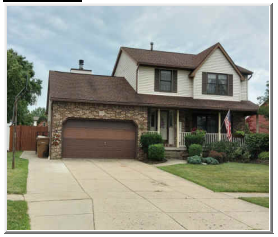
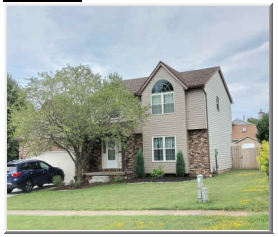
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-7	114.20-11-21	125.08-1-32	125.08-1-10	125.08-2-4	125.08-2-14
Owner	Battista, Robert Jr	Aragon, Julio Cesar	Ahrens, Christopher M	Speyer, Richard J	Burgio, Andrew L	Sherman, Nicholas J
Address	42 Cherrywood Dr	1 Cherrywood Dr	20 Castlewood Dr	92 Castlewood Dr	119 Castlewood Dr	75 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 123	63 x 141	70 x 111	55 x 111	50 x 114	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1994 / 0	1973 / 0	1974 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / 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	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	1144	1144	968	1024	1056	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 700	0 667	0 607
SFLA	1144	1144	968	1024	1056	1024
Att/Det Gar Sqft	396	396	384	528	440	484
Prior Land	$18,600					
Prior Total	$121,000					
Comp Land Estimate	$21,100	$22,600	$21,200	$0	$17,000	$17,000
Sale Date		4/22/2020	5/18/2020	11/20/2020	1/10/2020	1/25/2018
Sale Price		$170,000	$150,000	$205,000	$161,700	$144,500
Time Adj Sale Price		$170,900	$150,500	$205,000	$163,300	$162,400
TADJSP/SQFT		$149.39	$155.48	$200.20	$154.64	$158.59
Total Adj Factors	$88,000	$90,300	$72,600	$0	$84,700	$78,500
Adjusted Sale Price		$168,600	$165,900	$0	$166,600	$171,900
Comparable Estimate	$168,300 ($147.12/SFLA)					

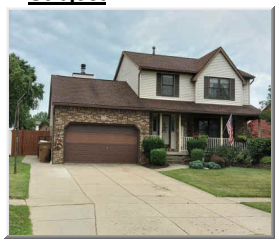
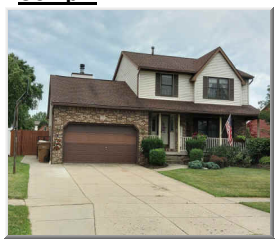
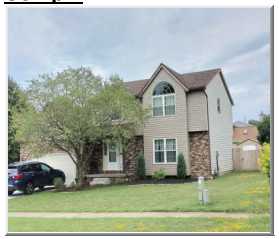
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-31	114.20-7-18	114.20-11-21	125.07-7-15	125.07-2-17	125.08-3-30
Owner	Mudd, Thomas J Sr	McNaughton, Jack O	Aragon, Julio Cesar	Rydzewski, Krista	Hanzlian, Daniel M	Karnyski, Michelle M
Address	45 Cherrywood Dr	97 Sherry Dr	1 Cherrywood Dr	72 Oakwood Dr	157 Castlewood Dr	44 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 158	81 x 119	63 x 141	50 x 115	50 x 114	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1974 / 0	1989 / 0	1969 / 0	1973 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	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	1552	1506	1144	1476	1290	1201
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 0	0 0
SFLA	1552	1506	1144	1476	1290	1201
Att/Det Gar Sqft	440	418	396	336	286	273
Prior Land	$21,300					
Prior Total	$147,000					
Comp Land Estimate	$24,200	$23,700	$22,600	$17,100	$17,000	$16,700
Sale Date		11/9/2018	4/22/2020	6/10/2019	12/21/2018	9/13/2019
Sale Price		$169,900	$170,000	$155,000	$162,000	$160,000
Time Adj Sale Price		$180,500	$170,900	$160,200	$171,200	$163,800
TADJSP/SQFT		$119.85	$149.39	$108.54	$132.71	$136.39
Total Adj Factors	$117,000	$117,100	$90,300	$104,600	$93,900	$86,400
Adjusted Sale Price		$180,400	$197,600	$172,600	$194,300	$194,400
Comparable Estimate	$187,900 ($121.07/SFLA)					

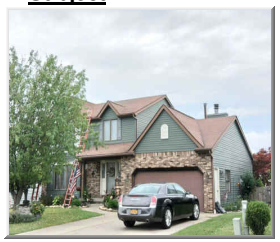
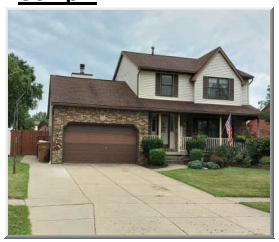
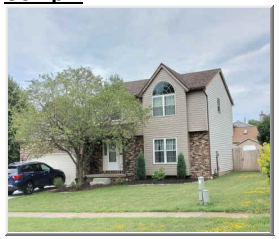
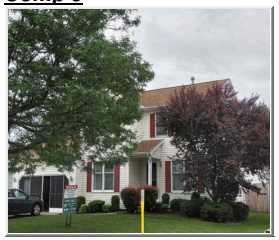
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

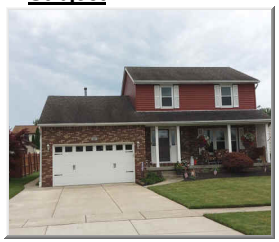
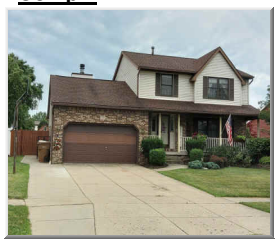
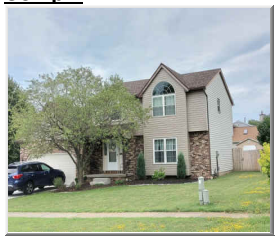
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-6	114.20-11-33	114.20-11-27	114.20-11-16	125.08-4-27	114.16-4-24
Owner	Brozyna, Christine B	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Tao, Ethan	Joseph, Travis J
Address	46 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	72 Autumnwood Dr	1432 Losson 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 131	65 x 150	85 x 130	62 x 120	50 x 115	65 x 250
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1210	1100	1175	1096	912	928
2nd Sty Area	625	822	843	847	624	1048
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1835	1922	2018	1943	1536	1976
Att/Det Gar Sqft	418	420	418	399	418	480 720
Prior Land	$19,200					
Prior Total	$168,490					
Comp Land Estimate	$21,800	$23,500	$25,400	$20,700	$17,100	$26,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	10/21/2020	4/30/2018
Sale Price		$235,000	$194,000	$242,000	$191,000	$190,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$191,000	$210,100
TADJSP/SQFT		$123.88	$107.48	$135.41	$124.35	$106.33
Total Adj Factors	$127,000	$134,400	$142,200	$155,000	$102,300	$141,700
Adjusted Sale Price		$230,700	$201,700	$235,100	$215,700	$195,400
Comparable Estimate	$215,700 ($117.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-32	114.20-11-33	114.20-11-27	125.08-4-27	114.20-7-11	114.20-11-16
Owner	Mucha Theresa J	Sexstone, Michael J	Bandoh, Anthony K Jr	Tao, Ethan	Powers, Mark J	Paladino, Nicholas C
Address	49 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	72 Autumnwood Dr	40 Sherry Dr	6 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 151	65 x 150	85 x 130	50 x 115	85 x 120	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1971 / 0	1983 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	921	1100	1175	912	620	1096
2nd Sty Area	836	822	843	624	860	847
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 252	0 400
SFLA	1757	1922	2018	1536	1480	1943
Att/Det Gar Sqft	418	420	418	418	550	399
Prior Land	$20,700					
Prior Total	$166,166					
Comp Land Estimate	$23,600	$23,500	$25,400	$17,100	$24,400	$20,700
Sale Date		12/6/2019	2/28/2018	10/21/2020	12/7/2018	7/12/2018
Sale Price		$235,000	$194,000	$191,000	$200,000	$242,000
Time Adj Sale Price		$238,100	$216,900	$191,000	$211,300	$263,100
TADJSP/SQFT		$123.88	$107.48	$124.35	$142.77	$135.41
Total Adj Factors	$124,800	$134,400	$142,200	$102,300	$109,400	$155,000
Adjusted Sale Price		$228,500	$199,500	$213,500	$226,700	$232,900
Comparable Estimate	$220,200 ($125.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-5	114.20-11-16	114.19-7-26	114.20-11-33	114.20-11-27	125.08-4-27
Owner	Kwiatkowski, Gregory M	Paladino, Nicholas C	Bridenbaker, Richard III	Sexstone, Michael J	Bandoh, Anthony K Jr	Tao, Ethan
Address	50 Cherrywood Dr	6 Cherrywood Dr	149 Baywood Dr	53 Cherrywood Dr	1 Baywood Dr	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 143	62 x 120	62 x 120	65 x 150	85 x 130	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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1991 / 0	1989 / 0	1988 / 0	1971 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	3 / 1	2 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	950	1096	1052	1100	1175	912
2nd Sty Area	687	847	762	822	843	624
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 200	0 0	0 0
SFLA	1637	1943	1814	1922	2018	1536
Att/Det Gar Sqft	378	399	360	420	418	418
Prior Land	$20,000					
Prior Total	$181,000					
Comp Land Estimate	$22,700	$20,700	$20,700	$23,500	$25,400	$17,100
Sale Date		7/12/2018	8/30/2019	12/6/2019	2/28/2018	10/21/2020
Sale Price		$242,000	$240,000	$235,000	$194,000	$191,000
Time Adj Sale Price		$263,100	$246,400	$238,100	$216,900	$191,000
TADJSP/SQFT		$135.41	$135.83	$123.88	$107.48	$124.35
Total Adj Factors	$133,800	$155,000	$148,100	$134,400	$142,200	$102,300
Adjusted Sale Price		$241,900	$232,100	$237,500	$208,500	$222,500
Comparable Estimate	$228,500 ($139.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-33	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	125.08-4-27
Owner	Sexstone, Michael J	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Tao, Ethan
Address	53 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	65 x 150	85 x 130	62 x 120	65 x 250	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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1100	1100	1175	1096	928	912
2nd Sty Area	822	822	843	847	1048	624
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 0	0 400	0 0	0 0
SFLA	1922	1922	2018	1943	1976	1536
Att/Det Gar Sqft	420	420	418	399	480 720	418
Prior Land	$20,700					
Prior Total	$183,000					
Comp Land Estimate	$23,500	$23,500	$25,400	$20,700	$26,400	$17,100
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	10/21/2020
Sale Price		$235,000	$194,000	$242,000	$190,000	$191,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$191,000
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$124.35
Total Adj Factors	$134,400	$134,400	$142,200	$155,000	$141,700	$102,300
Adjusted Sale Price		$238,100	$209,100	$242,500	$202,800	$223,100
Comparable Estimate	$223,100 ($116.08/SFLA)					

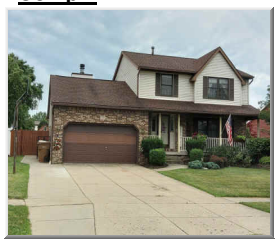
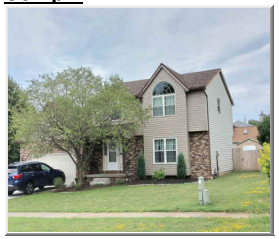
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-4	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.19-7-26
Owner	Schanne, Joseph D	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Bridenbaker, Richard III
Address	54 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 152	65 x 150	85 x 130	62 x 120	65 x 250	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1991 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	3 / 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	1103	1100	1175	1096	928	1052
2nd Sty Area	875	822	843	847	1048	762
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1978	1922	2018	1943	1976	1814
Att/Det Gar Sqft	418	420	418	399	480 720	360
Prior Land	$20,400					
Prior Total	$175,628					
Comp Land Estimate	$23,100	$23,500	$25,400	$20,700	$26,400	$20,700
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	8/30/2019
Sale Price		$235,000	$194,000	$242,000	$190,000	$240,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$246,400
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$135.83
Total Adj Factors	$138,400	$134,400	$142,200	$155,000	$141,700	$148,100
Adjusted Sale Price		$242,100	$213,100	$246,500	$206,800	$236,700
Comparable Estimate	$229,000 ($115.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-34	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	125.08-4-27
Owner	Lumadue, Michael J	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Tao, Ethan
Address	57 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	65 x 150	85 x 130	62 x 120	65 x 250	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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1102	1100	1175	1096	928	912
2nd Sty Area	812	822	843	847	1048	624
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1914	1922	2018	1943	1976	1536
Att/Det Gar Sqft	440	420	418	399	480 720	418
Prior Land	$20,700					
Prior Total	$175,000					
Comp Land Estimate	$23,500	$23,500	$25,400	$20,700	$26,400	$17,100
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	10/21/2020
Sale Price		$235,000	$194,000	$242,000	$190,000	$191,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$191,000
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$124.35
Total Adj Factors	$132,200	$134,400	$142,200	$155,000	$141,700	$102,300
Adjusted Sale Price		$235,900	$206,900	$240,300	$200,600	$220,900
Comparable Estimate	$220,900 ($115.41/SFLA)					

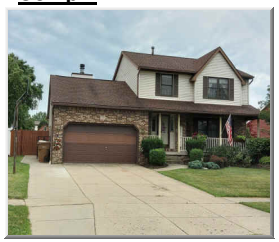
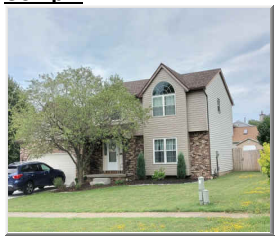
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

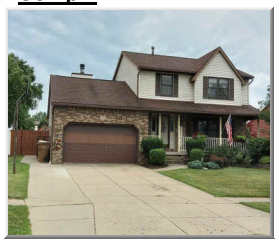
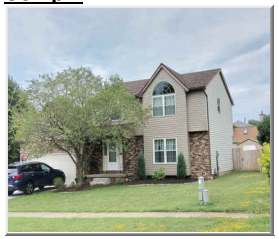
Option : 127_ENPM_OPTIONS

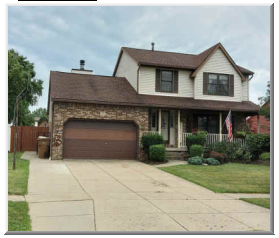
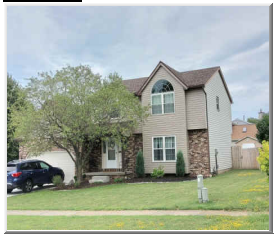
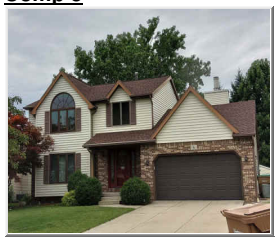



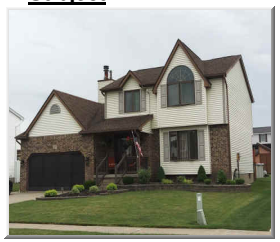
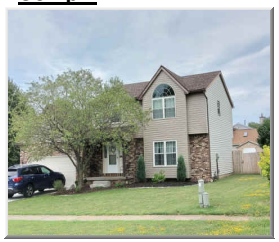
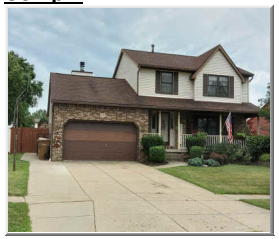
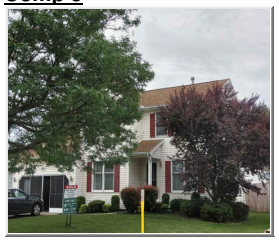
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-3	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	125.08-4-27
Owner	Lindenau, Kenneth J	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Tao, Ethan
Address	58 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 155	65 x 150	85 x 130	62 x 120	65 x 250	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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1084	1100	1175	1096	928	912
2nd Sty Area	896	822	843	847	1048	624
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1980	1922	2018	1943	1976	1536
Att/Det Gar Sqft	418	420	418	399	480 720	418
Prior Land	$20,500					
Prior Total	$178,450					
Comp Land Estimate	$23,300	$23,500	$25,400	$20,700	$26,400	$17,100
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	10/21/2020
Sale Price		$235,000	$194,000	$242,000	$190,000	$191,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$191,000
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$124.35
Total Adj Factors	$142,500	$134,400	$142,200	$155,000	$141,700	$102,300
Adjusted Sale Price		$246,200	$217,200	$250,600	$210,900	$231,200
Comparable Estimate	$231,200 ($116.77/SFLA)					

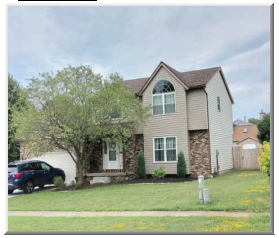
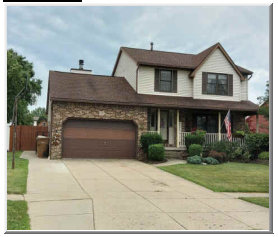
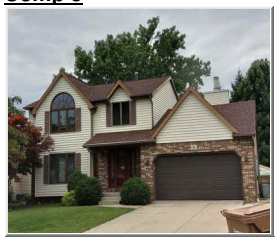
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-35	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	125.08-4-27
Owner	Sharry, Wallace S	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Tao, Ethan
Address	61 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	65 x 150	85 x 130	62 x 120	65 x 250	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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1118	1100	1175	1096	928	912
2nd Sty Area	834	822	843	847	1048	624
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1952	1922	2018	1943	1976	1536
Att/Det Gar Sqft	418	420	418	399	480 720	418
Prior Land	$20,700					
Prior Total	$174,466					
Comp Land Estimate	$23,500	$23,500	$25,400	$20,700	$26,400	$17,100
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	10/21/2020
Sale Price		$235,000	$194,000	$242,000	$190,000	$191,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$191,000
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$124.35
Total Adj Factors	$128,900	$134,400	$142,200	$155,000	$141,700	$102,300
Adjusted Sale Price		$232,600	$203,600	$237,000	$197,300	$217,600
Comparable Estimate	$217,600 ($111.48/SFLA)					

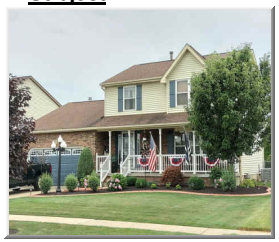
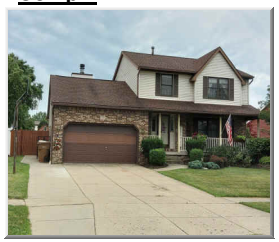
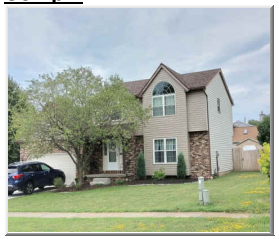
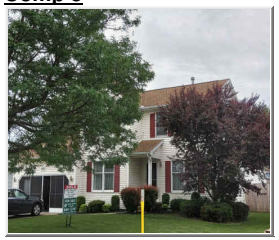
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-2	114.20-11-21	125.08-2-4	125.08-1-10	125.08-2-14	125.08-1-32
Owner	Nowicki, Clarine J	Aragon, Julio Cesar	Burgio, Andrew L	Speyer, Richard J	Sherman, Nicholas J	Ahrens, Christopher M
Address	62 Cherrywood Dr	1 Cherrywood Dr	119 Castlewood Dr	92 Castlewood Dr	75 Castlewood Dr	20 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 155	63 x 141	50 x 114	55 x 111	50 x 114	70 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1974 / 0	1973 / 0	1973 / 0	1994 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	2
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	1092	1144	1056	1024	1024	968
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 667	0 700	0 607	0 0
SFLA	1092	1144	1056	1024	1024	968
Att/Det Gar Sqft	480	396	440	528	484	384
Prior Land	$20,500					
Prior Total	$126,000					
Comp Land Estimate	$23,300	$22,600	$17,000	$0	$17,000	$21,200
Sale Date		4/22/2020	1/10/2020	11/20/2020	1/25/2018	5/18/2020
Sale Price		$170,000	$161,700	$205,000	$144,500	$150,000
Time Adj Sale Price		$170,900	$163,300	$205,000	$162,400	$150,500
TADJSP/SQFT		$149.39	$154.64	$200.20	$158.59	$155.48
Total Adj Factors	$88,000	$90,300	$84,700	$0	$78,500	$72,600
Adjusted Sale Price		$168,600	$166,600	$0	$171,900	$165,900
Comparable Estimate	$168,300 ($154.12/SFLA)					

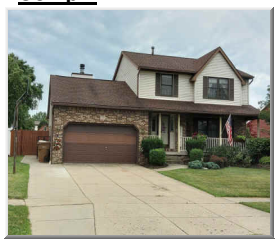
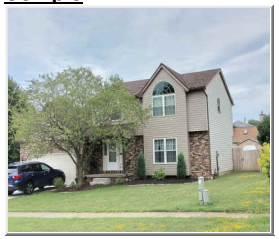
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-36	114.20-11-33	114.20-11-27	114.20-11-16	114.19-7-26	125.08-4-27
Owner	Pabst, Travis R	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Bridenbaker, Richard III	Tao, Ethan
Address	65 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	149 Baywood Dr	72 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	65 x 150	85 x 130	62 x 120	62 x 120	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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1991 / 0	1971 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / 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	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1100	1175	1096	1052	912
2nd Sty Area	867	822	843	847	762	624
Fin Bsmt/Fin Rec Rm	0 300	0 200	0 0	0 400	0 0	0 0
SFLA	1851	1922	2018	1943	1814	1536
Att/Det Gar Sqft	418	420	418	399	360	418
Prior Land	$20,700					
Prior Total	$174,300					
Comp Land Estimate	$23,500	$23,500	$25,400	$20,700	$20,700	$17,100
Sale Date		12/6/2019	2/28/2018	7/12/2018	8/30/2019	10/21/2020
Sale Price		$235,000	$194,000	$242,000	$240,000	$191,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$246,400	$191,000
TADJSP/SQFT		$123.88	$107.48	$135.41	$135.83	$124.35
Total Adj Factors	$135,100	$134,400	$142,200	$155,000	$148,100	$102,300
Adjusted Sale Price		$238,800	$209,800	$243,200	$233,400	$223,800
Comparable Estimate	$229,800 ($124.15/SFLA)					

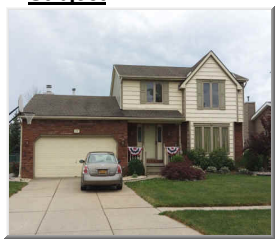
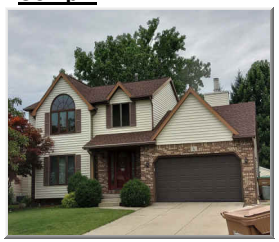
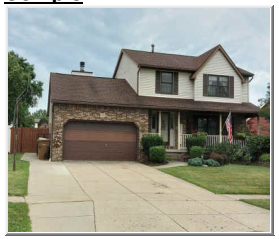
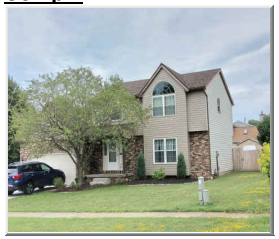
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-1	114.20-11-33	114.20-11-27	125.08-4-27	114.20-7-11	114.20-11-16
Owner	Faulhaber, Thomas D	Sexstone, Michael J	Bandoh, Anthony K Jr	Tao, Ethan	Powers, Mark J	Paladino, Nicholas C
Address	66 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	72 Autumnwood Dr	40 Sherry Dr	6 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 154	65 x 150	85 x 130	50 x 115	85 x 120	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1971 / 0	1983 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1052	1100	1175	912	620	1096
2nd Sty Area	650	822	843	624	860	847
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 252	0 400
SFLA	1702	1922	2018	1536	1480	1943
Att/Det Gar Sqft	418	420	418	418	550	399
Prior Land	$26,000					
Prior Total	$162,680					
Comp Land Estimate	$23,200	$23,500	$25,400	$17,100	$24,400	$20,700
Sale Date		12/6/2019	2/28/2018	10/21/2020	12/7/2018	7/12/2018
Sale Price		$235,000	$194,000	$191,000	$200,000	$242,000
Time Adj Sale Price		$238,100	$216,900	$191,000	$211,300	$263,100
TADJSP/SQFT		$123.88	$107.48	$124.35	$142.77	$135.41
Total Adj Factors	$120,600	$134,400	$142,200	$102,300	$109,400	$155,000
Adjusted Sale Price		$224,300	$195,300	$209,300	$222,500	$228,700
Comparable Estimate	$216,000 ($126.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-8	114.20-11-27	114.20-11-33	114.20-11-16	114.16-4-24	114.19-7-26
Owner	Genson, Donna L	Bandoh, Anthony K Jr	Sexstone, Michael J	Paladino, Nicholas C	Joseph, Travis J	Bridenbaker, Richard III
Address	69 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	6 Cherrywood Dr	1432 Losson Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	85 x 130	65 x 150	62 x 120	65 x 250	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1989 / 0	1988 / 0	1969 / 0	1991 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	3 / 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	1168	1175	1100	1096	928	1052
2nd Sty Area	875	843	822	847	1048	762
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 0
SFLA	2043	2018	1922	1943	1976	1814
Att/Det Gar Sqft	420	418	420	399	480 720	360
Prior Land	$20,700					
Prior Total	$185,422					
Comp Land Estimate	$23,500	$25,400	$23,500	$20,700	$26,400	$20,700
Sale Date		2/28/2018	12/6/2019	7/12/2018	4/30/2018	8/30/2019
Sale Price		$194,000	$235,000	$242,000	$190,000	$240,000
Time Adj Sale Price		$216,900	$238,100	$263,100	$210,100	$246,400
TADJSP/SQFT		$107.48	$123.88	$135.41	$106.33	$135.83
Total Adj Factors	$142,100	$142,200	$134,400	$155,000	$141,700	$148,100
Adjusted Sale Price		$216,800	$245,800	$250,200	$210,500	$240,400
Comparable Estimate	$232,700 ($113.9/SFLA)					

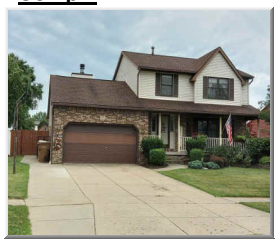
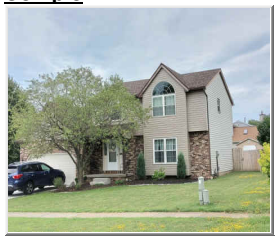
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-7	114.20-11-27	114.20-11-33	125.12-6-39	125.12-1-51	114.20-11-16
Owner	Geisler, David A	Bandoh, Anthony K Jr	Sexstone, Michael J	Kindron, Daniel	Rohloff, John P	Paladino, Nicholas C
Address	70 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	22 Lou Dr	1076 French Rd	6 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 155	85 x 130	65 x 150	64 x 105	90 x 327	62 x 120
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1989 / 0	1971 / 0	1968 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	5	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1225	1175	1100	1117	1353	1096
2nd Sty Area	964	843	822	1092	828	847
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 400
SFLA	2189	2018	1922	2209	2181	1943
Att/Det Gar Sqft	399	418	420	399		399
Prior Land	$21,100					
Prior Total	$174,300					
Comp Land Estimate	$24,000	$25,400	$23,500	$19,700	$31,900	$20,700
Sale Date		2/28/2018	12/6/2019	2/2/2018	6/1/2018	7/12/2018
Sale Price		$194,000	$235,000	$179,000	$195,500	$242,000
Time Adj Sale Price		$216,900	$238,100	$200,100	$213,700	$263,100
TADJSP/SQFT		$107.48	$123.88	$90.58	$97.98	$135.41
Total Adj Factors	$147,700	$142,200	$134,400	$140,200	$145,100	$155,000
Adjusted Sale Price		$222,400	$251,400	$207,600	$216,300	$255,800
Comparable Estimate	$230,700 ($105.39/SFLA)					

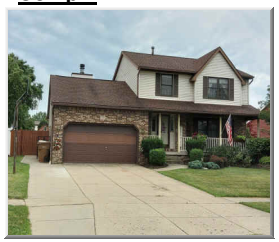
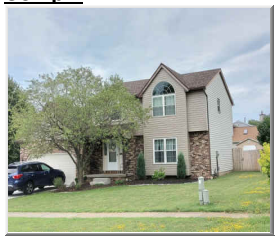
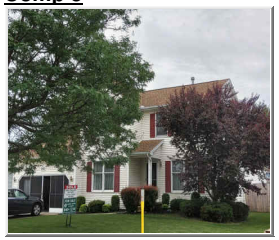
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-9	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.19-7-26
Owner	Conrad, Richard R	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Bridenbaker, Richard III
Address	73 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	65 x 150	85 x 130	62 x 120	65 x 250	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1991 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	3 / 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	1080	1100	1175	1096	928	1052
2nd Sty Area	888	822	843	847	1048	762
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1968	1922	2018	1943	1976	1814
Att/Det Gar Sqft	418	420	418	399	480 720	360
Prior Land	$20,700					
Prior Total	$166,249					
Comp Land Estimate	$23,500	$23,500	$25,400	$20,700	$26,400	$20,700
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	8/30/2019
Sale Price		$235,000	$194,000	$242,000	$190,000	$240,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$246,400
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$135.83
Total Adj Factors	$119,000	$134,400	$142,200	$155,000	$141,700	$148,100
Adjusted Sale Price		$222,700	$193,700	$227,100	$187,400	$217,300
Comparable Estimate	$209,600 ($106.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-6	114.20-11-33	125.08-4-27	114.20-11-27	114.20-7-11	125.12-6-12
Owner	Gorski, Darryl L	Sexstone, Michael J	Tao, Ethan	Bandoh, Anthony K Jr	Powers, Mark J	Rounds, Megan G
Address	74 Cherrywood Dr	53 Cherrywood Dr	72 Autumnwood Dr	1 Baywood Dr	40 Sherry Dr	89 Prince Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 155	65 x 150	50 x 115	85 x 130	85 x 120	55 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1971 / 0	1988 / 0	1983 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 0	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	944	1100	912	1175	620	884
2nd Sty Area	650	822	624	843	860	728
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 252	0 0
SFLA	1594	1922	1536	2018	1480	1612
Att/Det Gar Sqft	720	420	418	418	550	220
Prior Land	$27,600					
Prior Total	$159,526					
Comp Land Estimate	$24,000	$23,500	$17,100	$25,400	$24,400	$17,700
Sale Date		12/6/2019	10/21/2020	2/28/2018	12/7/2018	9/11/2019
Sale Price		$235,000	$191,000	$194,000	$200,000	$195,000
Time Adj Sale Price		$238,100	$191,000	$216,900	$211,300	$199,600
TADJSP/SQFT		$123.88	$124.35	$107.48	$142.77	$123.82
Total Adj Factors	$116,800	$134,400	$102,300	$142,200	$109,400	$104,600
Adjusted Sale Price		$220,500	$205,500	$191,500	$218,700	$211,800
Comparable Estimate	$209,600 ($131.49/SFLA)					

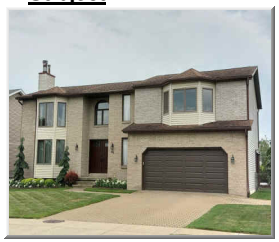
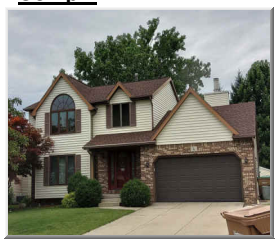
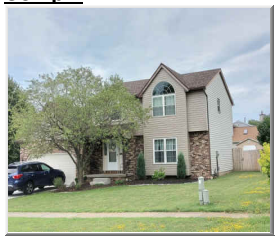
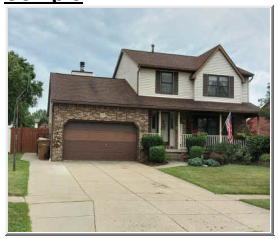
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-10	114.20-11-16	114.19-7-26	114.20-11-33	114.20-11-27	125.07-14-1
Owner	Howard, James P	Paladino, Nicholas C	Bridenbaker, Richard III	Sexstone, Michael J	Bandoh, Anthony K Jr	Aures, Nicholas
Address	77 Cherrywood Dr	6 Cherrywood Dr	149 Baywood Dr	53 Cherrywood Dr	1 Baywood Dr	184 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	65 x 150	62 x 120	62 x 120	65 x 150	85 x 130	75 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1991 / 0	1989 / 0	1988 / 0	1967 / 0
Condition	4 Good	4 Good	4 Good	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	3 / 1	2 / 1	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1096	1052	1100	1175	960
2nd Sty Area	800	847	762	822	843	1104
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 200	0 0	0 0
SFLA	1918	1943	1814	1922	2018	2064
Att/Det Gar Sqft	418	399	360	420	418	572
Prior Land	$20,700					
Prior Total	$196,793					
Comp Land Estimate	$23,500	$20,700	$20,700	$23,500	$25,400	$21,900
Sale Date		7/12/2018	8/30/2019	12/6/2019	2/28/2018	5/29/2020
Sale Price		$242,000	$240,000	$235,000	$194,000	$236,000
Time Adj Sale Price		$263,100	$246,400	$238,100	$216,900	$236,800
TADJSP/SQFT		$135.41	$135.83	$123.88	$107.48	$114.73
Total Adj Factors	$154,800	$155,000	$148,100	$134,400	$142,200	$153,000
Adjusted Sale Price		$262,900	$253,100	$258,500	$229,500	$238,600
Comparable Estimate	$248,500 ($129.56/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-5	114.20-11-33	125.08-4-27	114.20-11-27	114.20-7-11	125.12-6-12
Owner	Quirante, Kristina	Sexstone, Michael J	Tao, Ethan	Bandoh, Anthony K Jr	Powers, Mark J	Rounds, Megan G
Address	78 Cherrywood Dr	53 Cherrywood Dr	72 Autumnwood Dr	1 Baywood Dr	40 Sherry Dr	89 Prince Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 155	65 x 150	50 x 115	85 x 130	85 x 120	55 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1971 / 0	1988 / 0	1983 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 0	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	933	1100	912	1175	620	884
2nd Sty Area	665	822	624	843	860	728
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 252	0 0
SFLA	1598	1922	1536	2018	1480	1612
Att/Det Gar Sqft	418	420	418	418	550	220
Prior Land	$26,100					
Prior Total	$156,870					
Comp Land Estimate	$23,300	$23,500	$17,100	$25,400	$24,400	$17,700
Sale Date		12/6/2019	10/21/2020	2/28/2018	12/7/2018	9/11/2019
Sale Price		$235,000	$191,000	$194,000	$200,000	$195,000
Time Adj Sale Price		$238,100	$191,000	$216,900	$211,300	$199,600
TADJSP/SQFT		$123.88	$124.35	$107.48	$142.77	$123.82
Total Adj Factors	$113,600	$134,400	$102,300	$142,200	$109,400	$104,600
Adjusted Sale Price		$217,300	$202,300	$188,300	$215,500	$208,600
Comparable Estimate	$206,400 ($129.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-11	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.19-7-26
Owner	Benczkowski, Diane M	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Bridenbaker, Richard III
Address	81 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 150	65 x 150	85 x 130	62 x 120	65 x 250	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1991 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / 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	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1	3 / 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	1080	1100	1175	1096	928	1052
2nd Sty Area	892	822	843	847	1048	762
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1972	1922	2018	1943	1976	1814
Att/Det Gar Sqft	418	420	418	399	480 720	360
Prior Land	$20,700					
Prior Total	$179,280					
Comp Land Estimate	$23,500	$23,500	$25,400	$20,700	$26,400	$20,700
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	8/30/2019
Sale Price		$235,000	$194,000	$242,000	$190,000	$240,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$246,400
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$135.83
Total Adj Factors	$140,700	$134,400	$142,200	$155,000	$141,700	$148,100
Adjusted Sale Price		$244,400	$215,400	$248,800	$209,100	$239,000
Comparable Estimate	$231,300 ($117.29/SFLA)					

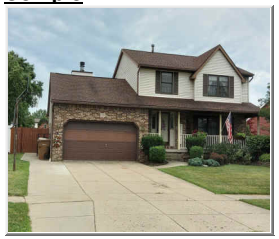
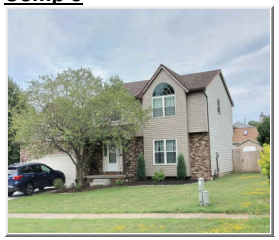
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-4	125.07-2-17	114.20-11-21	114.20-7-18	125.07-7-15	125.08-3-30
Owner	Smolen, Anna	Hanzlian, Daniel M	Aragon, Julio Cesar	McNaughton, Jack O	Rydzewski, Krista	Karnyski, Michelle M
Address	82 Cherrywood Dr	157 Castlewood Dr	1 Cherrywood Dr	97 Sherry Dr	72 Oakwood Dr	44 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 155	50 x 114	63 x 141	81 x 119	50 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1973 / 0	1989 / 0	1974 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	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	1452	1290	1144	1506	1476	1201
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1452	1290	1144	1506	1476	1201
Att/Det Gar Sqft	418	286	396	418	336	273
Prior Land	$20,500					
Prior Total	$145,000					
Comp Land Estimate	$23,300	$17,000	$22,600	$23,700	$17,100	$16,700
Sale Date		12/21/2018	4/22/2020	11/9/2018	6/10/2019	9/13/2019
Sale Price		$162,000	$170,000	$169,900	$155,000	$160,000
Time Adj Sale Price		$171,200	$170,900	$180,500	$160,200	$163,800
TADJSP/SQFT		$132.71	$149.39	$119.85	$108.54	$136.39
Total Adj Factors	$110,400	$93,900	$90,300	$117,100	$104,600	$86,400
Adjusted Sale Price		$187,700	$191,000	$173,800	$166,000	$187,800
Comparable Estimate	$181,300 ($124.86/SFLA)					

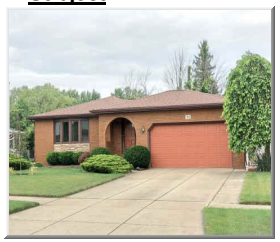
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-12	114.20-11-16	114.19-7-26	125.07-14-1	114.20-11-27	114.20-11-33
Owner	Owczarzak Kenneth R	Paladino, Nicholas C	Bridenbaker, Richard III	Aures, Nicholas	Bandoh, Anthony K Jr	Sexstone, Michael J
Address	85 Cherrywood Dr	6 Cherrywood Dr	149 Baywood Dr	184 Dartwood Dr	1 Baywood Dr	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	85 x 150	62 x 120	62 x 120	75 x 110	85 x 130	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1991 / 0	1967 / 0	1988 / 0	1989 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 / Y	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	3 / 1	1 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1096	1052	960	1175	1100
2nd Sty Area	1270	847	762	1104	843	822
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 200
SFLA	2436	1943	1814	2064	2018	1922
Att/Det Gar Sqft	462	399	360	572	418	420
Prior Land	$23,300					
Prior Total	$210,000					
Comp Land Estimate	$27,100	$20,700	$20,700	$21,900	$25,400	$23,500
Sale Date		7/12/2018	8/30/2019	5/29/2020	2/28/2018	12/6/2019
Sale Price		$242,000	$240,000	$236,000	$194,000	$235,000
Time Adj Sale Price		$263,100	$246,400	$236,800	$216,900	$238,100
TADJSP/SQFT		$135.41	$135.83	$114.73	$107.48	$123.88
Total Adj Factors	$196,100	$155,000	$148,100	$153,000	$142,200	$134,400
Adjusted Sale Price		$304,200	$294,400	$279,900	$270,800	$299,800
Comparable Estimate	$289,800 ($118.97/SFLA)					

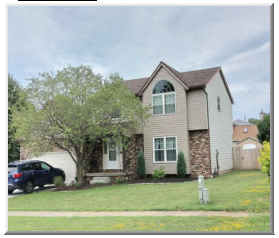
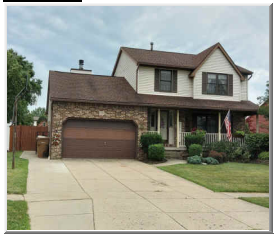
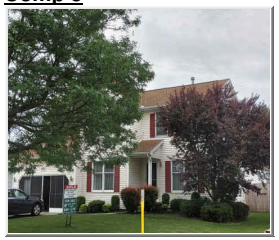
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

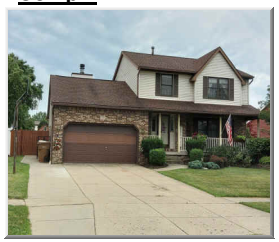
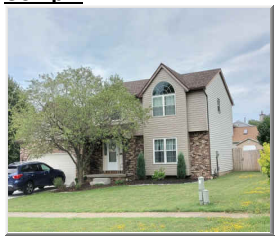
Roll Year: 2021

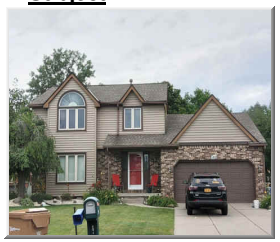
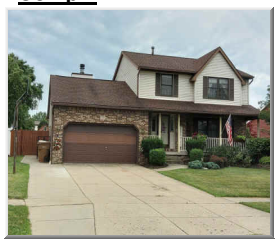
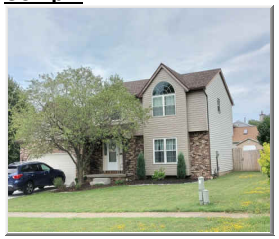
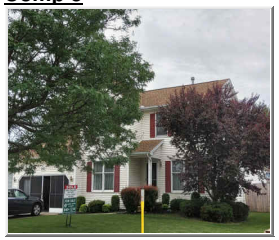
Option : 127_ENPM_OPTIONS

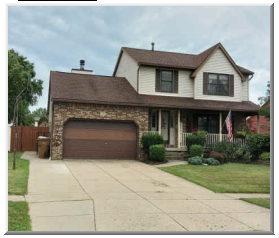
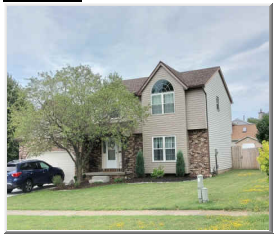
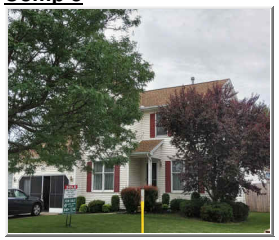
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-3	114.20-7-11	125.08-4-27	114.20-11-33	125.08-8-40	114.20-11-27
Owner	Zawodzinski, Michael G	Powers, Mark J	Tao, Ethan	Sexstone, Michael J	Davis, Cory R	Bandoh, Anthony K Jr
Address	86 Cherrywood Dr	40 Sherry Dr	72 Autumnwood Dr	53 Cherrywood Dr	591 Borden Rd	1 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 155	85 x 120	50 x 115	65 x 150	60 x 150	85 x 130
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1983 / 0	1971 / 0	1989 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	702	620	912	1100	612	1175
2nd Sty Area	702	860	624	822	624	843
Fin Bsmt/Fin Rec Rm	0 0	0 252	0 0	0 200	0 300	0 0
SFLA	1404	1480	1536	1922	1236	2018
Att/Det Gar Sqft	418	550	418	420	400	418
Prior Land	$20,500					
Prior Total	$146,000					
Comp Land Estimate	$23,300	$24,400	$17,100	$23,500	$22,600	$25,400
Sale Date		12/7/2018	10/21/2020	12/6/2019	6/6/2018	2/28/2018
Sale Price		$200,000	$191,000	$235,000	$182,000	$194,000
Time Adj Sale Price		$211,300	$191,000	$238,100	$199,000	$216,900
TADJSP/SQFT		$142.77	$124.35	$123.88	$161.00	$107.48
Total Adj Factors	$102,100	$109,400	$102,300	$134,400	$93,300	$142,200
Adjusted Sale Price		$204,000	$190,800	$205,800	$207,800	$176,800
Comparable Estimate	$197,000 ($140.31/SFLA)					

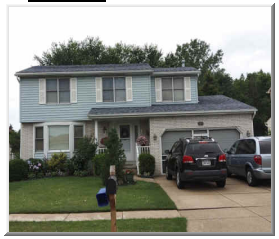
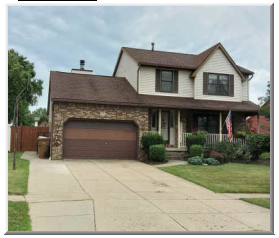
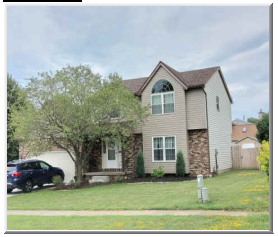
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-2	114.20-11-21	125.08-2-4	125.08-1-10	125.07-1-25	125.08-3-30
Owner	Frost, Michael T	Aragon, Julio Cesar	Burgio, Andrew L	Speyer, Richard J	Celotto, James W Jr	Karnyski, Michelle M
Address	90 Cherrywood Dr	1 Cherrywood Dr	119 Castlewood Dr	92 Castlewood Dr	154 Castlewood Dr	44 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 150	63 x 141	50 x 114	55 x 111	50 x 111	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1974 / 0	1973 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	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	1148	1144	1056	1024	1024	1201
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 667	0 700	0 0	0 0
SFLA	1148	1144	1056	1024	1024	1201
Att/Det Gar Sqft	396	396	440	528	528	273
Prior Land	$25,600					
Prior Total	$129,000					
Comp Land Estimate	$23,000	$22,600	$17,000	$0	$16,800	$16,700
Sale Date		4/22/2020	1/10/2020	11/20/2020	7/30/2020	9/13/2019
Sale Price		$170,000	$161,700	$205,000	$169,000	$160,000
Time Adj Sale Price		$170,900	$163,300	$205,000	$169,000	$163,800
TADJSP/SQFT		$149.39	$154.64	$200.20	$165.04	$136.39
Total Adj Factors	$90,800	$90,300	$84,700	$0	$79,200	$86,400
Adjusted Sale Price		$171,400	$169,400	$0	$180,600	$168,200
Comparable Estimate	$172,400 ($150.17/SFLA)					

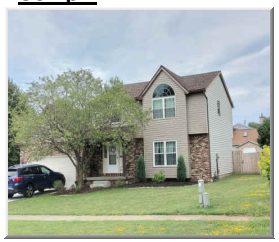
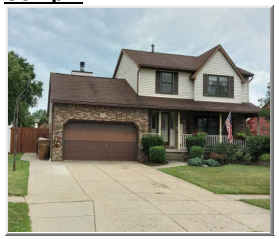
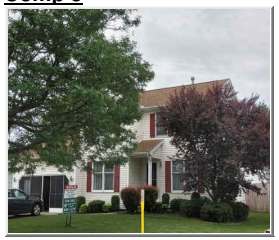
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-1	114.20-11-27	114.20-11-33	114.20-11-16	114.16-4-24	114.19-7-26
Owner	Fumerelle, Richard R Jr	Bandoh, Anthony K Jr	Sexstone, Michael J	Paladino, Nicholas C	Joseph, Travis J	Bridenbaker, Richard III
Address	94 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	6 Cherrywood Dr	1432 Losson Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	42 x 150	85 x 130	65 x 150	62 x 120	65 x 250	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1989 / 0	1988 / 0	1969 / 0	1991 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	3 / 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	1036	1175	1100	1096	928	1052
2nd Sty Area	1010	843	822	847	1048	762
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 0
SFLA	2046	2018	1922	1943	1976	1814
Att/Det Gar Sqft	418	418	420	399	480 720	360
Prior Land	$16,100					
Prior Total	$174,300					
Comp Land Estimate	$16,700	$25,400	$23,500	$20,700	$26,400	$20,700
Sale Date		2/28/2018	12/6/2019	7/12/2018	4/30/2018	8/30/2019
Sale Price		$194,000	$235,000	$242,000	$190,000	$240,000
Time Adj Sale Price		$216,900	$238,100	$263,100	$210,100	$246,400
TADJSP/SQFT		$107.48	$123.88	$135.41	$106.33	$135.83
Total Adj Factors	$135,100	$142,200	$134,400	$155,000	$141,700	$148,100
Adjusted Sale Price		$209,800	$238,800	$243,200	$203,500	$233,400
Comparable Estimate	$225,700 ($110.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-16	114.20-11-33	114.20-11-27	114.20-11-16	114.19-7-26	114.16-4-24
Owner	Erb, Donald J Jr	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Bridenbaker, Richard III	Joseph, Travis J
Address	98 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	149 Baywood Dr	1432 Losson 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	42 x 140	65 x 150	85 x 130	62 x 120	62 x 120	65 x 250
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1988 / 0	1988 / 0	1991 / 0	1969 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	3 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	986	1100	1175	1096	1052	928
2nd Sty Area	952	822	843	847	762	1048
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1938	1922	2018	1943	1814	1976
Att/Det Gar Sqft	440	420	418	399	360	480 720
Prior Land	$15,700					
Prior Total	$170,150					
Comp Land Estimate	$16,200	$23,500	$25,400	$20,700	$20,700	$26,400
Sale Date		12/6/2019	2/28/2018	7/12/2018	8/30/2019	4/30/2018
Sale Price		$235,000	$194,000	$242,000	$240,000	$190,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$246,400	$210,100
TADJSP/SQFT		$123.88	$107.48	$135.41	$135.83	$106.33
Total Adj Factors	$129,500	$134,400	$142,200	$155,000	$148,100	$141,700
Adjusted Sale Price		$233,200	$204,200	$237,600	$227,800	$197,900
Comparable Estimate	$220,100 ($113.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-15	114.20-11-33	114.20-11-27	114.20-11-16	114.16-4-24	114.19-7-26
Owner	Klaffka, Eric	Sexstone, Michael J	Bandoh, Anthony K Jr	Paladino, Nicholas C	Joseph, Travis J	Bridenbaker, Richard III
Address	102 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	6 Cherrywood Dr	1432 Losson Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 145	65 x 150	85 x 130	62 x 120	65 x 250	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1988 / 0	1969 / 0	1991 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	3 / 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	1110	1100	1175	1096	928	1052
2nd Sty Area	879	822	843	847	1048	762
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1989	1922	2018	1943	1976	1814
Att/Det Gar Sqft	378	420	418	399	480 720	360
Prior Land	$20,100					
Prior Total	$177,371					
Comp Land Estimate	$22,900	$23,500	$25,400	$20,700	$26,400	$20,700
Sale Date		12/6/2019	2/28/2018	7/12/2018	4/30/2018	8/30/2019
Sale Price		$235,000	$194,000	$242,000	$190,000	$240,000
Time Adj Sale Price		$238,100	$216,900	$263,100	$210,100	$246,400
TADJSP/SQFT		$123.88	$107.48	$135.41	$106.33	$135.83
Total Adj Factors	$138,300	$134,400	$142,200	$155,000	$141,700	$148,100
Adjusted Sale Price		$242,000	$213,000	$246,400	$206,700	$236,600
Comparable Estimate	$228,900 ($115.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-14	114.20-11-33	114.20-11-27	125.08-4-27	114.20-7-11	114.19-7-26
Owner	DeVore, Laura K	Sexstone, Michael J	Bandoh, Anthony K Jr	Tao, Ethan	Powers, Mark J	Bridenbaker, Richard III
Address	106 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	72 Autumnwood Dr	40 Sherry Dr	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 145	65 x 150	85 x 130	50 x 115	85 x 120	62 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1971 / 0	1983 / 0	1991 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 0	1 / 1	3 / 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	1023	1100	1175	912	620	1052
2nd Sty Area	636	822	843	624	860	762
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 252	0 0
SFLA	1659	1922	2018	1536	1480	1814
Att/Det Gar Sqft	399	420	418	418	550	360
Prior Land	$20,000					
Prior Total	$157,783					
Comp Land Estimate	$22,700	$23,500	$25,400	$17,100	$24,400	$20,700
Sale Date		12/6/2019	2/28/2018	10/21/2020	12/7/2018	8/30/2019
Sale Price		$235,000	$194,000	$191,000	$200,000	$240,000
Time Adj Sale Price		$238,100	$216,900	$191,000	$211,300	$246,400
TADJSP/SQFT		$123.88	$107.48	$124.35	$142.77	$135.83
Total Adj Factors	$114,700	$134,400	$142,200	$102,300	$109,400	$148,100
Adjusted Sale Price		$218,400	$189,400	$203,400	$216,600	$213,000
Comparable Estimate	$208,200 ($125.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-5-13	114.20-11-33	114.20-11-27	125.08-4-27	114.19-7-26	114.20-7-11
Owner	Orzechowski, Andrew	Sexstone, Michael J	Bandoh, Anthony K Jr	Tao, Ethan	Bridenbaker, Richard III	Powers, Mark J
Address	110 Cherrywood Dr	53 Cherrywood Dr	1 Baywood Dr	72 Autumnwood Dr	149 Baywood Dr	40 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 146	65 x 150	85 x 130	50 x 115	62 x 120	85 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1988 / 0	1971 / 0	1991 / 0	1983 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 0	3 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	966	1100	1175	912	1052	620
2nd Sty Area	790	822	843	624	762	860
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 252
SFLA	1756	1922	2018	1536	1814	1480
Att/Det Gar Sqft	399	420	418	418	360	550
Prior Land	$20,000					
Prior Total	$166,000					
Comp Land Estimate	$22,800	$23,500	$25,400	$17,100	$20,700	$24,400
Sale Date		12/6/2019	2/28/2018	10/21/2020	8/30/2019	12/7/2018
Sale Price		$235,000	$194,000	$191,000	$240,000	$200,000
Time Adj Sale Price		$238,100	$216,900	$191,000	$246,400	$211,300
TADJSP/SQFT		$123.88	$107.48	$124.35	$135.83	$142.77
Total Adj Factors	$118,100	$134,400	$142,200	$102,300	$148,100	$109,400
Adjusted Sale Price		$221,800	$192,800	$206,800	$216,400	$220,000
Comparable Estimate	$211,600 ($120.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-6-7	114.20-11-27	114.20-11-33	114.20-11-16	125.12-1-51	114.19-7-26
Owner	Luksch, Christopher C	Bandoh, Anthony K Jr	Sexstone, Michael J	Paladino, Nicholas C	Rohloff, John P	Bridenbaker, Richard III
Address	114 Cherrywood Dr	1 Baywood Dr	53 Cherrywood Dr	6 Cherrywood Dr	1076 French Rd	149 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 146	85 x 130	65 x 150	62 x 120	90 x 327	62 x 120
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1989 / 0	1988 / 0	1968 / 0	1991 / 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 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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	4	4	5	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 0	3 / 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	1124	1175	1100	1096	1353	1052
2nd Sty Area	973	843	822	847	828	762
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 0
SFLA	2097	2018	1922	1943	2181	1814
Att/Det Gar Sqft	418	418	420	399		360
Prior Land	$20,000					
Prior Total	$179,280					
Comp Land Estimate	$22,800	$25,400	$23,500	$20,700	$31,900	$20,700
Sale Date		2/28/2018	12/6/2019	7/12/2018	6/1/2018	8/30/2019
Sale Price		$194,000	$235,000	$242,000	$195,500	$240,000
Time Adj Sale Price		$216,900	$238,100	$263,100	$213,700	$246,400
TADJSP/SQFT		$107.48	$123.88	$135.41	$97.98	$135.83
Total Adj Factors	$141,400	$142,200	$134,400	$155,000	$145,100	$148,100
Adjusted Sale Price		$216,100	$245,100	$249,500	$210,000	$239,700
Comparable Estimate	$232,100 ($110.68/SFLA)					

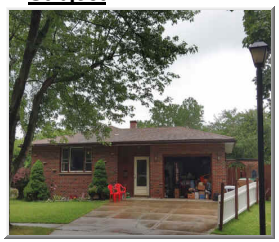
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-11	125.11-6-15	125.11-6-10	114.20-3-31	114.20-1-14	114.20-2-5
Owner	Lina Capital, LLC	Saleh, Abdulnaser	Piparo, Darlene	Singh Saini, Tarunvir	Mesko, Michael D	Malczewski, Abigail L
Address	8 Dartwood Dr	69 Pheasant Ln	49 Pheasant Ln	85 Sebring Dr	40 Sebring Dr	1401 Losson 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	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 120	60 x 139	60 x 139	50 x 115	60 x 127	50 x 145
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1970 / 0	1970 / 0	1971 / 0	1972 / 0	1966 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	6	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1493	1268	1224	1066	1045	1176
2nd Sty Area	1233	1632	1632	1443	1395	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2726	2900	2856	2509	2440	2408
Att/Det Gar Sqft	418	418	600	520	484	484
Prior Land	$19,900					
Prior Total	$121,000					
Comp Land Estimate	$22,800	$22,000	$22,000	$17,100	$21,000	$19,100
Sale Date		10/2/2020	11/9/2018	8/10/2018	6/24/2019	4/25/2019
Sale Price		$175,000	$150,000	$166,200	$201,000	$164,000
Time Adj Sale Price		$175,000	$159,400	$179,700	$207,700	$170,600
TADJSP/SQFT		$60.34	$55.81	$71.62	$85.12	$70.85
Total Adj Factors	$115,300	$106,700	$82,000	$108,600	$113,300	$100,100
Adjusted Sale Price		$183,600	$192,700	$186,400	$209,700	$185,800
Comparable Estimate	$191,600 ($70.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-10	125.07-13-29	125.07-10-24	125.07-14-20	125.07-10-23	125.11-3-21
Owner	Andrzejewski, Dorothy /	Hyatt, Lindsay	Maund, Nicholas	Jarmusz, Jacquelyn	Gietzen, Matthew J	Griggs, James
Address	12 Dartwood Dr	72 Brentwood Dr	12 Birchwood Dr	106 Dartwood Dr	16 Birchwood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 120	50 x 120	50 x 112	50 x 120	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1971 / 0	1965 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1196	1072	1160	1008	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 1000
SFLA	1100	1196	1072	1160	1008	1134
Att/Det Gar Sqft	330	280		308	308	345
Prior Land	$17,200					
Prior Total	$114,000					
Comp Land Estimate	$18,100	$17,400	$17,400	$16,800	$17,400	$17,300
Sale Date		8/20/2018	10/22/2018	6/10/2019	6/13/2018	8/26/2019
Sale Price		$138,000	$146,000	$157,500	$139,000	$175,000
Time Adj Sale Price		$149,200	$156,000	$162,800	$152,000	$179,700
TADJSP/SQFT		$124.75	$145.52	$140.34	$150.79	$158.47
Total Adj Factors	$80,700	$76,200	$75,900	$83,600	$65,000	$88,700
Adjusted Sale Price		$153,700	$160,800	$159,900	$167,700	$171,700
Comparable Estimate	$162,800 ($148/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-9	125.08-12-6	125.07-13-29	125.07-7-15	125.10-14-26	125.07-14-19
Owner	Kociencki, James T	Autry, Isiah	Hyatt, Lindsay	Rydzewski, Krista	Siciliano, Sara J	Janowski, Scott L
Address	16 Dartwood Dr	79 Autumnwood Dr	72 Brentwood Dr	72 Oakwood Dr	21 Lois Dr	110 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	126	127
School Code	146801	143007	146801	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 130	50 x 115	50 x 120	50 x 115	57 x 121	60 x 112
Building Style	14 other	14 Unknown	01 Ranch	01 Ranch	14 Unknown	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1971 / 0	1964 / 0	1969 / 0	1966 / 0	1965 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	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 No	3 Hot wtr/stm 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	2 / N
Stories	2.0	2.0	1.0	1.0	2.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 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	1034	960	1196	1476	1066	1253
2nd Sty Area	624	432	0	0	520	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	1658	1392	1196	1476	1586	1253
Att/Det Gar Sqft	300		280	336	484	529
Prior Land	$17,300					
Prior Total	$124,000					
Comp Land Estimate	$18,400	$17,100	$17,400	$17,100	$19,600	$19,700
Sale Date		10/26/2020	8/20/2018	6/10/2019	6/18/2018	10/31/2018
Sale Price		$210,000	$138,000	$155,000	$177,706	$155,000
Time Adj Sale Price		$210,000	$149,200	$160,200	$194,300	$165,700
TADJSP/SQFT		$150.86	$124.75	$108.54	$122.51	$132.24
Total Adj Factors	$99,900	$106,700	$76,200	$104,600	$96,900	$100,100
Adjusted Sale Price		$203,200	$172,900	$155,500	$197,300	$165,500
Comparable Estimate	$178,900 ($107.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-8	125.07-13-29	125.07-10-24	125.07-14-20	125.07-10-23	125.11-3-21
Owner	Hernandez, Ramon	Hyatt, Lindsay	Maund, Nicholas	Jarmusz, Jacquelyn	Gietzen, Matthew J	Griggs, James
Address	20 Dartwood Dr	72 Brentwood Dr	12 Birchwood Dr	106 Dartwood Dr	16 Birchwood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 134	50 x 120	50 x 120	50 x 112	50 x 120	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1971 / 0	1965 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1196	1072	1160	1008	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 1000
SFLA	1100	1196	1072	1160	1008	1134
Att/Det Gar Sqft	300	280		308	308	345
Prior Land	$19,100					
Prior Total	$117,000					
Comp Land Estimate	$21,700	$17,400	$17,400	$16,800	$17,400	$17,300
Sale Date		8/20/2018	10/22/2018	6/10/2019	6/13/2018	8/26/2019
Sale Price		$138,000	$146,000	$157,500	$139,000	$175,000
Time Adj Sale Price		$149,200	$156,000	$162,800	$152,000	$179,700
TADJSP/SQFT		$124.75	$145.52	$140.34	$150.79	$158.47
Total Adj Factors	$85,900	$76,200	$75,900	$83,600	$65,000	$88,700
Adjusted Sale Price		$158,900	$166,000	$165,100	$172,900	$176,900
Comparable Estimate	$168,000 ($152.73/SFLA)					

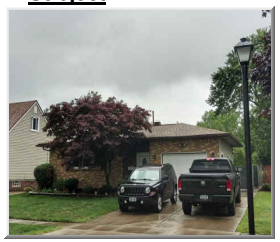
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-7	125.07-13-29	125.07-14-20	125.07-10-24	125.07-10-23	125.11-3-21
Owner	Biryla, Norbert J	Hyatt, Lindsay	Jarmusz, Jacquelyn	Maund, Nicholas	Gietzen, Matthew J	Griggs, James
Address	24 Dartwood Dr	72 Brentwood Dr	106 Dartwood Dr	12 Birchwood Dr	16 Birchwood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 144	50 x 120	50 x 112	50 x 120	50 x 120	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1965 / 0	1971 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1100	1196	1160	1072	1008	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 1000
SFLA	1100	1196	1160	1072	1008	1134
Att/Det Gar Sqft	280	280	308		308	345
Prior Land	$19,800					
Prior Total	$114,000					
Comp Land Estimate	$22,500	$17,400	$16,800	$17,400	$17,400	$17,300
Sale Date		8/20/2018	6/10/2019	10/22/2018	6/13/2018	8/26/2019
Sale Price		$138,000	$157,500	$146,000	$139,000	$175,000
Time Adj Sale Price		$149,200	$162,800	$156,000	$152,000	$179,700
TADJSP/SQFT		$124.75	$140.34	$145.52	$150.79	$158.47
Total Adj Factors	$72,500	$76,200	$83,600	$75,900	$65,000	$88,700
Adjusted Sale Price		$145,500	$151,700	$152,600	$159,500	$163,500
Comparable Estimate	$154,600 ($140.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-6	125.07-13-29	125.07-14-20	125.07-14-19	125.11-3-19	125.11-3-21
Owner	Carrubba, Raimondo	Hyatt, Lindsay	Jarmusz, Jacquelyn	Janowski, Scott L	Johnson, Andrew Jame	Griggs, James
Address	28 Dartwood Dr	72 Brentwood Dr	106 Dartwood Dr	110 Dartwood Dr	76 Sprucewood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	61 x 135	50 x 120	50 x 112	60 x 112	55 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1965 / 0	1965 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1196	1160	1253	1150	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 550	0 1000
SFLA	1196	1196	1160	1253	1150	1134
Att/Det Gar Sqft	240	280	308	529	374	345
Prior Land	$19,200					
Prior Total	$122,000					
Comp Land Estimate	$21,800	$17,400	$16,800	$19,700	$18,100	$17,300
Sale Date		8/20/2018	6/10/2019	10/31/2018	8/29/2019	8/26/2019
Sale Price		$138,000	$157,500	$155,000	$180,561	$175,000
Time Adj Sale Price		$149,200	$162,800	$165,700	$185,400	$179,700
TADJSP/SQFT		$124.75	$140.34	$132.24	$161.22	$158.47
Total Adj Factors	$92,300	$76,200	$83,600	$100,100	$85,300	$88,700
Adjusted Sale Price		$165,300	$171,500	$157,900	$192,400	$183,300
Comparable Estimate	$174,100 ($145.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-3	125.07-10-23	125.11-3-13	125.07-11-49	125.07-13-29	125.07-10-24
Owner	Jakubczak Julie	Gietzen, Matthew J	Cronmiller, Michael P	Smith, Nicholas	Hyatt, Lindsay	Maund, Nicholas
Address	29 Dartwood Dr	16 Birchwood Dr	52 Sprucewood Dr	85 Hillwood Dr	72 Brentwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 112	50 x 120	50 x 110	50 x 119	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1970 / 0	1971 / 0	1964 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1008	912	960	1196	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 0
SFLA	960	1008	912	960	1196	1072
Att/Det Gar Sqft	480	308	320	308	280	
Prior Land	$19,200					
Prior Total	$118,000					
Comp Land Estimate	$22,100	$17,400	$16,700	$17,300	$17,400	$17,400
Sale Date		6/13/2018	7/8/2019	10/5/2018	8/20/2018	10/22/2018
Sale Price		$139,000	$150,000	$143,000	$138,000	$146,000
Time Adj Sale Price		$152,000	$154,500	$152,800	$149,200	$156,000
TADJSP/SQFT		$150.79	$169.41	$159.17	$124.75	$145.52
Total Adj Factors	$86,100	$65,000	$70,500	$73,000	$76,200	$75,900
Adjusted Sale Price		$173,100	$170,100	$165,900	$159,100	$166,200
Comparable Estimate	$166,900 ($173.85/SFLA)					

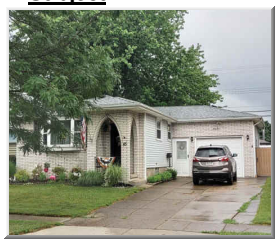
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-5	125.11-9-10	125.07-13-29	125.07-14-20	125.07-14-19	114.16-5-25.1
Owner	Liberatore, Peter J	Zarbo, Alexandra	Hyatt, Lindsay	Jarmusz, Jacquelyn	Janowski, Scott L	Reynolds, Corey
Address	32 Dartwood Dr	5 Rondelay Ct	72 Brentwood Dr	106 Dartwood Dr	110 Dartwood Dr	963 Borden 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	127	126	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 120	59 x 136	50 x 120	50 x 112	60 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch	01 Ranch	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	1965 / 0	1970 / 0	1964 / 0	1965 / 0	1965 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.5	1.5	1.0	1.0	1.0	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	768	863	1196	1160	1253	820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1152	1271	1196	1160	1253	1210
Att/Det Gar Sqft	484	440	280	308	529	832
Prior Land	$16,700					
Prior Total	$112,050					
Comp Land Estimate	$17,700	$21,400	$17,400	$16,800	$19,700	$32,900
Sale Date		2/15/2019	8/20/2018	6/10/2019	10/31/2018	1/21/2020
Sale Price		$145,000	$138,000	$157,500	$155,000	$154,000
Time Adj Sale Price		$151,800	$149,200	$162,800	$165,700	$155,500
TADJSP/SQFT		$119.43	$124.75	$140.34	$132.24	$128.51
Total Adj Factors	$76,300	$74,000	$76,200	$83,600	$100,100	$94,200
Adjusted Sale Price		$154,100	$149,300	$155,500	$141,900	$137,600
Comparable Estimate	$147,700 ($128.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-2-1	125.07-13-29	125.07-14-20	125.07-14-19	125.11-3-19	125.11-3-21
Owner	Taravella, Angelo C	Hyatt, Lindsay	Jarmusz, Jacquelyn	Janowski, Scott L	Johnson, Andrew Jame	Griggs, James
Address	35 Dartwood Dr	72 Brentwood Dr	106 Dartwood Dr	110 Dartwood Dr	76 Sprucewood Dr	84 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 120	50 x 112	60 x 112	55 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1965 / 0	1965 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1205	1196	1160	1253	1150	1134
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 550	0 1000
SFLA	1205	1196	1160	1253	1150	1134
Att/Det Gar Sqft	264	280	308	529	374	345
Prior Land	$15,900					
Prior Total	$120,800					
Comp Land Estimate	$16,800	$17,400	$16,800	$19,700	$18,100	$17,300
Sale Date		8/20/2018	6/10/2019	10/31/2018	8/29/2019	8/26/2019
Sale Price		$138,000	$157,500	$155,000	$180,561	$175,000
Time Adj Sale Price		$149,200	$162,800	$165,700	$185,400	$179,700
TADJSP/SQFT		$124.75	$140.34	$132.24	$161.22	$158.47
Total Adj Factors	$86,700	$76,200	$83,600	$100,100	$85,300	$88,700
Adjusted Sale Price		$159,700	$165,900	$152,300	$186,800	$177,700
Comparable Estimate	$168,500 ($139.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-4	125.07-13-29	125.07-14-20	125.07-10-24	125.07-10-23	125.07-14-19
Owner	Krupski, Amy B	Hyatt, Lindsay	Jarmusz, Jacquelyn	Maund, Nicholas	Gietzen, Matthew J	Janowski, Scott L
Address	36 Dartwood Dr	72 Brentwood Dr	106 Dartwood Dr	12 Birchwood Dr	16 Birchwood Dr	110 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
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 112	50 x 120	50 x 120	60 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1965 / 0	1971 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	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	1100	1196	1160	1072	1008	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 559	0 0	0 400	0 0	0 0	0 0
SFLA	1100	1196	1160	1072	1008	1253
Att/Det Gar Sqft	280	280	308		308	529
Prior Land	$16,500					
Prior Total	$116,000					
Comp Land Estimate	$17,400	$17,400	$16,800	$17,400	$17,400	$19,700
Sale Date		8/20/2018	6/10/2019	10/22/2018	6/13/2018	10/31/2018
Sale Price		$138,000	$157,500	$146,000	$139,000	$155,000
Time Adj Sale Price		$149,200	$162,800	$156,000	$152,000	$165,700
TADJSP/SQFT		$124.75	$140.34	$145.52	$150.79	$132.24
Total Adj Factors	$84,900	$76,200	$83,600	$75,900	$65,000	$100,100
Adjusted Sale Price		$157,900	$164,100	$165,000	$171,900	$150,500
Comparable Estimate	$161,900 ($147.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.11-1-3	125.07-13-29	125.07-7-15	125.07-14-19	125.07-9-26	125.08-10-33
Owner	Mazurek, Jean M	Hyatt, Lindsay	Rydzewski, Krista	Janowski, Scott L	Paul, David J	McLennan, Corey A
Address	40 Dartwood Dr	72 Brentwood Dr	72 Oakwood Dr	110 Dartwood Dr	138 Bronx Dr	92 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 120	50 x 120	50 x 115	60 x 112	50 x 115	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1969 / 0	1965 / 0	1971 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm 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	2 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1740	1196	1476	1253	1405	1418
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 700	0 960
SFLA	1740	1196	1476	1253	1405	1418
Att/Det Gar Sqft	294	280	336	529	280	294
Prior Land	$19,900					
Prior Total	$139,000					
Comp Land Estimate	$22,800	$17,400	$17,100	$19,700	$17,100	$21,200
Sale Date		8/20/2018	6/10/2019	10/31/2018	7/28/2020	6/28/2018
Sale Price		$138,000	$155,000	$155,000	$175,000	$168,000
Time Adj Sale Price		$149,200	$160,200	$165,700	$175,000	$183,700
TADJSP/SQFT		$124.75	$108.54	$132.24	$124.56	$129.55
Total Adj Factors	$118,800	$76,200	$104,600	$100,100	$97,300	$108,300
Adjusted Sale Price		$191,800	$174,400	$184,400	$196,500	$194,200
Comparable Estimate	$188,300 ($108.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-32	125.08-9-9	125.11-9-6	125.11-9-10	125.10-18-41	125.10-19-19
Owner	Nemeth Esther M	Cushing, Wendy L	Neil Roberts Revocable	Zarbo, Alexandra	Kinmartin, Matthew K	Saj, Donald A
Address	41 Dartwood Dr	640 Borden Rd	16 Rondelay Ct	5 Rondelay Ct	27 Louise Dr	78 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	127	127	126	126	126	126
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	152 x 283	54 x 139	59 x 136	57 x 112	57 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1943 / 0	1969 / 0	1970 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.7	1.7	1.7	1.5	1.7	1.7
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	900	918	863	816	872
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 460	0 0	0 0	0 600
SFLA	1638	1575	1574	1271	1428	1484
Att/Det Gar Sqft	484	780	308	440	308	440
Prior Land	$10,800					
Prior Total	$127,156					
Comp Land Estimate	$16,800	$40,000	$0	$21,400	$18,900	$18,900
Sale Date		2/2/2018	11/5/2020	2/15/2019	8/21/2020	10/12/2018
Sale Price		$178,981	$240,000	$145,000	$195,100	$155,000
Time Adj Sale Price		$200,100	$240,000	$151,800	$195,100	$165,700
TADJSP/SQFT		$127.05	$152.48	$119.43	$136.62	$111.66
Total Adj Factors	$100,200	$125,100	$0	$74,000	$97,500	$86,000
Adjusted Sale Price		$175,200	$0	$178,000	$197,800	$179,900
Comparable Estimate	$182,700 ($111.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-33	125.07-10-23	125.07-11-49	125.11-3-13	125.07-13-29	125.07-10-24
Owner	Walsh, Ronald E	Gietzen, Matthew J	Smith, Nicholas	Cronmiller, Michael P	Hyatt, Lindsay	Maund, Nicholas
Address	45 Dartwood Dr	16 Birchwood Dr	85 Hillwood Dr	52 Sprucewood Dr	72 Brentwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 120	50 x 119	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1971 / 0	1970 / 0	1964 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	1008	960	912	1196	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	960	1008	960	912	1196	1072
Att/Det Gar Sqft	352	308	308	320	280	
Prior Land	$16,000					
Prior Total	$111,000					
Comp Land Estimate	$16,800	$17,400	$17,300	$16,700	$17,400	$17,400
Sale Date		6/13/2018	10/5/2018	7/8/2019	8/20/2018	10/22/2018
Sale Price		$139,000	$143,000	$150,000	$138,000	$146,000
Time Adj Sale Price		$152,000	$152,800	$154,500	$149,200	$156,000
TADJSP/SQFT		$150.79	$159.17	$169.41	$124.75	$145.52
Total Adj Factors	$77,500	$65,000	$73,000	$70,500	$76,200	$75,900
Adjusted Sale Price		$164,500	$157,300	$161,500	$150,500	$157,600
Comparable Estimate	$158,300 ($164.9/SFLA)					

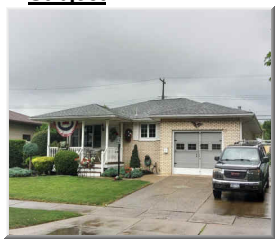
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

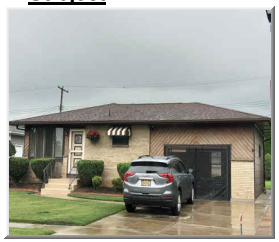
Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-34	125.07-10-23	125.07-11-49	125.11-3-13	125.07-13-29	125.07-14-20
Owner	Masiulionis Vitas	Gietzen, Matthew J	Smith, Nicholas	Cronmiller, Michael P	Hyatt, Lindsay	Jarmusz, Jacquelyn
Address	49 Dartwood Dr	16 Birchwood Dr	85 Hillwood Dr	52 Sprucewood Dr	72 Brentwood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 120	50 x 119	50 x 110	50 x 120	50 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1971 / 0	1970 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	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 / 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	1008	960	912	1196	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 400
SFLA	960	1008	960	912	1196	1160
Att/Det Gar Sqft	330	308	308	320	280	308
Prior Land	$16,000					
Prior Total	$106,000					
Comp Land Estimate	$16,800	$17,400	$17,300	$16,700	$17,400	$16,800
Sale Date		6/13/2018	10/5/2018	7/8/2019	8/20/2018	6/10/2019
Sale Price		$139,000	$143,000	$150,000	$138,000	$157,500
Time Adj Sale Price		$152,000	$152,800	$154,500	$149,200	$162,800
TADJSP/SQFT		$150.79	$159.17	$169.41	$124.75	$140.34
Total Adj Factors	$70,400	$65,000	$73,000	$70,500	$76,200	$83,600
Adjusted Sale Price		$157,400	$150,200	$154,400	$143,400	$149,600
Comparable Estimate	$151,000 ($157.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-33	125.11-9-6	125.08-9-9	125.11-9-10	125.10-18-41	125.10-19-19
Owner	Kanick, William M	Neil Roberts Revocable	Cushing, Wendy L	Zarbo, Alexandra	Kinmartin, Matthew K	Saj, Donald A
Address	50 Dartwood Dr	16 Rondelay Ct	640 Borden Rd	5 Rondelay Ct	27 Louise Dr	78 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	127	126	127	126	126	126
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 115	54 x 139	152 x 283	59 x 136	57 x 112	57 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1969 / 0	1943 / 0	1970 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / Y	0 / N
Stories	1.7	1.7	1.7	1.5	1.7	1.7
Bedrooms	2	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	918	900	863	816	872
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 460	0 780	0 0	0 0	0 600
SFLA	1512	1574	1575	1271	1428	1484
Att/Det Gar Sqft	352	308	780	440	308	440
Prior Land	$13,900					
Prior Total	$130,000					
Comp Land Estimate	$22,300	$0	$40,000	$21,400	$18,900	$18,900
Sale Date		11/5/2020	2/2/2018	2/15/2019	8/21/2020	10/12/2018
Sale Price		$240,000	$178,981	$145,000	$195,100	$155,000
Time Adj Sale Price		$240,000	$200,100	$151,800	$195,100	$165,700
TADJSP/SQFT		$152.48	$127.05	$119.43	$136.62	$111.66
Total Adj Factors	$101,400	$0	$125,100	$74,000	$97,500	$86,000
Adjusted Sale Price		$0	$176,400	$179,200	$199,000	$181,100
Comparable Estimate	$183,900 ($121.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-35	125.07-13-29	125.07-14-19	125.07-14-20	125.07-9-11	125.11-3-19
Owner	Derkovitz, Timothy D	Hyatt, Lindsay	Janowski, Scott L	Jarmusz, Jacquelyn	Schork, Brian	Johnson, Andrew Jame
Address	53 Dartwood Dr	72 Brentwood Dr	110 Dartwood Dr	106 Dartwood Dr	45 Cheekwood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 120	60 x 112	50 x 112	50 x 116	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1965 / 0	1965 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1196	1253	1160	1254	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 300	0 550
SFLA	1312	1196	1253	1160	1254	1150
Att/Det Gar Sqft	286	280	529	308	315	374
Prior Land	$11,600					
Prior Total	$116,100					
Comp Land Estimate	$18,300	$17,400	$19,700	$16,800	$17,100	$18,100
Sale Date		8/20/2018	10/31/2018	6/10/2019	11/30/2018	8/29/2019
Sale Price		$138,000	$155,000	$157,500	$138,500	$180,561
Time Adj Sale Price		$149,200	$165,700	$162,800	$147,200	$185,400
TADJSP/SQFT		$124.75	$132.24	$140.34	$117.38	$161.22
Total Adj Factors	$89,200	$76,200	$100,100	$83,600	$79,400	$85,300
Adjusted Sale Price		$162,200	$154,800	$168,400	$157,000	$189,300
Comparable Estimate	$166,300 ($126.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-32	125.11-6-15	125.11-6-10	114.20-3-31	114.20-1-14	114.20-2-5
Owner	Cieri, Michaelangelo J	Saleh, Abdulnaser	Piparo, Darlene	Singh Saini, Tarunvir	Mesko, Michael D	Malczewski, Abigail L
Address	54 Dartwood Dr	69 Pheasant Ln	49 Pheasant Ln	85 Sebring Dr	40 Sebring Dr	1401 Losson 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	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 139	50 x 115	60 x 127	50 x 145
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1970 / 0	1970 / 0	1971 / 0	1972 / 0	1966 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	6	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1488	1268	1224	1066	1045	1176
2nd Sty Area	1232	1632	1632	1443	1395	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2720	2900	2856	2509	2440	2408
Att/Det Gar Sqft	418	418	600	520	484	484
Prior Land	$16,700					
Prior Total	$135,000					
Comp Land Estimate	$18,300	$22,000	$22,000	$17,100	$21,000	$19,100
Sale Date		10/2/2020	11/9/2018	8/10/2018	6/24/2019	4/25/2019
Sale Price		$175,000	$150,000	$166,200	$201,000	$164,000
Time Adj Sale Price		$175,000	$159,400	$179,700	$207,700	$170,600
TADJSP/SQFT		$60.34	$55.81	$71.62	$85.12	$70.85
Total Adj Factors	$113,900	$106,700	$82,000	$108,600	$113,300	$100,100
Adjusted Sale Price		$182,200	$191,300	$185,000	$208,300	$184,400
Comparable Estimate	$190,200 ($69.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-36	125.11-3-13	125.07-10-23	125.07-11-49	125.07-13-29	125.07-10-2
Owner	Collins, Arthur R	Cronmiller, Michael P	Gietzen, Matthew J	Smith, Nicholas	Hyatt, Lindsay	Propis, Ashley S
Address	57 Dartwood Dr	52 Sprucewood Dr	16 Birchwood Dr	85 Hillwood Dr	72 Brentwood Dr	181 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 110	50 x 120	50 x 119	50 x 120	55 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1970 / 0	1967 / 0	1971 / 0	1964 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	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 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	912	1008	960	1196	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 0	0 0	0 0
SFLA	936	912	1008	960	1196	936
Att/Det Gar Sqft	336	320	308	308	280	280
Prior Land	$16,700					
Prior Total	$105,000					
Comp Land Estimate	$18,300	$16,700	$17,400	$17,300	$17,400	$18,600
Sale Date		7/8/2019	6/13/2018	10/5/2018	8/20/2018	11/9/2018
Sale Price		$150,000	$139,000	$143,000	$138,000	$135,000
Time Adj Sale Price		$154,500	$152,000	$152,800	$149,200	$143,500
TADJSP/SQFT		$169.41	$150.79	$159.17	$124.75	$153.31
Total Adj Factors	$71,300	$70,500	$65,000	$73,000	$76,200	$64,500
Adjusted Sale Price		$155,300	$158,300	$151,100	$144,300	$150,300
Comparable Estimate	$151,900 ($162.29/SFLA)					

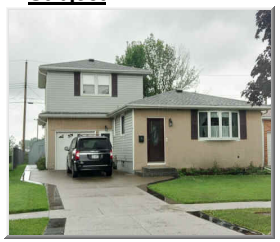
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-31	125.11-6-15	114.20-1-14	114.20-3-31	114.20-2-5	114.20-1-20
Owner	TCS Development LLC	Saleh, Abdulnaser	Mesko, Michael D	Singh Saini, Tarunvir	Malczewski, Abigail L	Larkin, Laura J
Address	58 Dartwood Dr	69 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	1401 Losson Rd	62 Sebring 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 127	50 x 115	50 x 145	50 x 109
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1970 / 0	1972 / 0	1971 / 0	1966 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 2	3 / 0	3 / 0	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	1280	1268	1045	1066	1176	1158
2nd Sty Area	1320	1632	1395	1443	1232	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2600	2900	2440	2509	2408	2362
Att/Det Gar Sqft		418	484	520	484	456
Prior Land	$16,700					
Prior Total	$148,000					
Comp Land Estimate	$18,300	$22,000	$21,000	$17,100	$19,100	$16,600
Sale Date		10/2/2020	6/24/2019	8/10/2018	4/25/2019	5/4/2018
Sale Price		$175,000	$201,000	$166,200	$164,000	$170,000
Time Adj Sale Price		$175,000	$207,700	$179,700	$170,600	$186,900
TADJSP/SQFT		$60.34	$85.12	$71.62	$70.85	$79.13
Total Adj Factors	$105,600	$106,700	$113,300	$108,600	$100,100	$105,400
Adjusted Sale Price		$173,900	$200,000	$176,700	$176,100	$187,100
Comparable Estimate	$182,800 ($70.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-37	125.07-11-49	125.07-10-23	125.11-3-13	125.07-10-2	125.07-4-35
Owner	Griffo, James V	Smith, Nicholas	Gietzen, Matthew J	Cronmiller, Michael P	Propis, Ashley S	Giampoala, Kelsey E
Address	61 Dartwood Dr	85 Hillwood Dr	16 Birchwood Dr	52 Sprucewood Dr	181 Autumnwood Dr	186 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	50 x 120	50 x 110	55 x 116	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1008	912	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	960	960	1008	912	936	960
Att/Det Gar Sqft	330	308	308	320	280	280
Prior Land	$16,000					
Prior Total	$107,000					
Comp Land Estimate	$16,800	$17,300	$17,400	$16,700	$18,600	$17,600
Sale Date		10/5/2018	6/13/2018	7/8/2019	11/9/2018	9/22/2020
Sale Price		$143,000	$139,000	$150,000	$135,000	$170,000
Time Adj Sale Price		$152,800	$152,000	$154,500	$143,500	$170,000
TADJSP/SQFT		$159.17	$150.79	$169.41	$153.31	$177.08
Total Adj Factors	$72,200	$73,000	$65,000	$70,500	$64,500	$71,100
Adjusted Sale Price		$152,000	$159,200	$156,200	$151,200	$171,100
Comparable Estimate	$157,900 ($164.48/SFLA)					

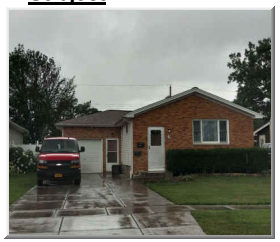
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-38	125.07-11-49	125.07-10-23	125.11-3-13	125.07-13-29	125.07-14-20
Owner	Zmuda Gregory J & Deb	Smith, Nicholas	Gietzen, Matthew J	Cronmiller, Michael P	Hyatt, Lindsay	Jarmusz, Jacquelyn
Address	65 Dartwood Dr	85 Hillwood Dr	16 Birchwood Dr	52 Sprucewood Dr	72 Brentwood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	50 x 120	50 x 110	50 x 120	50 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1971 / 0	1967 / 0	1970 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1008	912	1196	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 400
SFLA	960	960	1008	912	1196	1160
Att/Det Gar Sqft	286	308	308	320	280	308
Prior Land	$16,000					
Prior Total	$109,000					
Comp Land Estimate	$16,800	$17,300	$17,400	$16,700	$17,400	$16,800
Sale Date		10/5/2018	6/13/2018	7/8/2019	8/20/2018	6/10/2019
Sale Price		$143,000	$139,000	$150,000	$138,000	$157,500
Time Adj Sale Price		$152,800	$152,000	$154,500	$149,200	$162,800
TADJSP/SQFT		$159.17	$150.79	$169.41	$124.75	$140.34
Total Adj Factors	$72,500	$73,000	$65,000	$70,500	$76,200	$83,600
Adjusted Sale Price		$152,300	$159,500	$156,500	$145,500	$151,700
Comparable Estimate	$153,100 ($159.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-30	125.08-9-9	125.11-9-6	125.11-9-10	125.10-18-41	125.07-14-19
Owner	Lozada, Merari	Cushing, Wendy L	Neil Roberts Revocable	Zarbo, Alexandra	Kinmartin, Matthew K	Janowski, Scott L
Address	66 Dartwood Dr	640 Borden Rd	16 Rondelay Ct	5 Rondelay Ct	27 Louise Dr	110 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	126	126	126	127
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	152 x 283	54 x 139	59 x 136	57 x 112	60 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1943 / 0	1969 / 0	1970 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	2 / N
Stories	1.7	1.7	1.7	1.5	1.7	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	900	918	863	816	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 460	0 0	0 0	0 0
SFLA	1428	1575	1574	1271	1428	1253
Att/Det Gar Sqft	396	780	308	440	308	529
Prior Land	$16,000					
Prior Total	$122,000					
Comp Land Estimate	$16,800	$40,000	$0	$21,400	$18,900	$19,700
Sale Date		2/2/2018	11/5/2020	2/15/2019	8/21/2020	10/31/2018
Sale Price		$178,981	$240,000	$145,000	$195,100	$155,000
Time Adj Sale Price		$200,100	$240,000	$151,800	$195,100	$165,700
TADJSP/SQFT		$127.05	$152.48	$119.43	$136.62	$132.24
Total Adj Factors	$92,300	$125,100	$0	$74,000	$97,500	$100,100
Adjusted Sale Price		$167,300	$0	$170,100	$189,900	$157,900
Comparable Estimate	$171,300 ($119.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-39	125.07-14-19	125.07-7-15	125.07-13-29	125.07-14-20	125.08-10-33
Owner	Huber, Marilyn L	Janowski, Scott L	Rydzewski, Krista	Hyatt, Lindsay	Jarmusz, Jacquelyn	McLennan, Corey A
Address	69 Dartwood Dr	110 Dartwood Dr	72 Oakwood Dr	72 Brentwood Dr	106 Dartwood Dr	92 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 112	60 x 112	50 x 115	50 x 120	50 x 112	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1969 / 0	1964 / 0	1965 / 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 90	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	2 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	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	1634	1253	1476	1196	1160	1418
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 960
SFLA	1634	1253	1476	1196	1160	1418
Att/Det Gar Sqft	308	529	336	280	308	294
Prior Land	$11,500					
Prior Total	$135,000					
Comp Land Estimate	$17,700	$19,700	$17,100	$17,400	$16,800	$21,200
Sale Date		10/31/2018	6/10/2019	8/20/2018	6/10/2019	6/28/2018
Sale Price		$155,000	$155,000	$138,000	$157,500	$168,000
Time Adj Sale Price		$165,700	$160,200	$149,200	$162,800	$183,700
TADJSP/SQFT		$132.24	$108.54	$124.75	$140.34	$129.55
Total Adj Factors	$114,300	$100,100	$104,600	$76,200	$83,600	$108,300
Adjusted Sale Price		$179,900	$169,900	$187,300	$193,500	$189,700
Comparable Estimate	$184,100 ($112.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-29	125.08-12-6	125.07-12-5	125.07-14-19	125.07-13-29	125.07-4-38
Owner	Krajewski Lynne M	Autry, Isiah	Konerth, James J	Janowski, Scott L	Hyatt, Lindsay	Hajdu, James
Address	70 Dartwood Dr	79 Autumnwood Dr	94 Hillwood Dr	110 Dartwood Dr	72 Brentwood Dr	198 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 115	55 x 119	60 x 112	50 x 120	55 x 115
Building Style	14 other	14 Unknown	03 Split level	01 Ranch	01 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	1973 / 0	1971 / 0	1973 / 0	1965 / 0	1964 / 0	1970 / 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 110
Heat Type/Central Air	2 Hot air No	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	1 / N	2 / N	0 / N	0 / N
Stories	1.5	2.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 1	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	960	960	1004	1253	1196	1032
2nd Sty Area	0	432	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	308 0	0 0	0 0	260 0
SFLA	1356	1392	1312	1253	1196	1292
Att/Det Gar Sqft	286			529	280	
Prior Land	$16,000					
Prior Total	$116,000					
Comp Land Estimate	$16,800	$17,100	$18,800	$19,700	$17,400	$18,500
Sale Date		10/26/2020	3/16/2020	10/31/2018	8/20/2018	11/13/2018
Sale Price		$210,000	$163,000	$155,000	$138,000	$155,000
Time Adj Sale Price		$210,000	$164,100	$165,700	$149,200	$164,700
TADJSP/SQFT		$150.86	$125.08	$132.24	$124.75	$127.48
Total Adj Factors	$80,300	$106,700	$91,700	$100,100	$76,200	$92,300
Adjusted Sale Price		$183,600	$152,700	$145,900	$153,300	$152,700
Comparable Estimate	$157,600 ($116.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-40	125.07-11-49	125.07-10-23	125.11-3-13	125.07-10-2	125.07-4-35
Owner	Newhouse, Judith A	Smith, Nicholas	Gietzen, Matthew J	Cronmiller, Michael P	Propis, Ashley S	Giampoala, Kelsey E
Address	73 Dartwood Dr	85 Hillwood Dr	16 Birchwood Dr	52 Sprucewood Dr	181 Autumnwood Dr	186 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	50 x 120	50 x 110	55 x 116	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1971 / 0	1967 / 0	1970 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1008	912	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	960	960	1008	912	936	960
Att/Det Gar Sqft	286	308	308	320	280	280
Prior Land	$16,000					
Prior Total	$109,000					
Comp Land Estimate	$16,800	$17,300	$17,400	$16,700	$18,600	$17,600
Sale Date		10/5/2018	6/13/2018	7/8/2019	11/9/2018	9/22/2020
Sale Price		$143,000	$139,000	$150,000	$135,000	$170,000
Time Adj Sale Price		$152,800	$152,000	$154,500	$143,500	$170,000
TADJSP/SQFT		$159.17	$150.79	$169.41	$153.31	$177.08
Total Adj Factors	$71,600	$73,000	$65,000	$70,500	$64,500	$71,100
Adjusted Sale Price		$151,400	$158,600	$155,600	$150,600	$170,500
Comparable Estimate	$157,300 ($163.85/SFLA)					

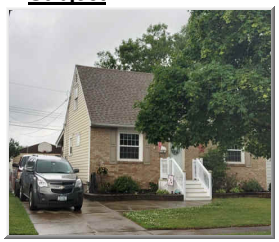
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-28	125.07-11-49	125.07-10-23	125.07-14-20	125.07-13-29	125.07-4-35
Owner	Murray, Richard R	Smith, Nicholas	Gietzen, Matthew J	Jarmusz, Jacquelyn	Hyatt, Lindsay	Giampoala, Kelsey E
Address	74 Dartwood Dr	85 Hillwood Dr	16 Birchwood Dr	106 Dartwood Dr	72 Brentwood Dr	186 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	50 x 120	50 x 112	50 x 120	52 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1971 / 0	1967 / 0	1965 / 0	1964 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	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 / 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	1008	1160	1196	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	960	960	1008	1160	1196	960
Att/Det Gar Sqft	286	308	308	308	280	280
Prior Land	$16,000					
Prior Total	$109,000					
Comp Land Estimate	$16,800	$17,300	$17,400	$16,800	$17,400	$17,600
Sale Date		10/5/2018	6/13/2018	6/10/2019	8/20/2018	9/22/2020
Sale Price		$143,000	$139,000	$157,500	$138,000	$170,000
Time Adj Sale Price		$152,800	$152,000	$162,800	$149,200	$170,000
TADJSP/SQFT		$159.17	$150.79	$140.34	$124.75	$177.08
Total Adj Factors	$71,600	$73,000	$65,000	$83,600	$76,200	$71,100
Adjusted Sale Price		$151,400	$158,600	$150,800	$144,600	$170,500
Comparable Estimate	$155,200 ($161.67/SFLA)					

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

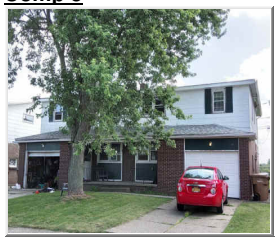
Roll Year: 2021

Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-41	125.08-9-9	125.11-9-10	125.07-14-19	114.16-5-25.1	125.11-9-6
Owner	Hrynczak, Walter	Cushing, Wendy L	Zarbo, Alexandra	Janowski, Scott L	Reynolds, Corey	Neil Roberts Revocable
Address	77 Dartwood Dr	640 Borden Rd	5 Rondelay Ct	110 Dartwood Dr	963 Borden Rd	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	127	127	126	127	127	126
School Code	146801	143007	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	152 x 283	59 x 136	60 x 112	100 x 217	54 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1943 / 0	1970 / 0	1965 / 0	1946 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.0	1.5	1.7
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	3 Partial 0	3 Partial 0
1st Sty Area	780	900	863	1253	820	918
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 0	0 0	0 0	0 460
SFLA	1365	1575	1271	1253	1210	1574
Att/Det Gar Sqft		780	440	529	832	308
Prior Land	$16,000					
Prior Total	$108,647					
Comp Land Estimate	$16,800	$40,000	$21,400	$19,700	$32,900	$0
Sale Date		2/2/2018	2/15/2019	10/31/2018	1/21/2020	11/5/2020
Sale Price		$178,981	$145,000	$155,000	$154,000	$240,000
Time Adj Sale Price		$200,100	$151,800	$165,700	$155,500	$240,000
TADJSP/SQFT		$127.05	$119.43	$132.24	$128.51	$152.48
Total Adj Factors	$76,200	$125,100	$74,000	$100,100	$94,200	$0
Adjusted Sale Price		$151,200	$154,000	$141,800	$137,500	$0
Comparable Estimate	$146,100 ($107.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-27	125.08-9-9	125.11-9-10	125.07-14-19	125.11-9-6	125.07-13-29
Owner	Pagano Frank A & W	Cushing, Wendy L	Zarbo, Alexandra	Janowski, Scott L	Neil Roberts Revocable	Hyatt, Lindsay
Address	78 Dartwood Dr	640 Borden Rd	5 Rondelay Ct	110 Dartwood Dr	16 Rondelay Ct	72 Brentwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	126	127	126	127
School Code	146801	143007	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	152 x 283	59 x 136	60 x 112	54 x 139	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1943 / 0	1970 / 0	1965 / 0	1969 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.0	1.7	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	3 Partial 0	4 Full 0
1st Sty Area	958	900	863	1253	918	1196
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 0	0 0	0 460	0 0
SFLA	1366	1575	1271	1253	1574	1196
Att/Det Gar Sqft	320	780	440	529	308	280
Prior Land	$16,000					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$40,000	$21,400	$19,700	$0	$17,400
Sale Date		2/2/2018	2/15/2019	10/31/2018	11/5/2020	8/20/2018
Sale Price		$178,981	$145,000	$155,000	$240,000	$138,000
Time Adj Sale Price		$200,100	$151,800	$165,700	$240,000	$149,200
TADJSP/SQFT		$127.05	$119.43	$132.24	$152.48	$124.75
Total Adj Factors	$83,600	$125,100	$74,000	$100,100	$0	$76,200
Adjusted Sale Price		$158,600	$161,400	$149,200	$0	$156,600
Comparable Estimate	$156,500 ($114.57/SFLA)					

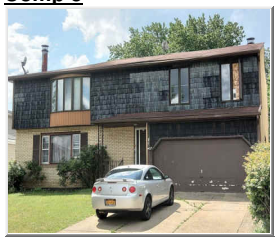
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-42	114.20-1-14	114.20-3-31	114.20-1-20	114.20-2-5	125.11-6-15
Owner	Sawicki, David	Mesko, Michael D	Singh Saini, Tarunvir	Larkin, Laura J	Malczewski, Abigail L	Saleh, Abdulnaser
Address	81 Dartwood Dr	40 Sebring Dr	85 Sebring Dr	62 Sebring Dr	1401 Losson Rd	69 Pheasant Ln
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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 127	50 x 115	50 x 109	50 x 145	60 x 139
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1969 / 0	1972 / 0	1971 / 0	1971 / 0	1966 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air 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	6	6
Full/Half Baths	2 / 0	3 / 0	3 / 0	2 / 0	2 / 0	2 / 2
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	1232	1045	1066	1158	1176	1268
2nd Sty Area	1232	1395	1443	1204	1232	1632
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2464	2440	2509	2362	2408	2900
Att/Det Gar Sqft	418	484	520	456	484	418
Prior Land	$16,700					
Prior Total	$146,000					
Comp Land Estimate	$18,300	$21,000	$17,100	$16,600	$19,100	$22,000
Sale Date		6/24/2019	8/10/2018	5/4/2018	4/25/2019	10/2/2020
Sale Price		$201,000	$166,200	$170,000	$164,000	$175,000
Time Adj Sale Price		$207,700	$179,700	$186,900	$170,600	$175,000
TADJSP/SQFT		$85.12	$71.62	$79.13	$70.85	$60.34
Total Adj Factors	$105,700	$113,300	$108,600	$105,400	$100,100	$106,700
Adjusted Sale Price		$200,100	$176,800	$187,200	$176,200	$174,000
Comparable Estimate	$182,900 ($74.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-26	125.11-6-15	114.20-1-14	114.20-3-31	114.20-2-5	114.20-1-20
Owner	Drabik, Boguslawa	Saleh, Abdulnaser	Mesko, Michael D	Singh Saini, Tarunvir	Malczewski, Abigail L	Larkin, Laura J
Address	82 Dartwood Dr	69 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	1401 Losson Rd	62 Sebring 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 112	60 x 139	60 x 127	50 x 115	50 x 145	50 x 109
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1970 / 0	1972 / 0	1971 / 0	1966 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 2	3 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1464	1268	1045	1066	1176	1158
2nd Sty Area	1080	1632	1395	1443	1232	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2544	2900	2440	2509	2408	2362
Att/Det Gar Sqft	400	418	484	520	484	456
Prior Land	$19,200					
Prior Total	$155,000					
Comp Land Estimate	$22,100	$22,000	$21,000	$17,100	$19,100	$16,600
Sale Date		10/2/2020	6/24/2019	8/10/2018	4/25/2019	5/4/2018
Sale Price		$175,000	$201,000	$166,200	$164,000	$170,000
Time Adj Sale Price		$175,000	$207,700	$179,700	$170,600	$186,900
TADJSP/SQFT		$60.34	$85.12	$71.62	$70.85	$79.13
Total Adj Factors	$112,300	$106,700	$113,300	$108,600	$100,100	$105,400
Adjusted Sale Price		$180,600	$206,700	$183,400	$182,800	$193,800
Comparable Estimate	$189,500 ($74.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-43	114.20-1-9	114.20-1-20	114.20-3-29	114.20-1-14	114.20-4-6
Owner	Krajewski, Linda L	Grady, Bart M	Larkin, Laura J	Huang, Qin Yong	Mesko, Michael D	Connolly, Stephen
Address	85 Dartwood Dr	20 Sebring Dr	62 Sebring Dr	93 Sebring Dr	40 Sebring Dr	92 Sebring 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	61 x 113	50 x 109	55 x 115	60 x 127	55 x 118
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1971 / 0	1971 / 0	1970 / 0	1972 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1204	1180	1158	968	1045	968
2nd Sty Area	1124	1136	1204	1364	1395	1320
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2328	2316	2362	2332	2440	2288
Att/Det Gar Sqft		456	456	968	484	484
Prior Land	$16,700					
Prior Total	$139,000					
Comp Land Estimate	$18,300	$20,000	$16,600	$18,500	$21,000	$18,700
Sale Date		8/28/2018	5/4/2018	12/16/2019	6/24/2019	5/31/2019
Sale Price		$170,000	$170,000	$180,000	$201,000	$208,000
Time Adj Sale Price		$183,800	$186,900	$182,400	$207,700	$215,700
TADJSP/SQFT		$79.36	$79.13	$78.22	$85.12	$94.27
Total Adj Factors	$114,100	$100,400	$105,400	$111,400	$113,300	$101,200
Adjusted Sale Price		$197,500	$195,600	$185,100	$208,500	$228,600
Comparable Estimate	$203,100 ($87.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-25	125.07-14-20	125.07-13-29	125.07-14-19	125.07-10-24	125.11-3-19
Owner	Boryszewski David K &	Jarmusz, Jacquelyn	Hyatt, Lindsay	Janowski, Scott L	Maund, Nicholas	Johnson, Andrew Jame
Address	86 Dartwood Dr	106 Dartwood Dr	72 Brentwood Dr	110 Dartwood Dr	12 Birchwood Dr	76 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	50 x 120	60 x 112	50 x 120	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1965 / 0	1964 / 0	1965 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / 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	1161	1160	1196	1253	1072	1150
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 550
SFLA	1161	1160	1196	1253	1072	1150
Att/Det Gar Sqft	440	308	280	529		374
Prior Land	$16,000					
Prior Total	$120,000					
Comp Land Estimate	$16,800	$16,800	$17,400	$19,700	$17,400	$18,100
Sale Date		6/10/2019	8/20/2018	10/31/2018	10/22/2018	8/29/2019
Sale Price		$157,500	$138,000	$155,000	$146,000	$180,561
Time Adj Sale Price		$162,800	$149,200	$165,700	$156,000	$185,400
TADJSP/SQFT		$140.34	$124.75	$132.24	$145.52	$161.22
Total Adj Factors	$84,500	$83,600	$76,200	$100,100	$75,900	$85,300
Adjusted Sale Price		$163,700	$157,500	$150,100	$164,600	$184,600
Comparable Estimate	$164,100 ($141.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-44	114.20-1-20	114.20-1-14	114.20-2-5	114.20-1-9	114.20-3-11
Owner	Patti, Christopher J	Larkin, Laura J	Mesko, Michael D	Malczewski, Abigail L	Grady, Bart M	Chartraw, Elizabeth A
Address	89 Dartwood Dr	62 Sebring Dr	40 Sebring Dr	1401 Losson Rd	20 Sebring Dr	41 Lemans 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 109	60 x 127	50 x 145	61 x 113	55 x 115
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	01 Wood
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1972 / 0	1966 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1158	1045	1176	1180	1176
2nd Sty Area	1152	1204	1395	1232	1136	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2384	2362	2440	2408	2316	2380
Att/Det Gar Sqft	440	456	484	484	456	368
Prior Land	$16,700					
Prior Total	$145,000					
Comp Land Estimate	$18,300	$16,600	$21,000	$19,100	$20,000	$18,500
Sale Date		5/4/2018	6/24/2019	4/25/2019	8/28/2018	10/6/2020
Sale Price		$170,000	$201,000	$164,000	$170,000	$190,000
Time Adj Sale Price		$186,900	$207,700	$170,600	$183,800	$190,000
TADJSP/SQFT		$79.13	$85.12	$70.85	$79.36	$79.83
Total Adj Factors	$105,800	$105,400	$113,300	$100,100	$100,400	$101,100
Adjusted Sale Price		$187,300	$200,200	$176,300	$189,200	$194,700
Comparable Estimate	$189,500 ($79.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-24	125.08-9-9	125.11-9-10	125.07-14-19	125.11-9-6	125.07-12-5
Owner	Lauer, George J	Cushing, Wendy L	Zarbo, Alexandra	Janowski, Scott L	Neil Roberts Revocable	Konerth, James J
Address	90 Dartwood Dr	640 Borden Rd	5 Rondelay Ct	110 Dartwood Dr	16 Rondelay Ct	94 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	126	127	126	127
School Code	146801	143007	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 112	152 x 283	59 x 136	60 x 112	54 x 139	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1943 / 0	1970 / 0	1965 / 0	1969 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	2 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.0	1.7	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	782	900	863	1253	918	1004
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 0	0 0	0 460	308 0
SFLA	1369	1575	1271	1253	1574	1312
Att/Det Gar Sqft	384	780	440	529	308	
Prior Land	$17,400					
Prior Total	$120,000					
Comp Land Estimate	$19,700	$40,000	$21,400	$19,700	$0	$18,800
Sale Date		2/2/2018	2/15/2019	10/31/2018	11/5/2020	3/16/2020
Sale Price		$178,981	$145,000	$155,000	$240,000	$163,000
Time Adj Sale Price		$200,100	$151,800	$165,700	$240,000	$164,100
TADJSP/SQFT		$127.05	$119.43	$132.24	$152.48	$125.08
Total Adj Factors	$90,900	$125,100	$74,000	$100,100	$0	$91,700
Adjusted Sale Price		$165,900	$168,700	$156,500	$0	$163,300
Comparable Estimate	$163,600 ($119.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-45	125.07-11-49	125.07-4-35	125.07-10-2	125.07-10-23	125.07-3-34
Owner	DeMarzio, Thomas J	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Gietzen, Matthew J	Mentel, Lawrence R
Address	93 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	16 Birchwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	55 x 116	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1970 / 0	1967 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	1008	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	960	960	960	936	1008	960
Att/Det Gar Sqft	280	308	280	280	308	286
Prior Land	$16,000					
Prior Total	$106,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$18,600	$17,400	$16,700
Sale Date		10/5/2018	9/22/2020	11/9/2018	6/13/2018	1/7/2019
Sale Price		$143,000	$170,000	$135,000	$139,000	$149,900
Time Adj Sale Price		$152,800	$170,000	$143,500	$152,000	$157,500
TADJSP/SQFT		$159.17	$177.08	$153.31	$150.79	$164.06
Total Adj Factors	$70,900	$73,000	$71,100	$64,500	$65,000	$70,000
Adjusted Sale Price		$150,700	$169,800	$149,900	$157,900	$158,400
Comparable Estimate	$157,300 ($163.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-23	125.07-11-49	125.07-4-35	125.07-10-2	125.07-10-23	125.07-14-20
Owner	Gapik Kevin	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Gietzen, Matthew J	Jarmusz, Jacquelyn
Address	94 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	16 Birchwood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	55 x 116	50 x 120	50 x 112
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	1971 / 0	1971 / 0	1970 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	1008	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	960	960	960	936	1008	1160
Att/Det Gar Sqft	352	308	280	280	308	308
Prior Land	$16,000					
Prior Total	$112,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$18,600	$17,400	$16,800
Sale Date		10/5/2018	9/22/2020	11/9/2018	6/13/2018	6/10/2019
Sale Price		$143,000	$170,000	$135,000	$139,000	$157,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$152,000	$162,800
TADJSP/SQFT		$159.17	$177.08	$153.31	$150.79	$140.34
Total Adj Factors	$73,400	$73,000	$71,100	$64,500	$65,000	$83,600
Adjusted Sale Price		$153,200	$172,300	$152,400	$160,400	$152,600
Comparable Estimate	$158,200 ($164.79/SFLA)					

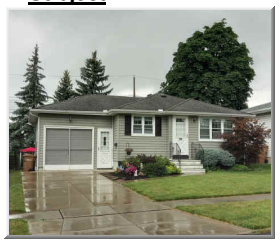
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-46	125.07-11-49	125.07-14-20	125.07-10-23	125.07-4-35	125.07-10-2
Owner	Juszkiewicz, Robert W	Smith, Nicholas	Jarmusz, Jacquelyn	Gietzen, Matthew J	Giampoala, Kelsey E	Propis, Ashley S
Address	97 Dartwood Dr	85 Hillwood Dr	106 Dartwood Dr	16 Birchwood Dr	186 Autumnwood Dr	181 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 119	50 x 112	50 x 120	52 x 115	55 x 116
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1971 / 0	1965 / 0	1967 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1160	1008	960	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	960	960	1160	1008	960	936
Att/Det Gar Sqft	286	308	308	308	280	280
Prior Land	$16,700					
Prior Total	$108,000					
Comp Land Estimate	$18,300	$17,300	$16,800	$17,400	$17,600	$18,600
Sale Date		10/5/2018	6/10/2019	6/13/2018	9/22/2020	11/9/2018
Sale Price		$143,000	$157,500	$139,000	$170,000	$135,000
Time Adj Sale Price		$152,800	$162,800	$152,000	$170,000	$143,500
TADJSP/SQFT		$159.17	$140.34	$150.79	$177.08	$153.31
Total Adj Factors	$72,700	$73,000	$83,600	$65,000	$71,100	$64,500
Adjusted Sale Price		$152,500	$151,900	$159,700	$171,600	$151,700
Comparable Estimate	$157,500 ($164.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-22	125.07-11-49	125.07-14-20	125.07-10-23	125.07-4-35	125.07-10-2
Owner	Factor, Dana L	Smith, Nicholas	Jarmusz, Jacquelyn	Gietzen, Matthew J	Giampoala, Kelsey E	Propis, Ashley S
Address	98 Dartwood Dr	85 Hillwood Dr	106 Dartwood Dr	16 Birchwood Dr	186 Autumnwood Dr	181 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	50 x 112	50 x 120	52 x 115	55 x 116
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1971 / 0	1965 / 0	1967 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1008	960	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	960	960	1160	1008	960	936
Att/Det Gar Sqft	308	308	308	308	280	280
Prior Land	$16,000					
Prior Total	$112,000					
Comp Land Estimate	$16,800	$17,300	$16,800	$17,400	$17,600	$18,600
Sale Date		10/5/2018	6/10/2019	6/13/2018	9/22/2020	11/9/2018
Sale Price		$143,000	$157,500	$139,000	$170,000	$135,000
Time Adj Sale Price		$152,800	$162,800	$152,000	$170,000	$143,500
TADJSP/SQFT		$159.17	$140.34	$150.79	$177.08	$153.31
Total Adj Factors	$74,900	$73,000	$83,600	$65,000	$71,100	$64,500
Adjusted Sale Price		$154,700	$154,100	$161,900	$173,800	$153,900
Comparable Estimate	$159,700 ($166.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-47	125.07-11-49	125.07-4-35	125.07-10-2	125.07-10-23	125.07-3-34
Owner	Chojnicki, Linda	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Gietzen, Matthew J	Mentel, Lawrence R
Address	101 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	16 Birchwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 119	52 x 115	55 x 116	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1970 / 0	1967 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	1008	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	960	960	960	936	1008	960
Att/Det Gar Sqft		308	280	280	308	286
Prior Land	$16,700					
Prior Total	$105,000					
Comp Land Estimate	$18,300	$17,300	$17,600	$18,600	$17,400	$16,700
Sale Date		10/5/2018	9/22/2020	11/9/2018	6/13/2018	1/7/2019
Sale Price		$143,000	$170,000	$135,000	$139,000	$149,900
Time Adj Sale Price		$152,800	$170,000	$143,500	$152,000	$157,500
TADJSP/SQFT		$159.17	$177.08	$153.31	$150.79	$164.06
Total Adj Factors	$68,700	$73,000	$71,100	$64,500	$65,000	$70,000
Adjusted Sale Price		$148,500	$167,600	$147,700	$155,700	$156,200
Comparable Estimate	$155,100 ($161.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-21	125.07-14-20	125.07-14-19	125.07-13-29	125.11-3-19	125.07-10-24
Owner	Polichette, Louis A	Jarmusz, Jacquelyn	Janowski, Scott L	Hyatt, Lindsay	Johnson, Andrew Jame	Maund, Nicholas
Address	102 Dartwood Dr	106 Dartwood Dr	110 Dartwood Dr	72 Brentwood Dr	76 Sprucewood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 112	50 x 120	55 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1965 / 0	1964 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1160	1253	1196	1150	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 550	0 0
SFLA	1160	1160	1253	1196	1150	1072
Att/Det Gar Sqft	336	308	529	280	374	
Prior Land	$16,000					
Prior Total	$113,000					
Comp Land Estimate	$16,800	$16,800	$19,700	$17,400	$18,100	$17,400
Sale Date		6/10/2019	10/31/2018	8/20/2018	8/29/2019	10/22/2018
Sale Price		$157,500	$155,000	$138,000	$180,561	$146,000
Time Adj Sale Price		$162,800	$165,700	$149,200	$185,400	$156,000
TADJSP/SQFT		$140.34	$132.24	$124.75	$161.22	$145.52
Total Adj Factors	$85,000	$83,600	$100,100	$76,200	$85,300	$75,900
Adjusted Sale Price		$164,200	$150,600	$158,000	$185,100	$165,100
Comparable Estimate	$164,600 ($141.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-48	125.07-11-49	125.07-10-2	125.11-3-13	125.07-4-35	125.07-3-34
Owner	The Rudnick Family Tru	Smith, Nicholas	Propis, Ashley S	Cronmiller, Michael P	Giampoala, Kelsey E	Mentel, Lawrence R
Address	105 Dartwood Dr	85 Hillwood Dr	181 Autumnwood Dr	52 Sprucewood Dr	186 Autumnwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 119	55 x 116	50 x 110	52 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	864	960	936	912	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 465	0 0	0 0	0 432	0 0	0 600
SFLA	864	960	936	912	960	960
Att/Det Gar Sqft	352	308	280	320	280	286
Prior Land	$16,700					
Prior Total	$105,000					
Comp Land Estimate	$18,300	$17,300	$18,600	$16,700	$17,600	$16,700
Sale Date		10/5/2018	11/9/2018	7/8/2019	9/22/2020	1/7/2019
Sale Price		$143,000	$135,000	$150,000	$170,000	$149,900
Time Adj Sale Price		$152,800	$143,500	$154,500	$170,000	$157,500
TADJSP/SQFT		$159.17	$153.31	$169.41	$177.08	$164.06
Total Adj Factors	$69,600	$73,000	$64,500	$70,500	$71,100	$70,000
Adjusted Sale Price		$149,400	$148,600	$153,600	$168,500	$157,100
Comparable Estimate	$155,400 ($179.86/SFLA)					

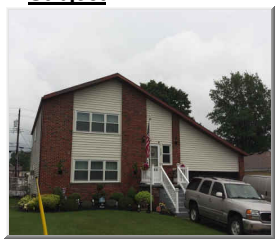
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-20	125.07-14-20	125.07-14-19	125.07-13-29	125.11-3-19	125.07-10-24
Owner	Jarmusz, Jacquelyn	Jarmusz, Jacquelyn	Janowski, Scott L	Hyatt, Lindsay	Johnson, Andrew Jame	Maund, Nicholas
Address	106 Dartwood Dr	106 Dartwood Dr	110 Dartwood Dr	72 Brentwood Dr	76 Sprucewood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 112	50 x 120	55 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1965 / 0	1964 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1160	1253	1196	1150	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 550	0 0
SFLA	1160	1160	1253	1196	1150	1072
Att/Det Gar Sqft	308	308	529	280	374	
Prior Land	$16,000					
Prior Total	$114,000					
Comp Land Estimate	$16,800	$16,800	$19,700	$17,400	$18,100	$17,400
Sale Date		6/10/2019	10/31/2018	8/20/2018	8/29/2019	10/22/2018
Sale Price		$157,500	$155,000	$138,000	$180,561	$146,000
Time Adj Sale Price		$162,800	$165,700	$149,200	$185,400	$156,000
TADJSP/SQFT		$140.34	$132.24	$124.75	$161.22	$145.52
Total Adj Factors	$83,600	$83,600	$100,100	$76,200	$85,300	$75,900
Adjusted Sale Price		$162,800	$149,200	$156,600	$183,700	$163,700
Comparable Estimate	$163,200 ($140.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-49	125.11-6-15	114.20-1-14	114.20-3-31	114.20-2-5	114.20-1-20
Owner	Lina, Michael J	Saleh, Abdulnaser	Mesko, Michael D	Singh Saini, Tarunvir	Malczewski, Abigail L	Larkin, Laura J
Address	109 Dartwood Dr	69 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	1401 Losson Rd	62 Sebring 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 127	50 x 115	50 x 145	50 x 109
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1972 / 0	1971 / 0	1966 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	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	1256	1268	1045	1066	1176	1158
2nd Sty Area	1256	1632	1395	1443	1232	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2637	2900	2440	2509	2408	2362
Att/Det Gar Sqft	418	418	484	520	484	456
Prior Land	$16,700					
Prior Total	$146,000					
Comp Land Estimate	$18,300	$22,000	$21,000	$17,100	$19,100	$16,600
Sale Date		10/2/2020	6/24/2019	8/10/2018	4/25/2019	5/4/2018
Sale Price		$175,000	$201,000	$166,200	$164,000	$170,000
Time Adj Sale Price		$175,000	$207,700	$179,700	$170,600	$186,900
TADJSP/SQFT		$60.34	$85.12	$71.62	$70.85	$79.13
Total Adj Factors	$106,500	$106,700	$113,300	$108,600	$100,100	$105,400
Adjusted Sale Price		$174,800	$200,900	$177,600	$177,000	$188,000
Comparable Estimate	$183,700 ($69.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-19	125.07-14-19	125.07-14-20	125.07-13-29	125.07-9-11	125.07-2-17
Owner	Janowski, Scott L	Janowski, Scott L	Jarmusz, Jacquelyn	Hyatt, Lindsay	Schork, Brian	Hanzlian, Daniel M
Address	110 Dartwood Dr	110 Dartwood Dr	106 Dartwood Dr	72 Brentwood Dr	45 Cheekwood Dr	157 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 112	60 x 112	50 x 112	50 x 120	50 x 116	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1965 / 0	1964 / 0	1969 / 0	1973 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	2 / N	2 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1253	1253	1160	1196	1254	1290
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 300	0 0
SFLA	1253	1253	1160	1196	1254	1290
Att/Det Gar Sqft	529	529	308	280	315	286
Prior Land	$17,400					
Prior Total	$123,000					
Comp Land Estimate	$19,700	$19,700	$16,800	$17,400	$17,100	$17,000
Sale Date		10/31/2018	6/10/2019	8/20/2018	11/30/2018	12/21/2018
Sale Price		$155,000	$157,500	$138,000	$138,500	$162,000
Time Adj Sale Price		$165,700	$162,800	$149,200	$147,200	$171,200
TADJSP/SQFT		$132.24	$140.34	$124.75	$117.38	$132.71
Total Adj Factors	$100,100	$100,100	$83,600	$76,200	$79,400	$93,900
Adjusted Sale Price		$165,700	$179,300	$173,100	$167,900	$177,400
Comparable Estimate	$172,700 ($137.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-50	125.07-11-49	125.07-10-2	125.07-14-20	125.07-4-35	125.11-3-13
Owner	Gurbacki Edward R	Smith, Nicholas	Propis, Ashley S	Jarmusz, Jacquelyn	Giampoala, Kelsey E	Cronmiller, Michael P
Address	111 Dartwood Dr	85 Hillwood Dr	181 Autumnwood Dr	106 Dartwood Dr	186 Autumnwood Dr	52 Sprucewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	55 x 116	50 x 112	52 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1971 / 0	1970 / 0	1965 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	752	960	936	1160	960	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 432
SFLA	752	960	936	1160	960	912
Att/Det Gar Sqft	484	308	280	308	280	320
Prior Land	$16,000					
Prior Total	$99,000					
Comp Land Estimate	$16,800	$17,300	$18,600	$16,800	$17,600	$16,700
Sale Date		10/5/2018	11/9/2018	6/10/2019	9/22/2020	7/8/2019
Sale Price		$143,000	$135,000	$157,500	$170,000	$150,000
Time Adj Sale Price		$152,800	$143,500	$162,800	$170,000	$154,500
TADJSP/SQFT		$159.17	$153.31	$140.34	$177.08	$169.41
Total Adj Factors	$69,000	$73,000	$64,500	$83,600	$71,100	$70,500
Adjusted Sale Price		$148,800	$148,000	$148,200	$167,900	$153,000
Comparable Estimate	$153,200 ($203.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-18	125.07-14-20	125.07-14-19	125.07-13-29	125.11-3-19	125.07-10-24
Owner	Rudnicki James M	Jarmusz, Jacquelyn	Janowski, Scott L	Hyatt, Lindsay	Johnson, Andrew Jame	Maund, Nicholas
Address	114 Dartwood Dr	106 Dartwood Dr	110 Dartwood Dr	72 Brentwood Dr	76 Sprucewood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 112	50 x 120	55 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1965 / 0	1964 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1160	1253	1196	1150	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 550	0 0
SFLA	1160	1160	1253	1196	1150	1072
Att/Det Gar Sqft	308	308	529	280	374	
Prior Land	$16,000					
Prior Total	$116,000					
Comp Land Estimate	$16,800	$16,800	$19,700	$17,400	$18,100	$17,400
Sale Date		6/10/2019	10/31/2018	8/20/2018	8/29/2019	10/22/2018
Sale Price		$157,500	$155,000	$138,000	$180,561	$146,000
Time Adj Sale Price		$162,800	$165,700	$149,200	$185,400	$156,000
TADJSP/SQFT		$140.34	$132.24	$124.75	$161.22	$145.52
Total Adj Factors	$88,400	$83,600	$100,100	$76,200	$85,300	$75,900
Adjusted Sale Price		$167,600	$154,000	$161,400	$188,500	$168,500
Comparable Estimate	$168,000 ($144.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-51	125.11-6-15	114.20-1-14	114.20-3-31	114.20-2-5	114.20-1-20
Owner	Wagner, John E	Saleh, Abdulnaser	Mesko, Michael D	Singh Saini, Tarunvir	Malczewski, Abigail L	Larkin, Laura J
Address	117 Dartwood Dr	69 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	1401 Losson Rd	62 Sebring 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 127	50 x 115	50 x 145	50 x 109
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1972 / 0	1971 / 0	1966 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	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	1540	1268	1045	1066	1176	1158
2nd Sty Area	1142	1632	1395	1443	1232	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2682	2900	2440	2509	2408	2362
Att/Det Gar Sqft	418	418	484	520	484	456
Prior Land	$16,700					
Prior Total	$152,000					
Comp Land Estimate	$18,300	$22,000	$21,000	$17,100	$19,100	$16,600
Sale Date		10/2/2020	6/24/2019	8/10/2018	4/25/2019	5/4/2018
Sale Price		$175,000	$201,000	$166,200	$164,000	$170,000
Time Adj Sale Price		$175,000	$207,700	$179,700	$170,600	$186,900
TADJSP/SQFT		$60.34	$85.12	$71.62	$70.85	$79.13
Total Adj Factors	$112,700	$106,700	$113,300	$108,600	$100,100	$105,400
Adjusted Sale Price		$181,000	$207,100	$183,800	$183,200	$194,200
Comparable Estimate	$189,900 ($70.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-17	125.08-9-9	125.07-14-19	125.11-9-10	125.07-12-5	125.11-9-6
Owner	Schultz, Allen L	Cushing, Wendy L	Janowski, Scott L	Zarbo, Alexandra	Konerth, James J	Neil Roberts Revocable
Address	120 Dartwood Dr	640 Borden Rd	110 Dartwood Dr	5 Rondelay Ct	94 Hillwood 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	127	127	127	126	127	126
School Code	146801	143007	146801	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	152 x 283	60 x 112	59 x 136	55 x 119	54 x 139
Building Style	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod	03 Split level	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	1943 / 0	1965 / 0	1970 / 0	1973 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	2 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.0	1.5	1.0	1.7
Bedrooms	1	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1	3 Partial 0
1st Sty Area	816	900	1253	863	1004	918
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 0	0 0	308 0	0 460
SFLA	1387	1575	1253	1271	1312	1574
Att/Det Gar Sqft	440	780	529	440		308
Prior Land	$10,800					
Prior Total	$115,000					
Comp Land Estimate	$16,800	$40,000	$19,700	$21,400	$18,800	$0
Sale Date		2/2/2018	10/31/2018	2/15/2019	3/16/2020	11/5/2020
Sale Price		$178,981	$155,000	$145,000	$163,000	$240,000
Time Adj Sale Price		$200,100	$165,700	$151,800	$164,100	$240,000
TADJSP/SQFT		$127.05	$132.24	$119.43	$125.08	$152.48
Total Adj Factors	$87,400	$125,100	$100,100	$74,000	$91,700	$0
Adjusted Sale Price		$162,400	$153,000	$165,200	$159,800	$0
Comparable Estimate	$160,100 ($115.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-52	125.07-14-20	125.07-11-49	125.07-10-24	125.07-10-23	125.07-14-19
Owner	Elggren Deborah A	Jarmusz, Jacquelyn	Smith, Nicholas	Maund, Nicholas	Gietzen, Matthew J	Janowski, Scott L
Address	121 Dartwood Dr	106 Dartwood Dr	85 Hillwood Dr	12 Birchwood Dr	16 Birchwood Dr	110 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 112	50 x 119	50 x 120	50 x 120	60 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1971 / 0	1971 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	2 / N
Stories	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	1056	1160	960	1072	1008	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1056	1160	960	1072	1008	1253
Att/Det Gar Sqft	392	308	308		308	529
Prior Land	$16,700					
Prior Total	$115,000					
Comp Land Estimate	$18,300	$16,800	$17,300	$17,400	$17,400	$19,700
Sale Date		6/10/2019	10/5/2018	10/22/2018	6/13/2018	10/31/2018
Sale Price		$157,500	$143,000	$146,000	$139,000	$155,000
Time Adj Sale Price		$162,800	$152,800	$156,000	$152,000	$165,700
TADJSP/SQFT		$140.34	$159.17	$145.52	$150.79	$132.24
Total Adj Factors	$79,300	$83,600	$73,000	$75,900	$65,000	$100,100
Adjusted Sale Price		$158,500	$159,100	$159,400	$166,300	$144,900
Comparable Estimate	$157,600 ($149.24/SFLA)					

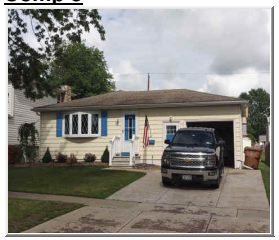
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-16	125.07-11-49	125.07-14-20	125.07-4-35	125.07-10-2	125.07-3-34
Owner	Strobele, Joseph W	Smith, Nicholas	Jarmusz, Jacquelyn	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R
Address	124 Dartwood Dr	85 Hillwood Dr	106 Dartwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	50 x 112	52 x 115	55 x 116	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1971 / 0	1965 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1160	960	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 600
SFLA	960	960	1160	960	936	960
Att/Det Gar Sqft	308	308	308	280	280	286
Prior Land	$16,000					
Prior Total	$109,000					
Comp Land Estimate	$16,800	$17,300	$16,800	$17,600	$18,600	$16,700
Sale Date		10/5/2018	6/10/2019	9/22/2020	11/9/2018	1/7/2019
Sale Price		$143,000	$157,500	$170,000	$135,000	$149,900
Time Adj Sale Price		$152,800	$162,800	$170,000	$143,500	$157,500
TADJSP/SQFT		$159.17	$140.34	$177.08	$153.31	$164.06
Total Adj Factors	$71,900	$73,000	$83,600	$71,100	$64,500	$70,000
Adjusted Sale Price		$151,700	$151,100	$170,800	$150,900	$159,400
Comparable Estimate	$156,800 ($163.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-53	125.07-14-19	125.07-14-20	125.07-13-29	125.07-9-11	125.07-2-17
Owner	Wozniak, Richard A	Janowski, Scott L	Jarmusz, Jacquelyn	Hyatt, Lindsay	Schork, Brian	Hanzlian, Daniel M
Address	125 Dartwood Dr	110 Dartwood Dr	106 Dartwood Dr	72 Brentwood Dr	45 Cheekwood Dr	157 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 112	50 x 112	50 x 120	50 x 116	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1965 / 0	1964 / 0	1969 / 0	1973 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1222	1253	1160	1196	1254	1290
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 300	0 0
SFLA	1222	1253	1160	1196	1254	1290
Att/Det Gar Sqft	273	529	308	280	315	286
Prior Land	$16,000					
Prior Total	$116,000					
Comp Land Estimate	$16,800	$19,700	$16,800	$17,400	$17,100	$17,000
Sale Date		10/31/2018	6/10/2019	8/20/2018	11/30/2018	12/21/2018
Sale Price		$155,000	$157,500	$138,000	$138,500	$162,000
Time Adj Sale Price		$165,700	$162,800	$149,200	$147,200	$171,200
TADJSP/SQFT		$132.24	$140.34	$124.75	$117.38	$132.71
Total Adj Factors	$86,600	$100,100	$83,600	$76,200	$79,400	$93,900
Adjusted Sale Price		$152,200	$165,800	$159,600	$154,400	$163,900
Comparable Estimate	$159,200 ($130.28/SFLA)					

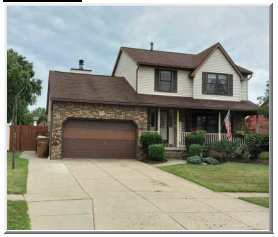
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-15	125.07-11-49	125.07-4-35	125.07-10-2	125.07-14-20	125.07-3-34
Owner	Messina, Jared R	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Jarmusz, Jacquelyn	Mentel, Lawrence R
Address	128 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	106 Dartwood Dr	136 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	55 x 116	50 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1971 / 0	1971 / 0	1970 / 0	1965 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	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	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	936	1160	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 400	0 600
SFLA	960	960	960	936	1160	960
Att/Det Gar Sqft	308	308	280	280	308	286
Prior Land	$16,000					
Prior Total	$119,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$18,600	$16,800	$16,700
Sale Date		10/5/2018	9/22/2020	11/9/2018	6/10/2019	1/7/2019
Sale Price		$143,000	$170,000	$135,000	$157,500	$149,900
Time Adj Sale Price		$152,800	$170,000	$143,500	$162,800	$157,500
TADJSP/SQFT		$159.17	$177.08	$153.31	$140.34	$164.06
Total Adj Factors	$77,300	$73,000	$71,100	$64,500	$83,600	$70,000
Adjusted Sale Price		$157,100	$176,200	$156,300	$156,500	$164,800
Comparable Estimate	$162,200 ($168.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-54	114.20-1-20	114.20-1-14	114.20-1-9	114.20-3-11	114.20-2-5
Owner	Strong, Michael	Larkin, Laura J	Mesko, Michael D	Grady, Bart M	Chartraw, Elizabeth A	Malczewski, Abigail L
Address	129 Dartwood Dr	62 Sebring Dr	40 Sebring Dr	20 Sebring Dr	41 Lemans Dr	1401 Losson 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 109	60 x 127	61 x 113	55 x 115	50 x 145
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	04 Composition
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1972 / 0	1971 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1158	1045	1180	1176	1176
2nd Sty Area	1204	1204	1395	1136	1204	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2380	2362	2440	2316	2380	2408
Att/Det Gar Sqft	624	456	484	456	368	484
Prior Land	$16,000					
Prior Total	$151,000					
Comp Land Estimate	$16,800	$16,600	$21,000	$20,000	$18,500	$19,100
Sale Date		5/4/2018	6/24/2019	8/28/2018	10/6/2020	4/25/2019
Sale Price		$170,000	$201,000	$170,000	$190,000	$164,000
Time Adj Sale Price		$186,900	$207,700	$183,800	$190,000	$170,600
TADJSP/SQFT		$79.13	$85.12	$79.36	$79.83	$70.85
Total Adj Factors	$109,800	$105,400	$113,300	$100,400	$101,100	$100,100
Adjusted Sale Price		$191,300	$204,200	$193,200	$198,700	$180,300
Comparable Estimate	$193,500 ($81.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-14	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-14-20
Owner	Maciejewski, Gary P	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Jarmusz, Jacquelyn
Address	132 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	55 x 116	50 x 110	50 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	936	960	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 400
SFLA	960	960	960	936	960	1160
Att/Det Gar Sqft	352	308	280	280	286	308
Prior Land	$16,000					
Prior Total	$110,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$18,600	$16,700	$16,800
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	6/10/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$157,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$162,800
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$140.34
Total Adj Factors	$72,500	$73,000	$71,100	$64,500	$70,000	$83,600
Adjusted Sale Price		$152,300	$171,400	$151,500	$160,000	$151,700
Comparable Estimate	$157,400 ($163.96/SFLA)					

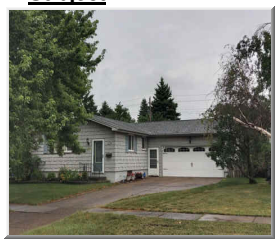
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-55	125.07-14-20	125.07-14-19	125.07-13-29	125.11-3-19	125.07-11-49
Owner	Di Paola, Frank J	Jarmusz, Jacquelyn	Janowski, Scott L	Hyatt, Lindsay	Johnson, Andrew Jame	Smith, Nicholas
Address	133 Dartwood Dr	106 Dartwood Dr	110 Dartwood Dr	72 Brentwood Dr	76 Sprucewood Dr	85 Hillwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 112	50 x 120	55 x 110	50 x 119
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1965 / 0	1964 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1170	1160	1253	1196	1150	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 550	0 0
SFLA	1170	1160	1253	1196	1150	960
Att/Det Gar Sqft	294	308	529	280	374	308
Prior Land	$16,000					
Prior Total	$113,000					
Comp Land Estimate	$16,800	$16,800	$19,700	$17,400	$18,100	$17,300
Sale Date		6/10/2019	10/31/2018	8/20/2018	8/29/2019	10/5/2018
Sale Price		$157,500	$155,000	$138,000	$180,561	$143,000
Time Adj Sale Price		$162,800	$165,700	$149,200	$185,400	$152,800
TADJSP/SQFT		$140.34	$132.24	$124.75	$161.22	$159.17
Total Adj Factors	$84,100	$83,600	$100,100	$76,200	$85,300	$73,000
Adjusted Sale Price		$163,300	$149,700	$157,100	$184,200	$163,900
Comparable Estimate	$163,600 ($139.83/SFLA)					

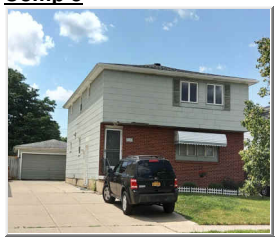
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-13	125.07-14-20	125.07-14-19	125.07-11-49	125.07-13-29	125.07-10-24
Owner	Pawlowski, Louis J	Jarmusz, Jacquelyn	Janowski, Scott L	Smith, Nicholas	Hyatt, Lindsay	Maund, Nicholas
Address	136 Dartwood Dr	106 Dartwood Dr	110 Dartwood Dr	85 Hillwood Dr	72 Brentwood Dr	12 Birchwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	146801	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 112	50 x 119	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1965 / 0	1971 / 0	1964 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1160	1253	960	1196	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1092	1160	1253	960	1196	1072
Att/Det Gar Sqft	352	308	529	308	280	
Prior Land	$16,000					
Prior Total	$118,000					
Comp Land Estimate	$16,800	$16,800	$19,700	$17,300	$17,400	$17,400
Sale Date		6/10/2019	10/31/2018	10/5/2018	8/20/2018	10/22/2018
Sale Price		$157,500	$155,000	$143,000	$138,000	$146,000
Time Adj Sale Price		$162,800	$165,700	$152,800	$149,200	$156,000
TADJSP/SQFT		$140.34	$132.24	$159.17	$124.75	$145.52
Total Adj Factors	$85,400	$83,600	$100,100	$73,000	$76,200	$75,900
Adjusted Sale Price		$164,600	$151,000	$165,200	$158,400	$165,500
Comparable Estimate	$160,900 ($147.34/SFLA)					

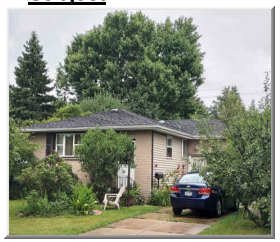
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-56	125.08-4-27	114.20-11-33	125.07-14-1	125.12-6-12	125.12-1-51
Owner	Tedesco, Deanna L	Tao, Ethan	Sexstone, Michael J	Aures, Nicholas	Rounds, Megan G	Rohloff, John P
Address	137 Dartwood Dr	72 Autumnwood Dr	53 Cherrywood Dr	184 Dartwood Dr	89 Prince Dr	1076 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	127	127	127	127	127	127
School Code	146801	143007	143007	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 115	65 x 150	75 x 110	55 x 105	90 x 327
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1989 / 0	1967 / 0	1972 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm 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	3	4	4	4	3	5
Full/Half Baths	1 / 1	2 / 0	2 / 1	1 / 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	700	912	1100	960	884	1353
2nd Sty Area	1026	624	822	1104	728	828
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	1726	1536	1922	2064	1612	2181
Att/Det Gar Sqft	312	418	420	572	220	
Prior Land	$16,000					
Prior Total	$151,309					
Comp Land Estimate	$16,800	$17,100	$23,500	$21,900	$17,700	$31,900
Sale Date		10/21/2020	12/6/2019	5/29/2020	9/11/2019	6/1/2018
Sale Price		$191,000	$235,000	$236,000	$195,000	$195,500
Time Adj Sale Price		$191,000	$238,100	$236,800	$199,600	$213,700
TADJSP/SQFT		$124.35	$123.88	$114.73	$123.82	$97.98
Total Adj Factors	$105,000	$102,300	$134,400	$153,000	$104,600	$145,100
Adjusted Sale Price		$193,700	$208,700	$188,800	$200,000	$173,600
Comparable Estimate	$193,000 ($111.82/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-12	125.07-11-49	125.07-4-35	125.07-3-34	125.07-10-2	125.07-1-14
Owner	Bekalarski Deborah A	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Propis, Ashley S	Tefft, Kaitlin B
Address	140 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	181 Autumnwood Dr	198 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 119	52 x 115	50 x 110	55 x 116	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1974 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1008	960	960	960	936	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 551	0 0	0 0	0 600	0 0	0 0
SFLA	1008	960	960	960	936	1024
Att/Det Gar Sqft	308	308	280	286	280	308
Prior Land	$16,700					
Prior Total	$115,000					
Comp Land Estimate	$18,300	$17,300	$17,600	$16,700	$18,600	$16,800
Sale Date		10/5/2018	9/22/2020	1/7/2019	11/9/2018	6/29/2018
Sale Price		$143,000	$170,000	$149,900	$135,000	$133,000
Time Adj Sale Price		$152,800	$170,000	$157,500	$143,500	$145,400
TADJSP/SQFT		$159.17	$177.08	$164.06	$153.31	$141.99
Total Adj Factors	$78,800	$73,000	$71,100	$70,000	$64,500	$74,700
Adjusted Sale Price		$158,600	$177,700	$166,300	$157,800	$149,500
Comparable Estimate	$162,000 ($160.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-57	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Polizzi, Michael D	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	141 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	462	308	280	280	286	286
Prior Land	$16,700					
Prior Total	$113,000					
Comp Land Estimate	$18,300	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$76,100	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$155,900	$175,000	$155,100	$163,600	$172,100
Comparable Estimate	$164,300 ($171.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-11	125.11-6-15	125.11-6-10	114.20-1-14	114.20-3-31	114.20-2-5
Owner	Burns, Charles W	Saleh, Abdulnaser	Piparo, Darlene	Mesko, Michael D	Singh Saini, Tarunvir	Malczewski, Abigail L
Address	144 Dartwood Dr	69 Pheasant Ln	49 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	1401 Losson 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	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 139	60 x 127	50 x 115	50 x 145
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1970 / 0	1972 / 0	1971 / 0	1966 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 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	6	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1472	1268	1224	1045	1066	1176
2nd Sty Area	1392	1632	1632	1395	1443	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2864	2900	2856	2440	2509	2408
Att/Det Gar Sqft	418	418	600	484	520	484
Prior Land	$16,700					
Prior Total	$158,000					
Comp Land Estimate	$18,300	$22,000	$22,000	$21,000	$17,100	$19,100
Sale Date		10/2/2020	11/9/2018	6/24/2019	8/10/2018	4/25/2019
Sale Price		$175,000	$150,000	$201,000	$166,200	$164,000
Time Adj Sale Price		$175,000	$159,400	$207,700	$179,700	$170,600
TADJSP/SQFT		$60.34	$55.81	$85.12	$71.62	$70.85
Total Adj Factors	$120,000	$106,700	$82,000	$113,300	$108,600	$100,100
Adjusted Sale Price		$188,300	$197,400	$214,400	$191,100	$190,500
Comparable Estimate	$196,300 ($68.54/SFLA)					

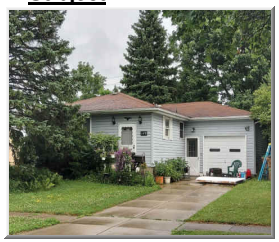
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-58	125.07-11-49	125.07-10-2	125.07-4-35	125.07-3-34	125.07-4-16
Owner	Wagner, Deborah A	Smith, Nicholas	Propis, Ashley S	Giampoala, Kelsey E	Mentel, Lawrence R	Barr, Aaron M
Address	145 Dartwood Dr	85 Hillwood Dr	181 Autumnwood Dr	186 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 119	55 x 116	52 x 115	50 x 110	50 x 134
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	1969 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	936	960	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	936	960	936	960	960	960
Att/Det Gar Sqft	273	308	280	280	286	286
Prior Land	$11,600					
Prior Total	$96,900					
Comp Land Estimate	$18,300	$17,300	$18,600	$17,600	$16,700	$18,400
Sale Date		10/5/2018	11/9/2018	9/22/2020	1/7/2019	10/4/2019
Sale Price		$143,000	$135,000	$170,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$143,500	$170,000	$157,500	$172,900
TADJSP/SQFT		$159.17	$153.31	$177.08	$164.06	$180.10
Total Adj Factors	$73,200	$73,000	$64,500	$71,100	$70,000	$76,900
Adjusted Sale Price		$153,000	$152,200	$172,100	$160,700	$169,200
Comparable Estimate	$161,400 ($172.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-10	125.07-11-49	125.07-4-35	125.07-3-34	125.07-10-2	125.07-14-20
Owner	Randolph Wayne R	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Propis, Ashley S	Jarmusz, Jacquelyn
Address	148 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	181 Autumnwood Dr	106 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	50 x 110	55 x 116	50 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	936	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 400
SFLA	960	960	960	960	936	1160
Att/Det Gar Sqft	308	308	280	286	280	308
Prior Land	$16,000					
Prior Total	$110,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$16,700	$18,600	$16,800
Sale Date		10/5/2018	9/22/2020	1/7/2019	11/9/2018	6/10/2019
Sale Price		$143,000	$170,000	$149,900	$135,000	$157,500
Time Adj Sale Price		$152,800	$170,000	$157,500	$143,500	$162,800
TADJSP/SQFT		$159.17	$177.08	$164.06	$153.31	$140.34
Total Adj Factors	$72,800	$73,000	$71,100	$70,000	$64,500	$83,600
Adjusted Sale Price		$152,600	$171,700	$160,300	$151,800	$152,000
Comparable Estimate	$157,700 ($164.27/SFLA)					

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

Roll Year: 2021

Option : 127_ENPM_OPTIONS

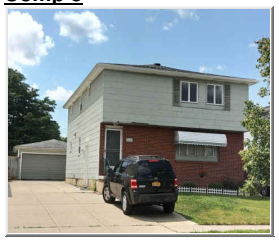
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-59	125.07-11-49	125.07-4-35	125.07-10-2	125.07-3-34	125.07-4-16
Owner	Hirgstetter Chris F	Smith, Nicholas	Giampoala, Kelsey E	Propis, Ashley S	Mentel, Lawrence R	Barr, Aaron M
Address	149 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	181 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	55 x 116	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	936	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 250
SFLA	960	960	960	936	960	960
Att/Det Gar Sqft	286	308	280	280	286	286
Prior Land	$16,000					
Prior Total	$109,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$18,600	$16,700	$18,400
Sale Date		10/5/2018	9/22/2020	11/9/2018	1/7/2019	10/4/2019
Sale Price		$143,000	$170,000	$135,000	$149,900	$169,500
Time Adj Sale Price		$152,800	$170,000	$143,500	$157,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$153.31	$164.06	$180.10
Total Adj Factors	$71,600	$73,000	$71,100	$64,500	$70,000	$76,900
Adjusted Sale Price		$151,400	$170,500	$150,600	$159,100	$167,600
Comparable Estimate	$159,800 ($166.46/SFLA)					

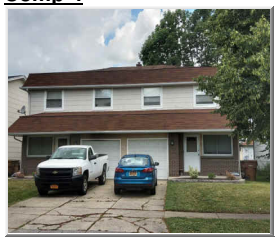
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-9	125.08-9-9	125.11-9-6	125.07-12-5	125.07-4-38	125.11-9-10
Owner	Brubaker, June P	Cushing, Wendy L	Neil Roberts Revocable	Konerth, James J	Hajdu, James	Zarbo, Alexandra
Address	152 Dartwood Dr	640 Borden Rd	16 Rondelay Ct	94 Hillwood Dr	198 Autumnwood Dr	5 Rondelay Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	126	127	127	126
School Code	146801	143007	146801	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	152 x 283	54 x 139	55 x 119	55 x 115	59 x 136
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	02 Raised ranch	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	1969 / 0	1943 / 0	1969 / 0	1973 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.0	1.0	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 1	4 Full 2	4 Full 0
1st Sty Area	816	900	918	1004	1032	863
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	0 460	308 0	260 0	0 0
SFLA	1428	1575	1574	1312	1292	1271
Att/Det Gar Sqft	264	780	308			440
Prior Land	$16,000					
Prior Total	$116,000					
Comp Land Estimate	$16,800	$40,000	$0	$18,800	$18,500	$21,400
Sale Date		2/2/2018	11/5/2020	3/16/2020	11/13/2018	2/15/2019
Sale Price		$178,981	$240,000	$163,000	$155,000	$145,000
Time Adj Sale Price		$200,100	$240,000	$164,100	$164,700	$151,800
TADJSP/SQFT		$127.05	$152.48	$125.08	$127.48	$119.43
Total Adj Factors	$85,800	$125,100	$0	$91,700	$92,300	$74,000
Adjusted Sale Price		$160,800	$0	$158,200	$158,200	$163,600
Comparable Estimate	$160,200 ($112.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-60	114.20-1-9	114.20-4-6	114.20-1-20	114.20-3-29	114.20-1-14
Owner	Shady, Doumit T	Grady, Bart M	Connolly, Stephen	Larkin, Laura J	Huang, Qin Yong	Mesko, Michael D
Address	153 Dartwood Dr	20 Sebring Dr	92 Sebring Dr	62 Sebring Dr	93 Sebring Dr	40 Sebring 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 112	61 x 113	55 x 118	50 x 109	55 x 115	60 x 127
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1971 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1068	1180	968	1158	968	1045
2nd Sty Area	1120	1136	1320	1204	1364	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2188	2316	2288	2362	2332	2440
Att/Det Gar Sqft		456	484	456	968	484
Prior Land	$17,900					
Prior Total	$143,000					
Comp Land Estimate	$20,400	$20,000	$18,700	$16,600	$18,500	$21,000
Sale Date		8/28/2018	5/31/2019	5/4/2018	12/16/2019	6/24/2019
Sale Price		$170,000	$208,000	$170,000	$180,000	$201,000
Time Adj Sale Price		$183,800	$215,700	$186,900	$182,400	$207,700
TADJSP/SQFT		$79.36	$94.27	$79.13	$78.22	$85.12
Total Adj Factors	$98,700	$100,400	$101,200	$105,400	$111,400	$113,300
Adjusted Sale Price		$182,100	$213,200	$180,200	$169,700	$193,100
Comparable Estimate	$187,700 ($85.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-8	125.07-11-49	125.07-4-35	125.07-3-34	125.07-10-2	125.07-4-16
Owner	Jarzyna, Richard A	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Propis, Ashley S	Barr, Aaron M
Address	156 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	181 Autumnwood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	50 x 110	55 x 116	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	960	960	960	960	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 250
SFLA	960	960	960	960	936	960
Att/Det Gar Sqft	286	308	280	286	280	286
Prior Land	$16,000					
Prior Total	$111,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$16,700	$18,600	$18,400
Sale Date		10/5/2018	9/22/2020	1/7/2019	11/9/2018	10/4/2019
Sale Price		$143,000	$170,000	$149,900	$135,000	$169,500
Time Adj Sale Price		$152,800	$170,000	$157,500	$143,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$164.06	$153.31	$180.10
Total Adj Factors	$71,600	$73,000	$71,100	$70,000	$64,500	$76,900
Adjusted Sale Price		$151,400	$170,500	$159,100	$150,600	$167,600
Comparable Estimate	$159,800 ($166.46/SFLA)					

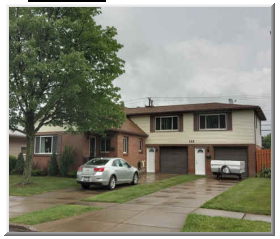
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-61	114.20-1-9	114.20-4-6	114.20-1-20	114.20-3-29	114.20-1-14
Owner	McIntyre, Edmund A	Grady, Bart M	Connolly, Stephen	Larkin, Laura J	Huang, Qin Yong	Mesko, Michael D
Address	157 Dartwood Dr	20 Sebring Dr	92 Sebring Dr	62 Sebring Dr	93 Sebring Dr	40 Sebring 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 112	61 x 113	55 x 118	50 x 109	55 x 115	60 x 127
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1971 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1068	1180	968	1158	968	1045
2nd Sty Area	1120	1136	1320	1204	1364	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2188	2316	2288	2362	2332	2440
Att/Det Gar Sqft		456	484	456	968	484
Prior Land	$19,200					
Prior Total	$130,000					
Comp Land Estimate	$22,100	$20,000	$18,700	$16,600	$18,500	$21,000
Sale Date		8/28/2018	5/31/2019	5/4/2018	12/16/2019	6/24/2019
Sale Price		$170,000	$208,000	$170,000	$180,000	$201,000
Time Adj Sale Price		$183,800	$215,700	$186,900	$182,400	$207,700
TADJSP/SQFT		$79.36	$94.27	$79.13	$78.22	$85.12
Total Adj Factors	$99,900	$100,400	$101,200	$105,400	$111,400	$113,300
Adjusted Sale Price		$183,300	$214,400	$181,400	$170,900	$194,300
Comparable Estimate	$188,900 ($86.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-7	125.11-6-15	114.20-1-14	114.20-3-31	125.12-7-6	114.20-2-5
Owner	Lina Capital, LLC	Saleh, Abdulnaser	Mesko, Michael D	Singh Saini, Tarunvir	Malinowski, James D	Malczewski, Abigail L
Address	160 Dartwood Dr	69 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	31 Lou Dr	1401 Losson 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 127	50 x 115	80 x 105	50 x 145
Building Style	06 Contemporary	12 Duplex	12 Duplex	12 Duplex	05 Colonial	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1972 / 0	1971 / 0	1973 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	2 / 0	2 / 0
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	1256	1268	1045	1066	1332	1176
2nd Sty Area	1256	1632	1395	1443	1092	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2637	2900	2440	2509	2424	2408
Att/Det Gar Sqft	418	418	484	520	584	484
Prior Land	$16,700					
Prior Total	$159,000					
Comp Land Estimate	$18,300	$22,000	$21,000	$17,100	$22,100	$19,100
Sale Date		10/2/2020	6/24/2019	8/10/2018	1/10/2018	4/25/2019
Sale Price		$175,000	$201,000	$166,200	$204,800	$164,000
Time Adj Sale Price		$175,000	$207,700	$179,700	$230,200	$170,600
TADJSP/SQFT		$60.34	$85.12	$71.62	$94.97	$70.85
Total Adj Factors	$148,100	$106,700	$113,300	$108,600	$147,900	$100,100
Adjusted Sale Price		$216,400	$242,500	$219,200	$230,400	$218,600
Comparable Estimate	$225,400 ($85.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-62	114.20-1-9	114.20-4-6	114.20-1-20	114.20-3-29	114.16-4-16
Owner	Brennan, Donald J	Grady, Bart M	Connolly, Stephen	Larkin, Laura J	Huang, Qin Yong	11 Jeffrey Realty LLC
Address	161 Dartwood Dr	20 Sebring Dr	92 Sebring Dr	62 Sebring Dr	93 Sebring Dr	11 Jeffrey 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 112	61 x 113	55 x 118	50 x 109	55 x 115	54 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1068	1180	968	1158	968	1152
2nd Sty Area	1120	1136	1320	1204	1364	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2188	2316	2288	2362	2332	2016
Att/Det Gar Sqft		456	484	456	968	308
Prior Land	$17,400					
Prior Total	$143,000					
Comp Land Estimate	$19,700	$20,000	$18,700	$16,600	$18,500	$17,200
Sale Date		8/28/2018	5/31/2019	5/4/2018	12/16/2019	10/24/2020
Sale Price		$170,000	$208,000	$170,000	$180,000	$191,400
Time Adj Sale Price		$183,800	$215,700	$186,900	$182,400	$191,400
TADJSP/SQFT		$79.36	$94.27	$79.13	$78.22	$94.94
Total Adj Factors	$98,100	$100,400	$101,200	$105,400	$111,400	$88,300
Adjusted Sale Price		$181,500	$212,600	$179,600	$169,100	$201,200
Comparable Estimate	$188,800 ($86.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-6	125.11-6-15	114.20-1-14	114.20-3-31	114.20-2-5	114.20-1-20
Owner	Bellavia, Charles J	Saleh, Abdulnaser	Mesko, Michael D	Singh Saini, Tarunvir	Malczewski, Abigail L	Larkin, Laura J
Address	164 Dartwood Dr	69 Pheasant Ln	40 Sebring Dr	85 Sebring Dr	1401 Losson Rd	62 Sebring 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	127	127	127	127	127	127
School Code	146801	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	60 x 139	60 x 127	50 x 115	50 x 145	50 x 109
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1972 / 0	1971 / 0	1966 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 2	3 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1256	1268	1045	1066	1176	1158
2nd Sty Area	1256	1632	1395	1443	1232	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2637	2900	2440	2509	2408	2362
Att/Det Gar Sqft	418	418	484	520	484	456
Prior Land	$16,700					
Prior Total	$147,000					
Comp Land Estimate	$18,300	$22,000	$21,000	$17,100	$19,100	$16,600
Sale Date		10/2/2020	6/24/2019	8/10/2018	4/25/2019	5/4/2018
Sale Price		$175,000	$201,000	$166,200	$164,000	$170,000
Time Adj Sale Price		$175,000	$207,700	$179,700	$170,600	$186,900
TADJSP/SQFT		$60.34	$85.12	$71.62	$70.85	$79.13
Total Adj Factors	$111,200	$106,700	$113,300	$108,600	$100,100	$105,400
Adjusted Sale Price		$179,500	$205,600	$182,300	$181,700	$192,700
Comparable Estimate	$188,400 ($71.44/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-63	125.10-17-16	125.07-11-28	114.16-4-16	114.16-4-13.13	114.16-4-12
Owner	O'Shei, Timothy B	Booker, Shawn	Konstabel, Jesse D	11 Jeffrey Realty LLC	North Brooke Developn	Pease, Anthony W
Address	165 Dartwood Dr	54 Nancy Pl	36-38 Bronx Dr	11 Jeffrey Dr	35 Jeffrey Dr	47 Jeffrey 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	127	126	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 112	57 x 112	75 x 120	54 x 103	64 x 92	80 x 132
Building Style	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1968 / 0	1970 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	4	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1140	1088	714	1152	1014	1014
2nd Sty Area	768	1088	740	864	1014	1014
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 0	0 0	0 0	0 0
SFLA	1908	2176	1454	2016	2028	2028
Att/Det Gar Sqft	768	440		308		572
Prior Land	$19,200					
Prior Total	$153,000					
Comp Land Estimate	$22,100	$18,900	$22,800	$17,200	$18,500	$24,700
Sale Date		12/12/2019	7/17/2019	10/24/2020	10/2/2020	1/12/2018
Sale Price		$149,000	$172,000	$191,400	$196,500	$176,000
Time Adj Sale Price		$151,000	$177,200	$191,400	$196,500	$197,800
TADJSP/SQFT		$69.39	$121.87	$94.94	$96.89	$97.53
Total Adj Factors	$118,900	$104,000	$74,800	$88,300	$88,000	$97,300
Adjusted Sale Price		$165,900	$221,300	$222,000	$227,400	$219,400
Comparable Estimate	$211,200 ($110.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-5	114.20-1-9	114.20-4-6	114.20-1-20	114.20-3-29	114.20-1-14
Owner	Sayger, Brittney	Grady, Bart M	Connolly, Stephen	Larkin, Laura J	Huang, Qin Yong	Mesko, Michael D
Address	168 Dartwood Dr	20 Sebring Dr	92 Sebring Dr	62 Sebring Dr	93 Sebring Dr	40 Sebring 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	61 x 113	55 x 118	50 x 109	55 x 115	60 x 127
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1971 / 0	1970 / 0	1971 / 0	1970 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1107	1180	968	1158	968	1045
2nd Sty Area	1107	1136	1320	1204	1364	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2214	2316	2288	2362	2332	2440
Att/Det Gar Sqft	400	456	484	456	968	484
Prior Land	$16,000					
Prior Total	$144,000					
Comp Land Estimate	$16,800	$20,000	$18,700	$16,600	$18,500	$21,000
Sale Date		8/28/2018	5/31/2019	5/4/2018	12/16/2019	6/24/2019
Sale Price		$170,000	$208,000	$170,000	$180,000	$201,000
Time Adj Sale Price		$183,800	$215,700	$186,900	$182,400	$207,700
TADJSP/SQFT		$79.36	$94.27	$79.13	$78.22	$85.12
Total Adj Factors	$98,100	$100,400	$101,200	$105,400	$111,400	$113,300
Adjusted Sale Price		$181,500	$212,600	$179,600	$169,100	$192,500
Comparable Estimate	$187,100 ($84.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-64	125.07-10-2	125.07-11-49	125.07-4-35	125.07-3-34	125.07-4-16
Owner	Rohe, Gretchen A	Propis, Ashley S	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Barr, Aaron M
Address	169 Dartwood Dr	181 Autumnwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 116	50 x 119	52 x 115	50 x 110	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1971 / 0	1971 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	936	960	960	960	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 616	0 0	0 0	0 0	0 600	0 250
SFLA	864	936	960	960	960	960
Att/Det Gar Sqft	272	280	308	280	286	286
Prior Land	$16,000					
Prior Total	$116,200					
Comp Land Estimate	$16,800	$18,600	$17,300	$17,600	$16,700	$18,400
Sale Date		11/9/2018	10/5/2018	9/22/2020	1/7/2019	10/4/2019
Sale Price		$135,000	$143,000	$170,000	$149,900	$169,500
Time Adj Sale Price		$143,500	$152,800	$170,000	$157,500	$172,900
TADJSP/SQFT		$153.31	$159.17	$177.08	$164.06	$180.10
Total Adj Factors	$67,500	$64,500	$73,000	$71,100	$70,000	$76,900
Adjusted Sale Price		$146,500	$147,300	$166,400	$155,000	$163,500
Comparable Estimate	$155,700 ($180.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-4	125.07-11-49	125.07-4-35	125.07-3-34	125.07-10-2	125.07-4-16
Owner	Galioto, Ellana M	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Propis, Ashley S	Barr, Aaron M
Address	172 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	181 Autumnwood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	50 x 110	55 x 116	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	960	960	960	960	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 250
SFLA	960	960	960	960	936	960
Att/Det Gar Sqft	286	308	280	286	280	286
Prior Land	$16,000					
Prior Total	$110,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$16,700	$18,600	$18,400
Sale Date		10/5/2018	9/22/2020	1/7/2019	11/9/2018	10/4/2019
Sale Price		$143,000	$170,000	$149,900	$135,000	$169,500
Time Adj Sale Price		$152,800	$170,000	$157,500	$143,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$164.06	$153.31	$180.10
Total Adj Factors	$69,800	$73,000	$71,100	$70,000	$64,500	$76,900
Adjusted Sale Price		$149,600	$168,700	$157,300	$148,800	$165,800
Comparable Estimate	$158,000 ($164.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-65	125.07-11-49	125.07-4-35	125.07-3-34	125.07-10-2	125.07-4-16
Owner	Skotarczak Gary P & W	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Propis, Ashley S	Barr, Aaron M
Address	173 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	181 Autumnwood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 119	52 x 115	50 x 110	55 x 116	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	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	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 250
SFLA	960	960	960	960	936	960
Att/Det Gar Sqft	336	308	280	286	280	286
Prior Land	$16,000					
Prior Total	$113,000					
Comp Land Estimate	$16,800	$17,300	$17,600	$16,700	$18,600	$18,400
Sale Date		10/5/2018	9/22/2020	1/7/2019	11/9/2018	10/4/2019
Sale Price		$143,000	$170,000	$149,900	$135,000	$169,500
Time Adj Sale Price		$152,800	$170,000	$157,500	$143,500	$172,900
TADJSP/SQFT		$159.17	$177.08	$164.06	$153.31	$180.10
Total Adj Factors	$75,300	$73,000	$71,100	$70,000	$64,500	$76,900
Adjusted Sale Price		$155,100	$174,200	$162,800	$154,300	$171,300
Comparable Estimate	$163,500 ($170.31/SFLA)					

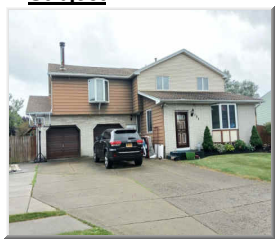
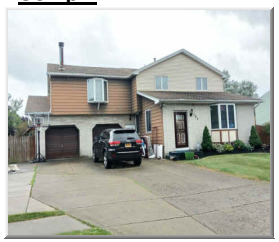
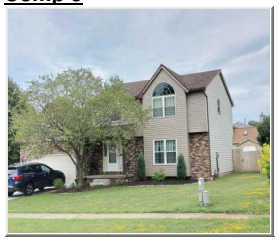
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

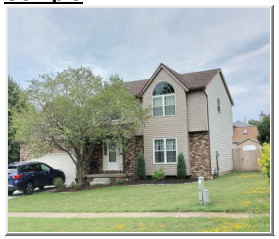
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-3	125.07-11-49	125.07-4-35	125.07-3-34	125.07-10-2	125.07-1-14
Owner	Thompson, James Calv	Smith, Nicholas	Giampoala, Kelsey E	Mentel, Lawrence R	Propis, Ashley S	Tefft, Kaitlin B
Address	176 Dartwood Dr	85 Hillwood Dr	186 Autumnwood Dr	136 Basswood Dr	181 Autumnwood Dr	198 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 112	50 x 119	52 x 115	50 x 110	55 x 116	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1974 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	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	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	984	960	960	960	936	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	984	960	960	960	936	1024
Att/Det Gar Sqft	673	308	280	286	280	308
Prior Land	$16,100					
Prior Total	$117,000					
Comp Land Estimate	$17,100	$17,300	$17,600	$16,700	$18,600	$16,800
Sale Date		10/5/2018	9/22/2020	1/7/2019	11/9/2018	6/29/2018
Sale Price		$143,000	$170,000	$149,900	$135,000	$133,000
Time Adj Sale Price		$152,800	$170,000	$157,500	$143,500	$145,400
TADJSP/SQFT		$159.17	$177.08	$164.06	$153.31	$141.99
Total Adj Factors	$81,500	$73,000	$71,100	$70,000	$64,500	$74,700
Adjusted Sale Price		$161,300	$180,400	$169,000	$160,500	$152,200
Comparable Estimate	$164,700 ($167.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-66	114.16-5-25.1	125.08-9-9	125.07-4-38	125.07-12-5	125.07-14-19
Owner	Carr, Genevieve R	Reynolds, Corey	Cushing, Wendy L	Hajdu, James	Konerth, James J	Janowski, Scott L
Address	177 Dartwood Dr	963 Borden Rd	640 Borden Rd	198 Autumnwood Dr	94 Hillwood Dr	110 Dartwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 112	100 x 217	152 x 283	55 x 115	55 x 119	60 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	02 Raised ranch	03 Split level	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1946 / 0	1943 / 0	1970 / 0	1973 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	2 / N
Stories	1.7	1.5	1.7	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 2	4 Full 1	4 Full 0
1st Sty Area	768	820	900	1032	1004	1253
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 780	260 0	308 0	0 0
SFLA	1344	1210	1575	1292	1312	1253
Att/Det Gar Sqft	480	832	780			529
Prior Land	$16,000					
Prior Total	$105,000					
Comp Land Estimate	$16,800	$32,900	$40,000	$18,500	$18,800	$19,700
Sale Date		1/21/2020	2/2/2018	11/13/2018	3/16/2020	10/31/2018
Sale Price		$154,000	$178,981	$155,000	$163,000	$155,000
Time Adj Sale Price		$155,500	$200,100	$164,700	$164,100	$165,700
TADJSP/SQFT		$128.51	$127.05	$127.48	$125.08	$132.24
Total Adj Factors	$77,800	$94,200	$125,100	$92,300	$91,700	$100,100
Adjusted Sale Price		$139,100	$152,800	$150,200	$150,200	$143,400
Comparable Estimate	$147,100 ($109.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-2	125.07-4-38	114.16-5-13	115.17-2-3	125.11-6-4	114.20-4-41
Owner	Procyshyn Tarah K	Hajdu, James	Lippert, Amanda L	Washburn, Jaclyn K	Kassirer, Edward	Zou, Jin
Address	180 Dartwood Dr	198 Autumnwood Dr	15 Gregory Ct	93 Dubonnet Dr	25 Pheasant Ln	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 112	55 x 115	57 x 105	62 x 110	60 x 139	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1969 / 0	1972 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 654	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	913	1032	924	1026	1078	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	654 0	260 0	442 0	360 0	910 0	912 0
SFLA	1567	1292	1366	1386	1988	1836
Att/Det Gar Sqft	320		308		308	400
Prior Land	$16,700					
Prior Total	$121,000					
Comp Land Estimate	$18,300	$18,500	$18,200	$19,900	$22,000	$19,600
Sale Date		11/13/2018	10/22/2018	7/17/2018	4/20/2020	2/12/2018
Sale Price		$155,000	$151,500	$155,000	$167,000	$166,500
Time Adj Sale Price		$164,700	$161,900	$168,500	$167,800	$186,100
TADJSP/SQFT		$127.48	$118.52	$121.57	$84.41	$101.36
Total Adj Factors	$95,100	$92,300	$84,700	$91,100	$112,600	$104,300
Adjusted Sale Price		$167,500	$172,300	$172,500	$150,300	$176,900
Comparable Estimate	$167,900 ($107.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-67	125.07-3-34	125.07-4-35	125.07-11-49	125.07-10-2	125.07-4-16
Owner	Ogiela, Karen T	Mentel, Lawrence R	Giampoala, Kelsey E	Smith, Nicholas	Propis, Ashley S	Barr, Aaron M
Address	181 Dartwood Dr	136 Basswood Dr	186 Autumnwood Dr	85 Hillwood Dr	181 Autumnwood Dr	99 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 110	52 x 115	50 x 119	55 x 116	50 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1971 / 0	1971 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	960	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 0	0 250
SFLA	960	960	960	960	936	960
Att/Det Gar Sqft	286	286	280	308	280	286
Prior Land	$16,000					
Prior Total	$108,000					
Comp Land Estimate	$16,800	$16,700	$17,600	$17,300	$18,600	$18,400
Sale Date		1/7/2019	9/22/2020	10/5/2018	11/9/2018	10/4/2019
Sale Price		$149,900	$170,000	$143,000	$135,000	$169,500
Time Adj Sale Price		$157,500	$170,000	$152,800	$143,500	$172,900
TADJSP/SQFT		$164.06	$177.08	$159.17	$153.31	$180.10
Total Adj Factors	$71,600	$70,000	$71,100	$73,000	$64,500	$76,900
Adjusted Sale Price		$159,100	$170,500	$151,400	$150,600	$167,600
Comparable Estimate	$159,800 ($166.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-14-1	125.07-14-1	114.19-7-26	114.20-11-16	125.12-1-51	114.20-11-27
Owner	Aures, Nicholas	Aures, Nicholas	Bridenbaker, Richard III	Paladino, Nicholas C	Rohloff, John P	Bandoh, Anthony K Jr
Address	184 Dartwood Dr	184 Dartwood Dr	149 Baywood Dr	6 Cherrywood Dr	1076 French Rd	1 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 110	62 x 120	62 x 120	90 x 327	85 x 130
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1991 / 0	1988 / 0	1968 / 0	1988 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	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	4	4	4	4	5	4
Full/Half Baths	1 / 0	1 / 0	3 / 1	2 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1052	1096	1353	1175
2nd Sty Area	1104	1104	762	847	828	843
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2064	2064	1814	1943	2181	2018
Att/Det Gar Sqft	572	572	360	399		418
Prior Land	$19,100					
Prior Total	$161,850					
Comp Land Estimate	$21,900	$21,900	$20,700	$20,700	$31,900	$25,400
Sale Date		5/29/2020	8/30/2019	7/12/2018	6/1/2018	2/28/2018
Sale Price		$236,000	$240,000	$242,000	$195,500	$194,000
Time Adj Sale Price		$236,800	$246,400	$263,100	$213,700	$216,900
TADJSP/SQFT		$114.73	$135.83	$135.41	$97.98	$107.48
Total Adj Factors	$153,000	$153,000	$148,100	$155,000	$145,100	$142,200
Adjusted Sale Price		$236,800	$251,300	$261,100	$221,600	$227,700
Comparable Estimate	$239,700 ($116.13/SFLA)					

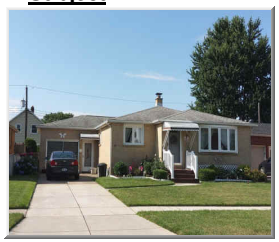
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-68	125.12-1-51	125.07-14-1	125.12-6-39	125.12-6-22	114.20-11-27
Owner	Szaflarski, Cheryl K	Rohloff, John P	Aures, Nicholas	Kindron, Daniel	White, Rosa A	Bandoh, Anthony K Jr
Address	185 Dartwood Dr	1076 French Rd	184 Dartwood Dr	22 Lou Dr	102 Lou Dr	1 Baywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	41 x 115	90 x 327	75 x 110	64 x 105	88 x 105	85 x 130
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	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1968 / 0	1967 / 0	1971 / 0	1971 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1150	1353	960	1117	1004	1175
2nd Sty Area	1540	828	1104	1092	1266	843
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2690	2181	2064	2209	2270	2018
Att/Det Gar Sqft	312		572	399	242	418
Prior Land	$14,000					
Prior Total	$188,000					
Comp Land Estimate	$14,400	$31,900	$21,900	$19,700	$23,300	$25,400
Sale Date		6/1/2018	5/29/2020	2/2/2018	9/1/2020	2/28/2018
Sale Price		$195,500	$236,000	$179,000	$255,000	$194,000
Time Adj Sale Price		$213,700	$236,800	$200,100	$255,000	$216,900
TADJSP/SQFT		$97.98	$114.73	$90.58	$112.33	$107.48
Total Adj Factors	$182,300	$145,100	$153,000	$140,200	$152,300	$142,200
Adjusted Sale Price		$250,900	$266,100	$242,200	$285,000	$257,000
Comparable Estimate	$260,200 ($96.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-2	125.07-14-20	125.07-14-19	125.07-1-14	125.07-13-29	125.07-1-20
Owner	Garguiolo, Ralph F	Jarmusz, Jacquelyn	Janowski, Scott L	Tefft, Kaitlin B	Hyatt, Lindsay	Militello, Matthew
Address	189 Dartwood Dr	106 Dartwood Dr	110 Dartwood Dr	198 Castlewood Dr	72 Brentwood Dr	174 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	146801	146801	146801	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 143	50 x 112	60 x 112	50 x 111	50 x 120	50 x 111
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1965 / 0	1974 / 0	1964 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1170	1160	1253	1024	1196	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 400
SFLA	1170	1160	1253	1024	1196	1024
Att/Det Gar Sqft	294	308	529	308	280	308
Prior Land	$20,100					
Prior Total	$116,000					
Comp Land Estimate	$22,900	$16,800	$19,700	$16,800	$17,400	$16,800
Sale Date		6/10/2019	10/31/2018	6/29/2018	8/20/2018	9/7/2018
Sale Price		$157,500	$155,000	$133,000	$138,000	$155,000
Time Adj Sale Price		$162,800	$165,700	$145,400	$149,200	$166,600
TADJSP/SQFT		$140.34	$132.24	$141.99	$124.75	$162.70
Total Adj Factors	$87,500	$83,600	$100,100	$74,700	$76,200	$80,500
Adjusted Sale Price		$166,700	$153,100	$158,200	$160,500	$173,600
Comparable Estimate	$162,400 ($138.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.07-13-1	114.20-1-9	114.20-4-6	114.20-1-20	114.20-3-29	114.16-4-16
Owner	Rizzo, Christopher	Grady, Bart M	Connolly, Stephen	Larkin, Laura J	Huang, Qin Yong	11 Jeffrey Realty LLC
Address	193 Dartwood Dr	20 Sebring Dr	92 Sebring Dr	62 Sebring Dr	93 Sebring Dr	11 Jeffrey 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	127	127	127	127	127	127
School Code	146801	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 150	61 x 113	55 x 118	50 x 109	55 x 115	54 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1971 / 0	1970 / 0	1971 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1068	1180	968	1158	968	1152
2nd Sty Area	1120	1136	1320	1204	1364	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2188	2316	2288	2362	2332	2016
Att/Det Gar Sqft	400	456	484	456	968	308
Prior Land	$19,800					
Prior Total	$144,000					
Comp Land Estimate	$22,300	$20,000	$18,700	$16,600	$18,500	$17,200
Sale Date		8/28/2018	5/31/2019	5/4/2018	12/16/2019	10/24/2020
Sale Price		$170,000	$208,000	$170,000	$180,000	$191,400
Time Adj Sale Price		$183,800	$215,700	$186,900	$182,400	$191,400
TADJSP/SQFT		$79.36	$94.27	$79.13	$78.22	$94.94
Total Adj Factors	$102,300	$100,400	$101,200	$105,400	$111,400	$88,300
Adjusted Sale Price		$185,700	$216,800	$183,800	$173,300	$205,400
Comparable Estimate	$193,000 ($88.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-1	125.08-12-25	125.08-11-12	114.20-5-7	125.08-12-40	125.08-9-17
Owner	DiFrancesco, Donna L	Howlader, Faruque	Halsey, Andrea K	Moran, James P III	Wozniak, Anthony D	Lewczyk, Samantha R
Address	3 Davidson Dr	698 Borden Rd	27 Frantzen Ter	62 Davidson Dr	56 Frantzen Ter	19 Zeller 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	68 x 102	50 x 158	117 x 75	75 x 110	58 x 147	69 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1967 / 0	1972 / 0	1971 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1252	1232	1220	1232	1257	1326
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 300	0 0	0 400	0 60	0 924
SFLA	1252	1232	1220	1232	1257	1326
Att/Det Gar Sqft	294	308	330	294	378	322
Prior Land	$17,500					
Prior Total	$122,840					
Comp Land Estimate	$19,900	$19,700	$22,500	$21,900	$21,800	$22,300
Sale Date		5/11/2018	12/26/2018	9/25/2018	11/2/2018	6/16/2020
Sale Price		$129,000	$147,000	$137,500	$166,900	$170,000
Time Adj Sale Price		$141,800	$155,300	$147,800	$177,400	$170,300
TADJSP/SQFT		$115.10	$127.30	$119.97	$141.13	$128.43
Total Adj Factors	$92,700	$84,500	$91,900	$92,100	$99,900	$101,000
Adjusted Sale Price		$150,000	$156,100	$148,400	$170,200	$162,000
Comparable Estimate	$157,300 ($125.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-2	125.08-12-32	125.08-12-34	125.08-12-25	125.08-6-38	125.08-6-34
Owner	Kraebel, Jacquelyn M	Asklar, Evan	Zafron, Mark D	Howlader, Faruque	Jewell, Joyelle M	Bracikowski, Rachel L
Address	7 Davidson Dr	24 Frantzen Ter	32 Frantzen Ter	698 Borden Rd	66 Bory Dr	82 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 102	60 x 166	58 x 157	50 x 158	50 x 135	50 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1970 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1120	1120	1232	1176	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 560	0 280	0 300	0 800	0 600
SFLA	1144	1120	1120	1232	1176	1176
Att/Det Gar Sqft	308	484	440	308	294	480
Prior Land	$15,200					
Prior Total	$118,690					
Comp Land Estimate	$16,000	$23,500	$22,400	$19,700	$18,400	$18,400
Sale Date		10/8/2019	7/31/2018	5/11/2018	1/18/2019	10/28/2019
Sale Price		$141,000	$144,000	$129,000	$147,000	$168,072
Time Adj Sale Price		$143,800	$156,600	$141,800	$154,400	$171,500
TADJSP/SQFT		$128.39	$139.82	$115.10	$131.29	$145.83
Total Adj Factors	$84,600	$90,800	$87,700	$84,500	$95,000	$91,100
Adjusted Sale Price		$137,600	$153,500	$141,900	$144,000	$165,000
Comparable Estimate	$148,400 ($129.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-3	125.08-12-25	114.20-5-7	125.08-11-12	125.08-12-40	125.08-9-17
Owner	Koszuta, Daniel E	Howlader, Faruque	Moran, James P III	Halsey, Andrea K	Wozniak, Anthony D	Lewczyk, Samantha R
Address	11 Davidson Dr	698 Borden Rd	62 Davidson Dr	27 Frantzen Ter	56 Frantzen Ter	19 Zeller 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 158	75 x 110	117 x 75	58 x 147	69 x 125
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1970 / 0	1972 / 0	1967 / 0	1971 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1252	1232	1232	1220	1257	1326
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 400	0 0	0 60	0 924
SFLA	1252	1232	1232	1220	1257	1326
Att/Det Gar Sqft	294	308	294	330	378	322
Prior Land	$15,200					
Prior Total	$119,105					
Comp Land Estimate	$16,000	$19,700	$21,900	$22,500	$21,800	$22,300
Sale Date		5/11/2018	9/25/2018	12/26/2018	11/2/2018	6/16/2020
Sale Price		$129,000	$137,500	$147,000	$166,900	$170,000
Time Adj Sale Price		$141,800	$147,800	$155,300	$177,400	$170,300
TADJSP/SQFT		$115.10	$119.97	$127.30	$141.13	$128.43
Total Adj Factors	$88,200	$84,500	$92,100	$91,900	$99,900	$101,000
Adjusted Sale Price		$145,500	$143,900	$151,600	$165,700	$157,500
Comparable Estimate	$152,800 ($122.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-4	125.08-6-51	125.08-1-21	125.07-9-16	125.08-1-13	125.08-12-25
Owner	Babirad, Jason A	Ciesielski, Philip A	Smith, Scott M	Barblock, Paula C	Bailey, Kathleen J	Howlader, Faruque
Address	15 Davidson Dr	10 Bory Dr	48 Castlewood Dr	65 Cheekwood Dr	80 Castlewood Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 110	50 x 111	5 x 116	50 x 111	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1984 / 0	1975 / 0	1968 / 0	1975 / 0	1970 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
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	2 Hot air No
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 / 0	1 / 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	1176	1068	1232	1204	1024	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 0	0 230	0 0	0 600	0 300
SFLA	1176	1068	1232	1204	1024	1232
Att/Det Gar Sqft	294	364	308	273	352	308
Prior Land	$15,200					
Prior Total	$130,000					
Comp Land Estimate	$16,000	$16,700	$16,800	$1,800	$16,800	$19,700
Sale Date		6/22/2018	10/24/2019	7/1/2019	8/27/2020	5/11/2018
Sale Price		$167,400	$184,500	$164,000	$204,000	$129,000
Time Adj Sale Price		$183,000	$188,200	$169,000	$204,000	$141,800
TADJSP/SQFT		$171.35	$152.76	$140.37	$199.22	$115.10
Total Adj Factors	$98,700	$91,800	$102,300	$89,500	$101,900	$84,500
Adjusted Sale Price		$189,900	$184,600	$178,200	$200,800	$156,000
Comparable Estimate	$181,900 ($154.68/SFLA)					

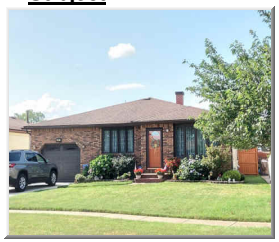
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-5	125.08-6-38	114.20-7-12	125.08-6-34	114.20-5-7	125.08-12-25
Owner	Zbytek, Daniel M	Jewell, Joyelle M	Imhof, Donald G Jr	Bracikowski, Rachel L	Moran, James P III	Howlader, Faruque
Address	19 Davidson Dr	66 Bory Dr	58 Sherry Dr	82 Bory Dr	62 Davidson Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 102	50 x 135	60 x 120	50 x 135	75 x 110	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1971 / 0	1972 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1176	1184	1176	1232	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 650	0 800	0 0	0 600	0 400	0 300
SFLA	1144	1176	1184	1176	1232	1232
Att/Det Gar Sqft	462	294	308	480	294	308
Prior Land	$15,200					
Prior Total	$123,000					
Comp Land Estimate	$16,000	$18,400	$20,400	$18,400	$21,900	$19,700
Sale Date		1/18/2019	12/21/2018	10/28/2019	9/25/2018	5/11/2018
Sale Price		$147,000	$155,000	$168,072	$137,500	$129,000
Time Adj Sale Price		$154,400	$163,800	$171,500	$147,800	$141,800
TADJSP/SQFT		$131.29	$138.34	$145.83	$119.97	$115.10
Total Adj Factors	$87,200	$95,000	$90,100	$91,100	$92,100	$84,500
Adjusted Sale Price		$146,600	$160,900	$167,600	$142,900	$144,500
Comparable Estimate	$152,500 ($133.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-15	114.20-7-18	114.20-1-23	114.20-5-7	125.07-7-15	125.08-11-11
Owner	Szczesniak, Judith	McNaughton, Jack O	Senior, Benjamin S	Moran, James P III	Rydzewski, Krista	Jackowski, Scott P
Address	20 Davidson Dr	97 Sherry Dr	74 Armond Ln	62 Davidson Dr	72 Oakwood Dr	35 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	61 x 172	81 x 119	59 x 125	75 x 110	50 x 115	58 x 157
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	1976 / 0	1974 / 0	1970 / 0	1972 / 0	1969 / 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	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 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	1476	1506	1332	1232	1476	1372
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 400	0 0	0 400
SFLA	1476	1506	1332	1232	1476	1372
Att/Det Gar Sqft	378	418	308	294	336	440
Prior Land	$21,100					
Prior Total	$132,800					
Comp Land Estimate	$23,900	$23,700	$20,500	$21,900	$17,100	$22,400
Sale Date		11/9/2018	2/14/2020	9/25/2018	6/10/2019	8/24/2018
Sale Price		$169,900	$164,000	$137,500	$155,000	$157,500
Time Adj Sale Price		$180,500	$165,400	$147,800	$160,200	$170,300
TADJSP/SQFT		$119.85	$124.17	$119.97	$108.54	$124.13
Total Adj Factors	$107,000	$117,100	$97,900	$92,100	$104,600	$106,100
Adjusted Sale Price		$170,400	$174,500	$162,700	$162,600	$171,200
Comparable Estimate	$168,300 ($114.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-6	125.08-6-38	114.20-7-12	125.08-6-34	114.20-5-7	115.17-3-1
Owner	Ananiadis, Racquel V	Jewell, Joyelle M	Imhof, Donald G Jr	Bracikowski, Rachel L	Moran, James P III	Stubley, Ryan J
Address	23 Davidson Dr	66 Bory Dr	58 Sherry Dr	82 Bory Dr	62 Davidson Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 132	50 x 135	60 x 120	50 x 135	75 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1975 / 0	1971 / 0	1972 / 0	1975 / 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 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	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1176	1184	1176	1232	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 0	0 600	0 400	0 475
SFLA	1144	1176	1184	1176	1232	1120
Att/Det Gar Sqft	220	294	308	480	294	308
Prior Land	$18,100					
Prior Total	$122,000					
Comp Land Estimate	$19,800	$18,400	$20,400	$18,400	$21,900	$21,900
Sale Date		1/18/2019	12/21/2018	10/28/2019	9/25/2018	11/9/2018
Sale Price		$147,000	$155,000	$168,072	$137,500	$152,000
Time Adj Sale Price		$154,400	$163,800	$171,500	$147,800	$161,500
TADJSP/SQFT		$131.29	$138.34	$145.83	$119.97	$144.20
Total Adj Factors	$84,800	$95,000	$90,100	$91,100	$92,100	$87,500
Adjusted Sale Price		$144,200	$158,500	$165,200	$140,500	$158,800
Comparable Estimate	$153,400 ($134.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-23	125.08-5-17	125.08-8-5	125.08-3-17	125.08-12-12	125.08-2-14
Owner	Mierczewski Michelle D	Zywinski, John C	Kessler , Michael J	Oliver, Keith M	Cramer, Jennifer L	Sherman, Nicholas J
Address	24 Davidson Dr	15 Starwood Dr	23 Bory Dr	107 Parwood Dr	55 Autumnwood Dr	75 Castlewood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 172	55 x 110	50 x 102	50 x 110	50 x 115	50 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1976 / 0	1971 / 0	1971 / 0	1974 / 0	1971 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	960	920	960	1008	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 607
SFLA	1024	960	920	960	1008	1024
Att/Det Gar Sqft	320	288	330	286	352	484
Prior Land	$20,100					
Prior Total	$115,000					
Comp Land Estimate	$22,000	$18,100	$16,000	$16,700	$17,100	$17,000
Sale Date		6/15/2018	10/29/2020	6/27/2018	6/21/2018	1/25/2018
Sale Price		$149,000	$160,000	$155,000	$162,000	$144,500
Time Adj Sale Price		$162,900	$160,000	$169,500	$177,100	$162,400
TADJSP/SQFT		$169.69	$173.91	$176.56	$175.69	$158.59
Total Adj Factors	$81,200	$74,300	$63,700	$72,300	$80,600	$78,500
Adjusted Sale Price		$169,800	$177,500	$178,400	$177,700	$165,100
Comparable Estimate	$173,700 ($169.63/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-7.1	114.20-7-18	114.20-5-7	125.08-11-11	114.20-1-23	125.08-12-25
Owner	Grzelewski, Kenneth	McNaughton, Jack O	Moran, James P III	Jackowski, Scott P	Senior, Benjamin S	Howlader, Faruque
Address	27 Davidson Dr	97 Sherry Dr	62 Davidson Dr	35 Frantzen Ter	74 Armond Ln	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 175	81 x 119	75 x 110	58 x 157	59 x 125	50 x 158
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1972 / 0	1967 / 0	1970 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / 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	1407	1506	1232	1372	1332	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 400	0 400	0 0	0 300
SFLA	1407	1506	1232	1372	1332	1232
Att/Det Gar Sqft		418	294	440	308	308
Prior Land	$20,200					
Prior Total	$126,160					
Comp Land Estimate	$22,100	$23,700	$21,900	$22,400	$20,500	$19,700
Sale Date		11/9/2018	9/25/2018	8/24/2018	2/14/2020	5/11/2018
Sale Price		$169,900	$137,500	$157,500	$164,000	$129,000
Time Adj Sale Price		$180,500	$147,800	$170,300	$165,400	$141,800
TADJSP/SQFT		$119.85	$119.97	$124.13	$124.17	$115.10
Total Adj Factors	$96,600	$117,100	$92,100	$106,100	$97,900	$84,500
Adjusted Sale Price		$160,000	$152,300	$160,800	$164,100	$153,900
Comparable Estimate	$158,200 ($112.44/SFLA)					

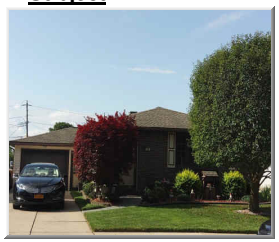
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-16	114.20-5-7	125.08-6-38	125.08-12-25	114.20-7-12	125.08-6-34
Owner	Mango, John J	Moran, James P III	Jewell, Joyelle M	Howlader, Faruque	Imhof, Donald G Jr	Bracikowski, Rachel L
Address	28 Davidson Dr	62 Davidson Dr	66 Bory Dr	698 Borden Rd	58 Sherry Dr	82 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 102	75 x 110	50 x 135	50 x 158	60 x 120	50 x 135
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1974 / 0	1972 / 0	1974 / 0	1970 / 0	1975 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1233	1232	1176	1232	1184	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 800	0 300	0 0	0 600
SFLA	1233	1232	1176	1232	1184	1176
Att/Det Gar Sqft	294	294	294	308	308	480
Prior Land	$15,200					
Prior Total	$120,765					
Comp Land Estimate	$16,000	$21,900	$18,400	$19,700	$20,400	$18,400
Sale Date		9/25/2018	1/18/2019	5/11/2018	12/21/2018	10/28/2019
Sale Price		$137,500	$147,000	$129,000	$155,000	$168,072
Time Adj Sale Price		$147,800	$154,400	$141,800	$163,800	$171,500
TADJSP/SQFT		$119.97	$131.29	$115.10	$138.34	$145.83
Total Adj Factors	$89,400	$92,100	$95,000	$84,500	$90,100	$91,100
Adjusted Sale Price		$145,100	$148,800	$146,700	$163,100	$169,800
Comparable Estimate	$154,700 ($125.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-8.1	125.08-6-38	114.20-7-12	125.08-6-34	114.20-5-7	115.17-3-1
Owner	Kotowski Jeffrey	Jewell, Joyelle M	Imhof, Donald G Jr	Bracikowski, Rachel L	Moran, James P III	Stubley, Ryan J
Address	31 Davidson Dr	66 Bory Dr	58 Sherry Dr	82 Bory Dr	62 Davidson Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 169	50 x 135	60 x 120	50 x 135	75 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1975 / 0	1971 / 0	1972 / 0	1975 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1144	1176	1184	1176	1232	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 0	0 600	0 400	0 475
SFLA	1144	1176	1184	1176	1232	1120
Att/Det Gar Sqft	220	294	308	480	294	308
Prior Land	$20,000					
Prior Total	$122,923					
Comp Land Estimate	$21,900	$18,400	$20,400	$18,400	$21,900	$21,900
Sale Date		1/18/2019	12/21/2018	10/28/2019	9/25/2018	11/9/2018
Sale Price		$147,000	$155,000	$168,072	$137,500	$152,000
Time Adj Sale Price		$154,400	$163,800	$171,500	$147,800	$161,500
TADJSP/SQFT		$131.29	$138.34	$145.83	$119.97	$144.20
Total Adj Factors	$86,400	$95,000	$90,100	$91,100	$92,100	$87,500
Adjusted Sale Price		$145,800	$160,100	$166,800	$142,100	$160,400
Comparable Estimate	$155,000 ($135.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-17	114.20-5-7	125.08-12-25	125.08-6-34	125.08-6-38	114.20-7-12
Owner	Wrazen, Lynne M	Moran, James P III	Howlader, Faruque	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr
Address	32 Davidson Dr	62 Davidson Dr	698 Borden Rd	82 Bory Dr	66 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 104	75 x 110	50 x 158	50 x 135	50 x 135	60 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1972 / 0	1970 / 0	1971 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1252	1232	1232	1176	1176	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 400	0 300	0 600	0 800	0 0
SFLA	1252	1232	1232	1176	1176	1184
Att/Det Gar Sqft	294	294	308	480	294	308
Prior Land	$15,300					
Prior Total	$124,000					
Comp Land Estimate	$16,200	$21,900	$19,700	$18,400	$18,400	$20,400
Sale Date		9/25/2018	5/11/2018	10/28/2019	1/18/2019	12/21/2018
Sale Price		$137,500	$129,000	$168,072	$147,000	$155,000
Time Adj Sale Price		$147,800	$141,800	$171,500	$154,400	$163,800
TADJSP/SQFT		$119.97	$115.10	$145.83	$131.29	$138.34
Total Adj Factors	$90,500	$92,100	$84,500	$91,100	$95,000	$90,100
Adjusted Sale Price		$146,200	$147,800	$170,900	$149,900	$164,200
Comparable Estimate	$155,800 ($124.44/SFLA)					

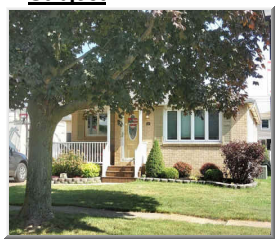
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-9.1	125.08-6-38	114.20-7-12	114.20-5-7	125.08-6-34	125.08-12-25
Owner	Stapleton, Henry A	Jewell, Joyelle M	Imhof, Donald G Jr	Moran, James P III	Bracikowski, Rachel L	Howlader, Faruque
Address	35 Davidson Dr	66 Bory Dr	58 Sherry Dr	62 Davidson Dr	82 Bory Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 164	50 x 135	60 x 120	75 x 110	50 x 135	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1975 / 0	1972 / 0	1971 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	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	1196	1176	1184	1232	1176	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 0	0 400	0 600	0 300
SFLA	1196	1176	1184	1232	1176	1232
Att/Det Gar Sqft	484	294	308	294	480	308
Prior Land	$19,800					
Prior Total	$129,000					
Comp Land Estimate	$21,700	$18,400	$20,400	$21,900	$18,400	$19,700
Sale Date		1/18/2019	12/21/2018	9/25/2018	10/28/2019	5/11/2018
Sale Price		$147,000	$155,000	$137,500	$168,072	$129,000
Time Adj Sale Price		$154,400	$163,800	$147,800	$171,500	$141,800
TADJSP/SQFT		$131.29	$138.34	$119.97	$145.83	$115.10
Total Adj Factors	$93,300	$95,000	$90,100	$92,100	$91,100	$84,500
Adjusted Sale Price		$152,700	$167,000	$149,000	$173,700	$150,600
Comparable Estimate	$158,600 ($132.61/SFLA)					

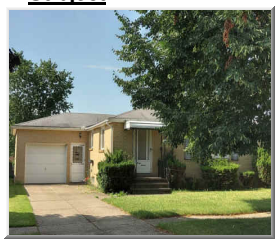
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-18	114.20-5-7	125.08-12-25	125.08-6-34	125.08-6-38	114.20-7-12
Owner	Sewastynowicz Edwin	Moran, James P III	Howlader, Faruque	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr
Address	36 Davidson Dr	62 Davidson Dr	698 Borden Rd	82 Bory Dr	66 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 107	75 x 110	50 x 158	50 x 135	50 x 135	60 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1972 / 0	1970 / 0	1971 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1252	1232	1232	1176	1176	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 300	0 600	0 800	0 0
SFLA	1252	1232	1232	1176	1176	1184
Att/Det Gar Sqft	294	294	308	480	294	308
Prior Land	$15,600					
Prior Total	$123,000					
Comp Land Estimate	$16,400	$21,900	$19,700	$18,400	$18,400	$20,400
Sale Date		9/25/2018	5/11/2018	10/28/2019	1/18/2019	12/21/2018
Sale Price		$137,500	$129,000	$168,072	$147,000	$155,000
Time Adj Sale Price		$147,800	$141,800	$171,500	$154,400	$163,800
TADJSP/SQFT		$119.97	$115.10	$145.83	$131.29	$138.34
Total Adj Factors	$88,500	$92,100	$84,500	$91,100	$95,000	$90,100
Adjusted Sale Price		$144,200	$145,800	$168,900	$147,900	$162,200
Comparable Estimate	$153,800 ($122.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-10.1	125.08-6-38	114.20-7-12	125.08-6-34	114.20-5-7	115.17-3-1
Owner	Hoffman, William C Jr	Jewell, Joyelle M	Imhof, Donald G Jr	Bracikowski, Rachel L	Moran, James P III	Stubley, Ryan J
Address	39 Davidson Dr	66 Bory Dr	58 Sherry Dr	82 Bory Dr	62 Davidson Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 150	50 x 135	60 x 120	50 x 135	75 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1975 / 0	1971 / 0	1972 / 0	1975 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1144	1176	1184	1176	1232	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 0	0 600	0 400	0 475
SFLA	1144	1176	1184	1176	1232	1120
Att/Det Gar Sqft	352	294	308	480	294	308
Prior Land	$19,100					
Prior Total	$124,000					
Comp Land Estimate	$21,000	$18,400	$20,400	$18,400	$21,900	$21,900
Sale Date		1/18/2019	12/21/2018	10/28/2019	9/25/2018	11/9/2018
Sale Price		$147,000	$155,000	$168,072	$137,500	$152,000
Time Adj Sale Price		$154,400	$163,800	$171,500	$147,800	$161,500
TADJSP/SQFT		$131.29	$138.34	$145.83	$119.97	$144.20
Total Adj Factors	$87,600	$95,000	$90,100	$91,100	$92,100	$87,500
Adjusted Sale Price		$147,000	$161,300	$168,000	$143,300	$161,600
Comparable Estimate	$156,200 ($136.54/SFLA)					

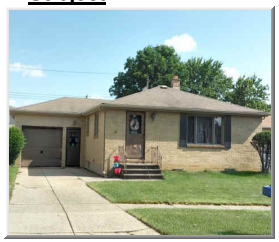
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-19	125.08-6-38	114.20-7-12	114.20-5-7	125.08-6-34	115.17-3-1
Owner	Taboni Peter A And	Jewell, Joyelle M	Imhof, Donald G Jr	Moran, James P III	Bracikowski, Rachel L	Stubley, Ryan J
Address	40 Davidson Dr	66 Bory Dr	58 Sherry Dr	62 Davidson Dr	82 Bory Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 135	60 x 120	75 x 110	50 x 135	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1972 / 0	1971 / 0	1975 / 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1176	1176	1184	1232	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 0	0 400	0 600	0 475
SFLA	1176	1176	1184	1232	1176	1120
Att/Det Gar Sqft	294	294	308	294	480	308
Prior Land	$15,800					
Prior Total	$122,000					
Comp Land Estimate	$16,700	$18,400	$20,400	$21,900	$18,400	$21,900
Sale Date		1/18/2019	12/21/2018	9/25/2018	10/28/2019	11/9/2018
Sale Price		$147,000	$155,000	$137,500	$168,072	$152,000
Time Adj Sale Price		$154,400	$163,800	$147,800	$171,500	$161,500
TADJSP/SQFT		$131.29	$138.34	$119.97	$145.83	$144.20
Total Adj Factors	$86,700	$95,000	$90,100	$92,100	$91,100	$87,500
Adjusted Sale Price		$146,100	$160,400	$142,400	$167,100	$160,700
Comparable Estimate	$155,300 ($132.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-11	114.20-5-7	125.08-12-25	125.08-6-34	125.08-6-38	114.20-7-12
Owner	Brado, James A	Moran, James P III	Howlader, Faruque	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr
Address	43 Davidson Dr	62 Davidson Dr	698 Borden Rd	82 Bory Dr	66 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	75 x 110	50 x 158	50 x 135	50 x 135	60 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1972 / 0	1970 / 0	1971 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1252	1232	1232	1176	1176	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 300	0 600	0 800	0 0
SFLA	1252	1232	1232	1176	1176	1184
Att/Det Gar Sqft	308	294	308	480	294	308
Prior Land	$17,500					
Prior Total	$124,168					
Comp Land Estimate	$18,400	$21,900	$19,700	$18,400	$18,400	$20,400
Sale Date		9/25/2018	5/11/2018	10/28/2019	1/18/2019	12/21/2018
Sale Price		$137,500	$129,000	$168,072	$147,000	$155,000
Time Adj Sale Price		$147,800	$141,800	$171,500	$154,400	$163,800
TADJSP/SQFT		$119.97	$115.10	$145.83	$131.29	$138.34
Total Adj Factors	$90,200	$92,100	$84,500	$91,100	$95,000	$90,100
Adjusted Sale Price		$145,900	$147,500	$170,600	$149,600	$163,900
Comparable Estimate	$155,500 ($124.2/SFLA)					

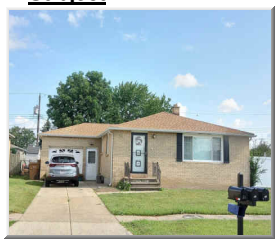
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-20	114.20-5-7	125.08-12-25	125.08-6-34	125.08-6-38	114.20-7-12
Owner	Cole, Amy L	Moran, James P III	Howlader, Faruque	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr
Address	44 Davidson Dr	62 Davidson Dr	698 Borden Rd	82 Bory Dr	66 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	75 x 110	50 x 158	50 x 135	50 x 135	60 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1972 / 0	1970 / 0	1971 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1252	1232	1232	1176	1176	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1010	0 400	0 300	0 600	0 800	0 0
SFLA	1252	1232	1232	1176	1176	1184
Att/Det Gar Sqft	294	294	308	480	294	308
Prior Land	$15,800					
Prior Total	$124,000					
Comp Land Estimate	$16,700	$21,900	$19,700	$18,400	$18,400	$20,400
Sale Date		9/25/2018	5/11/2018	10/28/2019	1/18/2019	12/21/2018
Sale Price		$137,500	$129,000	$168,072	$147,000	$155,000
Time Adj Sale Price		$147,800	$141,800	$171,500	$154,400	$163,800
TADJSP/SQFT		$119.97	$115.10	$145.83	$131.29	$138.34
Total Adj Factors	$92,500	$92,100	$84,500	$91,100	$95,000	$90,100
Adjusted Sale Price		$148,200	$149,800	$172,900	$151,900	$166,200
Comparable Estimate	$157,800 ($126.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-12	125.08-6-34	125.08-6-38	114.20-5-7	114.20-7-12	125.08-12-25
Owner	Wozniak, John A	Bracikowski, Rachel L	Jewell, Joyelle M	Moran, James P III	Imhof, Donald G Jr	Howlader, Faruque
Address	47 Davidson Dr	82 Bory Dr	66 Bory Dr	62 Davidson Dr	58 Sherry Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 135	50 x 135	75 x 110	60 x 120	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1974 / 0	1972 / 0	1975 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1176	1232	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 400	0 0	0 300
SFLA	1176	1176	1176	1232	1184	1232
Att/Det Gar Sqft	294	480	294	294	308	308
Prior Land	$17,500					
Prior Total	$123,000					
Comp Land Estimate	$18,400	$18,400	$18,400	$21,900	$20,400	$19,700
Sale Date		10/28/2019	1/18/2019	9/25/2018	12/21/2018	5/11/2018
Sale Price		$168,072	$147,000	$137,500	$155,000	$129,000
Time Adj Sale Price		$171,500	$154,400	$147,800	$163,800	$141,800
TADJSP/SQFT		$145.83	$131.29	$119.97	$138.34	$115.10
Total Adj Factors	$85,900	$91,100	$95,000	$92,100	$90,100	$84,500
Adjusted Sale Price		$166,300	$145,300	$141,600	$159,600	$143,200
Comparable Estimate	$151,200 ($128.57/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-21	125.08-6-34	125.08-6-38	114.20-5-7	114.20-7-12	125.08-12-25
Owner	Kielbasa Casimer D	Bracikowski, Rachel L	Jewell, Joyelle M	Moran, James P III	Imhof, Donald G Jr	Howlader, Faruque
Address	48 Davidson Dr	82 Bory Dr	66 Bory Dr	62 Davidson Dr	58 Sherry Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 135	50 x 135	75 x 110	60 x 120	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1974 / 0	1972 / 0	1975 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1176	1232	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 400	0 0	0 300
SFLA	1176	1176	1176	1232	1184	1232
Att/Det Gar Sqft	294	480	294	294	308	308
Prior Land	$15,800					
Prior Total	$121,000					
Comp Land Estimate	$16,700	$18,400	$18,400	$21,900	$20,400	$19,700
Sale Date		10/28/2019	1/18/2019	9/25/2018	12/21/2018	5/11/2018
Sale Price		$168,072	$147,000	$137,500	$155,000	$129,000
Time Adj Sale Price		$171,500	$154,400	$147,800	$163,800	$141,800
TADJSP/SQFT		$145.83	$131.29	$119.97	$138.34	$115.10
Total Adj Factors	$84,600	$91,100	$95,000	$92,100	$90,100	$84,500
Adjusted Sale Price		$165,000	$144,000	$140,300	$158,300	$141,900
Comparable Estimate	$149,900 ($127.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-13	125.08-6-34	125.08-6-38	114.20-5-7	114.20-7-12	125.08-12-25
Owner	Ptak, Ronald C	Bracikowski, Rachel L	Jewell, Joyelle M	Moran, James P III	Imhof, Donald G Jr	Howlader, Faruque
Address	51 Davidson Dr	82 Bory Dr	66 Bory Dr	62 Davidson Dr	58 Sherry Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 135	50 x 135	75 x 110	60 x 120	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1971 / 0	1974 / 0	1972 / 0	1975 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1176	1232	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 400	0 0	0 300
SFLA	1176	1176	1176	1232	1184	1232
Att/Det Gar Sqft	308	480	294	294	308	308
Prior Land	$17,500					
Prior Total	$122,000					
Comp Land Estimate	$18,400	$18,400	$18,400	$21,900	$20,400	$19,700
Sale Date		10/28/2019	1/18/2019	9/25/2018	12/21/2018	5/11/2018
Sale Price		$168,072	$147,000	$137,500	$155,000	$129,000
Time Adj Sale Price		$171,500	$154,400	$147,800	$163,800	$141,800
TADJSP/SQFT		$145.83	$131.29	$119.97	$138.34	$115.10
Total Adj Factors	$86,600	$91,100	$95,000	$92,100	$90,100	$84,500
Adjusted Sale Price		$167,000	$146,000	$142,300	$160,300	$143,900
Comparable Estimate	$151,900 ($129.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-6-22	125.08-6-34	125.08-6-38	114.20-5-7	114.20-7-12	125.08-12-25
Owner	Borowiak, Jeffery	Bracikowski, Rachel L	Jewell, Joyelle M	Moran, James P III	Imhof, Donald G Jr	Howlader, Faruque
Address	52 Davidson Dr	82 Bory Dr	66 Bory Dr	62 Davidson Dr	58 Sherry Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 135	50 x 135	75 x 110	60 x 120	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1974 / 0	1972 / 0	1975 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1176	1232	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 400	0 0	0 300
SFLA	1176	1176	1176	1232	1184	1232
Att/Det Gar Sqft	294	480	294	294	308	308
Prior Land	$19,100					
Prior Total	$124,000					
Comp Land Estimate	$21,900	$18,400	$18,400	$21,900	$20,400	$19,700
Sale Date		10/28/2019	1/18/2019	9/25/2018	12/21/2018	5/11/2018
Sale Price		$168,072	$147,000	$137,500	$155,000	$129,000
Time Adj Sale Price		$171,500	$154,400	$147,800	$163,800	$141,800
TADJSP/SQFT		$145.83	$131.29	$119.97	$138.34	$115.10
Total Adj Factors	$88,500	$91,100	$95,000	$92,100	$90,100	$84,500
Adjusted Sale Price		$168,900	$147,900	$144,200	$162,200	$145,800
Comparable Estimate	$153,800 ($130.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-14	125.08-6-34	125.08-6-38	114.20-5-7	114.20-7-12	125.08-12-25
Owner	Candino, Jennifer M	Bracikowski, Rachel L	Jewell, Joyelle M	Moran, James P III	Imhof, Donald G Jr	Howlader, Faruque
Address	55 Davidson Dr	82 Bory Dr	66 Bory Dr	62 Davidson Dr	58 Sherry Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 135	50 x 135	75 x 110	60 x 120	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1974 / 0	1972 / 0	1975 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1176	1232	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 400	0 0	0 300
SFLA	1176	1176	1176	1232	1184	1232
Att/Det Gar Sqft	294	480	294	294	308	308
Prior Land	$17,500					
Prior Total	$123,000					
Comp Land Estimate	$18,400	$18,400	$18,400	$21,900	$20,400	$19,700
Sale Date		10/28/2019	1/18/2019	9/25/2018	12/21/2018	5/11/2018
Sale Price		$168,072	$147,000	$137,500	$155,000	$129,000
Time Adj Sale Price		$171,500	$154,400	$147,800	$163,800	$141,800
TADJSP/SQFT		$145.83	$131.29	$119.97	$138.34	$115.10
Total Adj Factors	$86,800	$91,100	$95,000	$92,100	$90,100	$84,500
Adjusted Sale Price		$167,200	$146,200	$142,500	$160,500	$144,100
Comparable Estimate	$152,100 ($129.34/SFLA)					

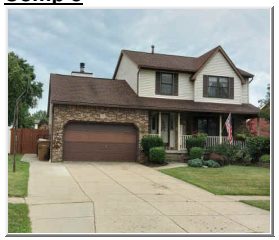
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-15	114.20-5-7	125.08-6-34	125.08-6-38	125.08-12-25	114.20-7-12
Owner	Tucci Jeremy C	Moran, James P III	Bracikowski, Rachel L	Jewell, Joyelle M	Howlader, Faruque	Imhof, Donald G Jr
Address	59 Davidson Dr	62 Davidson Dr	82 Bory Dr	66 Bory Dr	698 Borden Rd	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	75 x 110	50 x 135	50 x 135	50 x 158	60 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1970 / 0	1972 / 0	1971 / 0	1974 / 0	1970 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	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	1252	1232	1176	1176	1232	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 600	0 800	0 300	0 0
SFLA	1252	1232	1176	1176	1232	1184
Att/Det Gar Sqft	294	294	480	294	308	308
Prior Land	$17,500					
Prior Total	$123,919					
Comp Land Estimate	$18,400	$21,900	$18,400	$18,400	$19,700	$20,400
Sale Date		9/25/2018	10/28/2019	1/18/2019	5/11/2018	12/21/2018
Sale Price		$137,500	$168,072	$147,000	$129,000	$155,000
Time Adj Sale Price		$147,800	$171,500	$154,400	$141,800	$163,800
TADJSP/SQFT		$119.97	$145.83	$131.29	$115.10	$138.34
Total Adj Factors	$91,300	$92,100	$91,100	$95,000	$84,500	$90,100
Adjusted Sale Price		$147,000	$171,700	$150,700	$148,600	$165,000
Comparable Estimate	$156,600 ($125.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-7	114.20-5-7	125.08-6-38	125.08-6-34	114.20-7-12	125.08-12-25
Owner	Moran, James P III	Moran, James P III	Jewell, Joyelle M	Bracikowski, Rachel L	Imhof, Donald G Jr	Howlader, Faruque
Address	62 Davidson Dr	62 Davidson Dr	66 Bory Dr	82 Bory Dr	58 Sherry Dr	698 Borden 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 110	50 x 135	50 x 135	60 x 120	50 x 158
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1971 / 0	1975 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1176	1176	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 800	0 600	0 0	0 300
SFLA	1232	1232	1176	1176	1184	1232
Att/Det Gar Sqft	294	294	294	480	308	308
Prior Land	$19,100					
Prior Total	$127,654					
Comp Land Estimate	$21,900	$21,900	$18,400	$18,400	$20,400	$19,700
Sale Date		9/25/2018	1/18/2019	10/28/2019	12/21/2018	5/11/2018
Sale Price		$137,500	$147,000	$168,072	$155,000	$129,000
Time Adj Sale Price		$147,800	$154,400	$171,500	$163,800	$141,800
TADJSP/SQFT		$119.97	$131.29	$145.83	$138.34	$115.10
Total Adj Factors	$92,100	$92,100	$95,000	$91,100	$90,100	$84,500
Adjusted Sale Price		$147,800	$151,500	$172,500	$165,800	$149,400
Comparable Estimate	$157,400 ($127.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-16	125.08-6-38	114.20-7-12	125.08-6-34	114.20-5-7	115.17-3-1
Owner	Handzlik, Victoria	Jewell, Joyelle M	Imhof, Donald G Jr	Bracikowski, Rachel L	Moran, James P III	Stubley, Ryan J
Address	63 Davidson Dr	66 Bory Dr	58 Sherry Dr	82 Bory Dr	62 Davidson Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 135	60 x 120	50 x 135	75 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1975 / 0	1971 / 0	1972 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1189	1176	1184	1176	1232	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 0	0 600	0 400	0 475
SFLA	1189	1176	1184	1176	1232	1120
Att/Det Gar Sqft	266	294	308	480	294	308
Prior Land	$17,500					
Prior Total	$123,089					
Comp Land Estimate	$18,400	$18,400	$20,400	$18,400	$21,900	$21,900
Sale Date		1/18/2019	12/21/2018	10/28/2019	9/25/2018	11/9/2018
Sale Price		$147,000	$155,000	$168,072	$137,500	$152,000
Time Adj Sale Price		$154,400	$163,800	$171,500	$147,800	$161,500
TADJSP/SQFT		$131.29	$138.34	$145.83	$119.97	$144.20
Total Adj Factors	$86,600	$95,000	$90,100	$91,100	$92,100	$87,500
Adjusted Sale Price		$146,000	$160,300	$167,000	$142,300	$160,600
Comparable Estimate	$155,200 ($130.53/SFLA)					

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

Roll Year: 2021
Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-8	125.12-6-12	114.20-7-11	125.08-4-27	114.16-4-24	114.20-11-33
Owner	Blaszak, Stephanie L	Rounds, Megan G	Powers, Mark J	Tao, Ethan	Joseph, Travis J	Sexstone, Michael J
Address	66 Davidson Dr	89 Prince Dr	40 Sherry Dr	72 Autumnwood Dr	1432 Losson Rd	53 Cherrywood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 105	85 x 120	50 x 115	65 x 250	65 x 150
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	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1983 / 0	1971 / 0	1969 / 0	1989 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	652	884	620	912	928	1100
2nd Sty Area	1026	728	860	624	1048	822
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 252	0 0	0 0	0 200
SFLA	1678	1612	1480	1536	1976	1922
Att/Det Gar Sqft	364	220	550	418	480 720	420
Prior Land	$16,600					
Prior Total	$153,000					
Comp Land Estimate	$18,100	$17,700	$24,400	$17,100	$26,400	$23,500
Sale Date		9/11/2019	12/7/2018	10/21/2020	4/30/2018	12/6/2019
Sale Price		$195,000	$200,000	$191,000	$190,000	$235,000
Time Adj Sale Price		$199,600	$211,300	$191,000	$210,100	$238,100
TADJSP/SQFT		$123.82	$142.77	$124.35	$106.33	$123.88
Total Adj Factors	$108,700	$104,600	$109,400	$102,300	$141,700	$134,400
Adjusted Sale Price		$203,700	$210,600	$197,400	$177,100	$212,400
Comparable Estimate	$200,200 ($119.31/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-17	125.08-6-38	125.08-6-34	114.20-5-7	114.20-7-12	115.17-3-1
Owner	Nowak, James E	Jewell, Joyelle M	Bracikowski, Rachel L	Moran, James P III	Imhof, Donald G Jr	Stubley, Ryan J
Address	67 Davidson Dr	66 Bory Dr	82 Bory Dr	62 Davidson Dr	58 Sherry Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 135	50 x 135	75 x 110	60 x 120	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1971 / 0	1972 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1176	1176	1176	1232	1184	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 600	0 400	0 0	0 475
SFLA	1176	1176	1176	1232	1184	1120
Att/Det Gar Sqft	484	294	480	294	308	308
Prior Land	$17,500					
Prior Total	$129,480					
Comp Land Estimate	$18,400	$18,400	$18,400	$21,900	$20,400	$21,900
Sale Date		1/18/2019	10/28/2019	9/25/2018	12/21/2018	11/9/2018
Sale Price		$147,000	$168,072	$137,500	$155,000	$152,000
Time Adj Sale Price		$154,400	$171,500	$147,800	$163,800	$161,500
TADJSP/SQFT		$131.29	$145.83	$119.97	$138.34	$144.20
Total Adj Factors	$94,300	$95,000	$91,100	$92,100	$90,100	$87,500
Adjusted Sale Price		$153,700	$174,700	$150,000	$168,000	$168,300
Comparable Estimate	$162,900 ($138.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-9	125.08-8-5	115.17-2-35	125.08-5-17	125.08-3-17	125.08-6-34
Owner	Harling, Sharon Ann	Kessler , Michael J	Berger, John	Zywinski, John C	Oliver, Keith M	Bracikowski, Rachel L
Address	70 Davidson Dr	23 Bory Dr	90 Madeira Dr	15 Starwood Dr	107 Parwood Dr	82 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 102	62 x 110	55 x 110	50 x 110	50 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1972 / 0	1971 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	920	864	960	960	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 0	0 600
SFLA	920	920	864	960	960	1176
Att/Det Gar Sqft	308	330	308	288	286	480
Prior Land	$15,800					
Prior Total	$105,000					
Comp Land Estimate	$16,700	$16,000	$19,900	$18,100	$16,700	$18,400
Sale Date		10/29/2020	4/24/2018	6/15/2018	6/27/2018	10/28/2019
Sale Price		$160,000	$135,000	$149,000	$155,000	$168,072
Time Adj Sale Price		$160,000	$149,200	$162,900	$169,500	$171,500
TADJSP/SQFT		$173.91	$172.69	$169.69	$176.56	$145.83
Total Adj Factors	$70,400	$63,700	$70,600	$74,300	$72,300	$91,100
Adjusted Sale Price		$166,700	$149,000	$159,000	$167,600	$150,800
Comparable Estimate	$158,600 ($172.39/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-18	125.08-8-5	125.08-5-17	125.08-6-34	125.08-6-38	115.17-2-35
Owner	Malysiak, Julian T Jr	Kessler , Michael J	Zywinski, John C	Bracikowski, Rachel L	Jewell, Joyelle M	Berger, John
Address	71 Davidson Dr	23 Bory Dr	15 Starwood Dr	82 Bory Dr	66 Bory Dr	90 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 102	55 x 110	50 x 135	50 x 135	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1971 / 0	1971 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	960	920	960	1176	1176	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 0	0 0	0 600	0 800	0 352
SFLA	960	920	960	1176	1176	864
Att/Det Gar Sqft	308	330	288	480	294	308
Prior Land	$17,500					
Prior Total	$107,000					
Comp Land Estimate	$18,400	$16,000	$18,100	$18,400	$18,400	$19,900
Sale Date		10/29/2020	6/15/2018	10/28/2019	1/18/2019	4/24/2018
Sale Price		$160,000	$149,000	$168,072	$147,000	$135,000
Time Adj Sale Price		$160,000	$162,900	$171,500	$154,400	$149,200
TADJSP/SQFT		$173.91	$169.69	$145.83	$131.29	$172.69
Total Adj Factors	$73,900	$63,700	$74,300	$91,100	$95,000	$70,600
Adjusted Sale Price		$170,200	$162,500	$154,300	$133,300	$152,500
Comparable Estimate	$154,600 ($161.04/SFLA)					

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

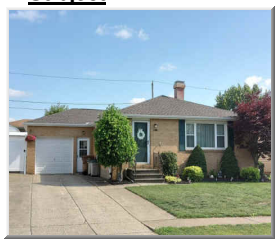
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-10	125.08-8-5	125.08-5-17	115.17-2-35	125.08-3-17	115.17-3-1
Owner	Koscielniak, Thomas	Kessler , Michael J	Zywinski, John C	Berger, John	Oliver, Keith M	Stubley, Ryan J
Address	74 Davidson Dr	23 Bory Dr	15 Starwood Dr	90 Madeira Dr	107 Parwood Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 102	55 x 110	62 x 110	50 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1971 / 0	1971 / 0	1972 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	920	960	864	960	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 352	0 0	0 475
SFLA	960	920	960	864	960	1120
Att/Det Gar Sqft	420	330	288	308	286	308
Prior Land	$16,600					
Prior Total	$107,000					
Comp Land Estimate	$18,100	$16,000	$18,100	$19,900	$16,700	$21,900
Sale Date		10/29/2020	6/15/2018	4/24/2018	6/27/2018	11/9/2018
Sale Price		$160,000	$149,000	$135,000	$155,000	$152,000
Time Adj Sale Price		$160,000	$162,900	$149,200	$169,500	$161,500
TADJSP/SQFT		$173.91	$169.69	$172.69	$176.56	$144.20
Total Adj Factors	$74,900	$63,700	$74,300	$70,600	$72,300	$87,500
Adjusted Sale Price		$171,200	$163,500	$153,500	$172,100	$148,900
Comparable Estimate	$161,800 ($168.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-19	125.12-6-12	114.20-7-11	114.16-4-24	125.08-4-27	125.12-6-25
Owner	Morganti, Nanette A	Rounds, Megan G	Powers, Mark J	Joseph, Travis J	Tao, Ethan	Helfer, Kevin J Jr
Address	75 Davidson Dr	89 Prince Dr	40 Sherry Dr	1432 Losson Rd	72 Autumnwood Dr	86 Lou Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	55 x 105	85 x 120	65 x 250	50 x 115	70 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1983 / 0	1969 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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 No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	2 / 1	2 / 0	1 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	792	884	620	928	912	1023
2nd Sty Area	988	728	860	1048	624	1086
Fin Bsmt/Fin Rec Rm	0 624	0 0	0 252	0 0	0 0	0 0
SFLA	1780	1612	1480	1976	1536	2109
Att/Det Gar Sqft	200	220	550	480 720	418	441
Prior Land	$17,500					
Prior Total	$157,000					
Comp Land Estimate	$18,400	$17,700	$24,400	$26,400	$17,100	$20,600
Sale Date		9/11/2019	12/7/2018	4/30/2018	10/21/2020	11/20/2018
Sale Price		$195,000	$200,000	$190,000	$191,000	$198,000
Time Adj Sale Price		$199,600	$211,300	$210,100	$191,000	$210,400
TADJSP/SQFT		$123.82	$142.77	$106.33	$124.35	$99.76
Total Adj Factors	$124,500	$104,600	$109,400	$141,700	$102,300	$136,900
Adjusted Sale Price		$219,500	$226,400	$192,900	$213,200	$198,000
Comparable Estimate	$210,000 ($117.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-11	125.08-8-5	125.08-5-17	115.17-2-35	125.08-6-34	115.17-3-1
Owner	Graff, Patricia A	Kessler , Michael J	Zywinski, John C	Berger, John	Bracikowski, Rachel L	Stubley, Ryan J
Address	78 Davidson Dr	23 Bory Dr	15 Starwood Dr	90 Madeira Dr	82 Bory Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 102	55 x 110	62 x 110	50 x 135	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1972 / 0	1971 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	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	920	960	864	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 352	0 600	0 475
SFLA	960	920	960	864	1176	1120
Att/Det Gar Sqft	538	330	288	308	480	308
Prior Land	$15,800					
Prior Total	$113,000					
Comp Land Estimate	$16,700	$16,000	$18,100	$19,900	$18,400	$21,900
Sale Date		10/29/2020	6/15/2018	4/24/2018	10/28/2019	11/9/2018
Sale Price		$160,000	$149,000	$135,000	$168,072	$152,000
Time Adj Sale Price		$160,000	$162,900	$149,200	$171,500	$161,500
TADJSP/SQFT		$173.91	$169.69	$172.69	$145.83	$144.20
Total Adj Factors	$80,700	$63,700	$74,300	$70,600	$91,100	$87,500
Adjusted Sale Price		$177,000	$169,300	$159,300	$161,100	$154,700
Comparable Estimate	$164,300 ($171.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-20	125.08-8-5	115.17-2-35	125.08-5-17	125.08-6-34	125.08-6-38
Owner	Novak, Robert S	Kessler , Michael J	Berger, John	Zywinski, John C	Bracikowski, Rachel L	Jewell, Joyelle M
Address	79 Davidson Dr	23 Bory Dr	90 Madeira Dr	15 Starwood Dr	82 Bory Dr	66 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 102	62 x 110	55 x 110	50 x 135	50 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1972 / 0	1971 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	922	920	864	960	1176	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 600	0 800
SFLA	922	920	864	960	1176	1176
Att/Det Gar Sqft	496	330	308	288	480	294
Prior Land	$17,500					
Prior Total	$109,000					
Comp Land Estimate	$18,400	$16,000	$19,900	$18,100	$18,400	$18,400
Sale Date		10/29/2020	4/24/2018	6/15/2018	10/28/2019	1/18/2019
Sale Price		$160,000	$135,000	$149,000	$168,072	$147,000
Time Adj Sale Price		$160,000	$149,200	$162,900	$171,500	$154,400
TADJSP/SQFT		$173.91	$172.69	$169.69	$145.83	$131.29
Total Adj Factors	$74,400	$63,700	$70,600	$74,300	$91,100	$95,000
Adjusted Sale Price		$170,700	$153,000	$163,000	$154,800	$133,800
Comparable Estimate	$155,100 ($168.22/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-12	125.08-6-34	125.08-6-38	114.20-7-12	114.20-5-7	115.17-3-1
Owner	McCarthy Darleen S	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr	Moran, James P III	Stubley, Ryan J
Address	82 Davidson Dr	82 Bory Dr	66 Bory Dr	58 Sherry Dr	62 Davidson Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 135	50 x 135	60 x 120	75 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1974 / 0	1975 / 0	1972 / 0	1975 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1176	1184	1232	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 570	0 600	0 800	0 0	0 400	0 475
SFLA	1176	1176	1176	1184	1232	1120
Att/Det Gar Sqft	294	480	294	308	294	308
Prior Land	$16,600					
Prior Total	$124,000					
Comp Land Estimate	$18,100	$18,400	$18,400	$20,400	$21,900	$21,900
Sale Date		10/28/2019	1/18/2019	12/21/2018	9/25/2018	11/9/2018
Sale Price		$168,072	$147,000	$155,000	$137,500	$152,000
Time Adj Sale Price		$171,500	$154,400	$163,800	$147,800	$161,500
TADJSP/SQFT		$145.83	$131.29	$138.34	$119.97	$144.20
Total Adj Factors	$89,200	$91,100	$95,000	$90,100	$92,100	$87,500
Adjusted Sale Price		$169,600	$148,600	$162,900	$144,900	$163,200
Comparable Estimate	$157,800 ($134.18/SFLA)					

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

Roll Year: 2021

Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-21	125.08-8-5	125.08-6-34	125.08-5-17	125.08-6-38	115.17-3-1
Owner	Roth, George A	Kessler , Michael J	Bracikowski, Rachel L	Zywinski, John C	Jewell, Joyelle M	Stubley, Ryan J
Address	83 Davidson Dr	23 Bory Dr	82 Bory Dr	15 Starwood Dr	66 Bory Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 102	50 x 135	55 x 110	50 x 135	75 x 110
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	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1971 / 0	1971 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	920	1176	960	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 800	0 475
SFLA	984	920	1176	960	1176	1120
Att/Det Gar Sqft		330	480	288	294	308
Prior Land	$17,500					
Prior Total	$104,000					
Comp Land Estimate	$18,400	$16,000	$18,400	$18,100	$18,400	$21,900
Sale Date		10/29/2020	10/28/2019	6/15/2018	1/18/2019	11/9/2018
Sale Price		$160,000	$168,072	$149,000	$147,000	$152,000
Time Adj Sale Price		$160,000	$171,500	$162,900	$154,400	$161,500
TADJSP/SQFT		$173.91	$145.83	$169.69	$131.29	$144.20
Total Adj Factors	$70,000	$63,700	$91,100	$74,300	$95,000	$87,500
Adjusted Sale Price		$166,300	$150,400	$158,600	$129,400	$144,000
Comparable Estimate	$149,700 ($152.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-13	114.20-1-23	114.20-5-7	114.20-7-12	114.20-7-18	125.08-6-38
Owner	Michalak, Suzanne M	Senior, Benjamin S	Moran, James P III	Imhof, Donald G Jr	McNaughton, Jack O	Jewell, Joyelle M
Address	86 Davidson Dr	74 Armond Ln	62 Davidson Dr	58 Sherry Dr	97 Sherry Dr	66 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	59 x 125	75 x 110	60 x 120	81 x 119	50 x 135
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	02 Brick
Year Built/Eff Yr Built	1984 / 0	1970 / 0	1972 / 0	1975 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1376	1332	1232	1184	1506	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 600	0 800
SFLA	1376	1332	1232	1184	1506	1176
Att/Det Gar Sqft	364	308	294	308	418	294
Prior Land	$15,800					
Prior Total	$134,958					
Comp Land Estimate	$16,700	$20,500	$21,900	$20,400	$23,700	$18,400
Sale Date		2/14/2020	9/25/2018	12/21/2018	11/9/2018	1/18/2019
Sale Price		$164,000	$137,500	$155,000	$169,900	$147,000
Time Adj Sale Price		$165,400	$147,800	$163,800	$180,500	$154,400
TADJSP/SQFT		$124.17	$119.97	$138.34	$119.85	$131.29
Total Adj Factors	$105,000	$97,900	$92,100	$90,100	$117,100	$95,000
Adjusted Sale Price		$172,500	$160,700	$178,700	$168,400	$164,400
Comparable Estimate	$168,900 ($122.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-22	125.12-6-12	114.20-7-11	125.08-4-27	114.16-4-24	125.12-6-25
Owner	Cefaratti Joseph	Rounds, Megan G	Powers, Mark J	Tao, Ethan	Joseph, Travis J	Helfer, Kevin J Jr
Address	87 Davidson Dr	89 Prince Dr	40 Sherry Dr	72 Autumnwood Dr	1432 Losson Rd	86 Lou Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	55 x 105	85 x 120	50 x 115	65 x 250	70 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1983 / 0	1971 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	626	884	620	912	928	1023
2nd Sty Area	999	728	860	624	1048	1086
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 252	0 0	0 0	0 0
SFLA	1625	1612	1480	1536	1976	2109
Att/Det Gar Sqft	364	220	550	418	480 720	441
Prior Land	$17,500					
Prior Total	$152,000					
Comp Land Estimate	$18,400	$17,700	$24,400	$17,100	$26,400	$20,600
Sale Date		9/11/2019	12/7/2018	10/21/2020	4/30/2018	11/20/2018
Sale Price		$195,000	$200,000	$191,000	$190,000	$198,000
Time Adj Sale Price		$199,600	$211,300	$191,000	$210,100	$210,400
TADJSP/SQFT		$123.82	$142.77	$124.35	$106.33	$99.76
Total Adj Factors	$106,300	$104,600	$109,400	$102,300	$141,700	$136,900
Adjusted Sale Price		$201,300	$208,200	$195,000	$174,700	$179,800
Comparable Estimate	$191,800 ($118.03/SFLA)					

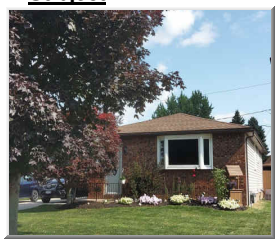
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-14	114.20-7-18	114.20-1-23	114.20-5-7	125.08-6-34	114.20-7-12
Owner	Stancampiano, Richard	McNaughton, Jack O	Senior, Benjamin S	Moran, James P III	Bracikowski, Rachel L	Imhof, Donald G Jr
Address	90 Davidson Dr	97 Sherry Dr	74 Armond Ln	62 Davidson Dr	82 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	81 x 119	59 x 125	75 x 110	50 x 135	60 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	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1972 / 0	1974 / 0	1970 / 0	1972 / 0	1971 / 0	1975 / 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1448	1506	1332	1232	1176	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 400	0 600	0 0
SFLA	1448	1506	1332	1232	1176	1184
Att/Det Gar Sqft	294	418	308	294	480	308
Prior Land	$16,600					
Prior Total	$138,000					
Comp Land Estimate	$18,100	$23,700	$20,500	$21,900	$18,400	$20,400
Sale Date		11/9/2018	2/14/2020	9/25/2018	10/28/2019	12/21/2018
Sale Price		$169,900	$164,000	$137,500	$168,072	$155,000
Time Adj Sale Price		$180,500	$165,400	$147,800	$171,500	$163,800
TADJSP/SQFT		$119.85	$124.17	$119.97	$145.83	$138.34
Total Adj Factors	$103,100	$117,100	$97,900	$92,100	$91,100	$90,100
Adjusted Sale Price		$166,500	$170,600	$158,800	$183,500	$176,800
Comparable Estimate	$171,200 ($118.23/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-23	125.08-6-34	125.08-6-38	114.20-5-7	114.20-7-12	115.17-3-1
Owner	Justen, Gregory C Jr	Bracikowski, Rachel L	Jewell, Joyelle M	Moran, James P III	Imhof, Donald G Jr	Stubley, Ryan J
Address	91 Davidson Dr	82 Bory Dr	66 Bory Dr	62 Davidson Dr	58 Sherry Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 135	50 x 135	50 x 135	75 x 110	60 x 120	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1974 / 0	1972 / 0	1975 / 0	1975 / 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 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	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	1176	1176	1176	1232	1184	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 656	0 600	0 800	0 400	0 0	0 475
SFLA	1176	1176	1176	1232	1184	1120
Att/Det Gar Sqft	294	480	294	294	308	308
Prior Land	$18,300					
Prior Total	$126,000					
Comp Land Estimate	$20,000	$18,400	$18,400	$21,900	$20,400	$21,900
Sale Date		10/28/2019	1/18/2019	9/25/2018	12/21/2018	11/9/2018
Sale Price		$168,072	$147,000	$137,500	$155,000	$152,000
Time Adj Sale Price		$171,500	$154,400	$147,800	$163,800	$161,500
TADJSP/SQFT		$145.83	$131.29	$119.97	$138.34	$144.20
Total Adj Factors	$92,000	$91,100	$95,000	$92,100	$90,100	$87,500
Adjusted Sale Price		$172,400	$151,400	$147,700	$165,700	$166,000
Comparable Estimate	$160,600 ($136.56/SFLA)					

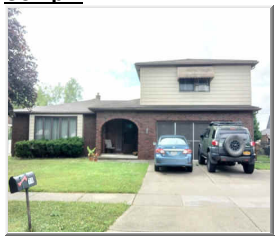
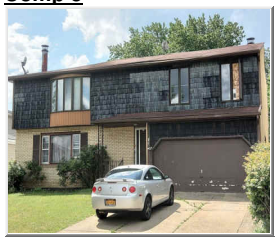
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-15	115.17-3-1	114.20-7-12	125.08-6-38	125.08-6-34	114.20-5-7
Owner	Hanel, Lori A	Stubley, Ryan J	Imhof, Donald G Jr	Jewell, Joyelle M	Bracikowski, Rachel L	Moran, James P III
Address	94 Davidson Dr	111 Madeira Dr	58 Sherry Dr	66 Bory Dr	82 Bory Dr	62 Davidson Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 110	75 x 110	60 x 120	50 x 135	50 x 135	75 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	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1975 / 0	1975 / 0	1974 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1184	1176	1176	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 0	0 800	0 600	0 400
SFLA	1144	1120	1184	1176	1176	1232
Att/Det Gar Sqft	308	308	308	294	480	294
Prior Land	$15,800					
Prior Total	$124,002					
Comp Land Estimate	$16,700	$21,900	$20,400	$18,400	$18,400	$21,900
Sale Date		11/9/2018	12/21/2018	1/18/2019	10/28/2019	9/25/2018
Sale Price		$152,000	$155,000	$147,000	$168,072	$137,500
Time Adj Sale Price		$161,500	$163,800	$154,400	$171,500	$147,800
TADJSP/SQFT		$144.20	$138.34	$131.29	$145.83	$119.97
Total Adj Factors	$83,700	$87,500	$90,100	$95,000	$91,100	$92,100
Adjusted Sale Price		$157,700	$157,400	$143,100	$164,100	$139,400
Comparable Estimate	$152,300 ($133.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-24	125.08-6-38	125.08-6-34	114.20-7-12	114.20-5-7	115.17-3-1
Owner	Kubek, Henry P	Jewell, Joyelle M	Bracikowski, Rachel L	Imhof, Donald G Jr	Moran, James P III	Stubley, Ryan J
Address	95 Davidson Dr	66 Bory Dr	82 Bory Dr	58 Sherry Dr	62 Davidson Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 135	50 x 135	60 x 120	75 x 110	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1971 / 0	1975 / 0	1972 / 0	1975 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1176	1176	1176	1184	1232	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 800	0 600	0 0	0 400	0 475
SFLA	1176	1176	1176	1184	1232	1120
Att/Det Gar Sqft	308	294	480	308	294	308
Prior Land	$17,500					
Prior Total	$124,000					
Comp Land Estimate	$18,400	$18,400	$18,400	$20,400	$21,900	$21,900
Sale Date		1/18/2019	10/28/2019	12/21/2018	9/25/2018	11/9/2018
Sale Price		$147,000	$168,072	$155,000	$137,500	$152,000
Time Adj Sale Price		$154,400	$171,500	$163,800	$147,800	$161,500
TADJSP/SQFT		$131.29	$145.83	$138.34	$119.97	$144.20
Total Adj Factors	$88,200	$95,000	$91,100	$90,100	$92,100	$87,500
Adjusted Sale Price		$147,600	$168,600	$161,900	$143,900	$162,200
Comparable Estimate	$156,800 ($133.33/SFLA)					

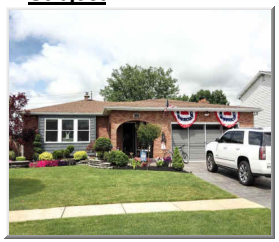
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-16	115.17-3-1	114.20-7-12	125.08-6-38	125.08-6-34	114.20-5-7
Owner	Blewett Thomas R	Stubley, Ryan J	Imhof, Donald G Jr	Jewell, Joyelle M	Bracikowski, Rachel L	Moran, James P III
Address	98 Davidson Dr	111 Madeira Dr	58 Sherry Dr	66 Bory Dr	82 Bory Dr	62 Davidson Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	75 x 110	60 x 120	50 x 135	50 x 135	75 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	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1975 / 0	1975 / 0	1974 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1184	1176	1176	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 475	0 0	0 800	0 600	0 400
SFLA	1144	1120	1184	1176	1176	1232
Att/Det Gar Sqft	352	308	308	294	480	294
Prior Land	$16,600					
Prior Total	$127,000					
Comp Land Estimate	$18,100	$21,900	$20,400	$18,400	$18,400	$21,900
Sale Date		11/9/2018	12/21/2018	1/18/2019	10/28/2019	9/25/2018
Sale Price		$152,000	$155,000	$147,000	$168,072	$137,500
Time Adj Sale Price		$161,500	$163,800	$154,400	$171,500	$147,800
TADJSP/SQFT		$144.20	$138.34	$131.29	$145.83	$119.97
Total Adj Factors	$94,600	$87,500	$90,100	$95,000	$91,100	$92,100
Adjusted Sale Price		$168,600	$168,300	$154,000	$175,000	$150,300
Comparable Estimate	$163,200 ($142.66/SFLA)					

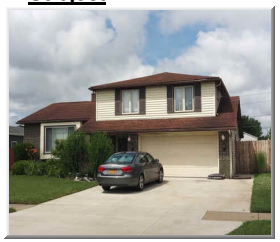
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-25	114.20-7-18	114.20-5-7	114.20-1-23	125.08-6-38	125.08-6-34
Owner	Nowak, Richard A	McNaughton, Jack O	Moran, James P III	Senior, Benjamin S	Jewell, Joyelle M	Bracikowski, Rachel L
Address	99 Davidson Dr	97 Sherry Dr	62 Davidson Dr	74 Armond Ln	66 Bory Dr	82 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 135	81 x 119	75 x 110	59 x 125	50 x 135	50 x 135
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1972 / 0	1970 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 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	1534	1506	1232	1332	1176	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 400	0 0	0 800	0 600
SFLA	1534	1506	1232	1332	1176	1176
Att/Det Gar Sqft	220	418	294	308	294	480
Prior Land	$17,500					
Prior Total	$136,000					
Comp Land Estimate	$18,400	$23,700	$21,900	$20,500	$18,400	$18,400
Sale Date		11/9/2018	9/25/2018	2/14/2020	1/18/2019	10/28/2019
Sale Price		$169,900	$137,500	$164,000	$147,000	$168,072
Time Adj Sale Price		$180,500	$147,800	$165,400	$154,400	$171,500
TADJSP/SQFT		$119.85	$119.97	$124.17	$131.29	$145.83
Total Adj Factors	$105,400	$117,100	$92,100	$97,900	$95,000	$91,100
Adjusted Sale Price		$168,800	$161,100	$172,900	$164,800	$185,800
Comparable Estimate	$170,700 ($111.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-17	115.17-3-1	114.20-7-12	125.08-6-38	125.08-6-34	115.17-3-11
Owner	Burke, Judith A	Stubley, Ryan J	Imhof, Donald G Jr	Jewell, Joyelle M	Bracikowski, Rachel L	Kuciel, Andrew
Address	106 Davidson Dr	111 Madeira Dr	58 Sherry Dr	66 Bory Dr	82 Bory Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 110	60 x 120	50 x 135	50 x 135	62 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	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1977 / 0	1975 / 0	1975 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1184	1176	1176	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 0	0 800	0 600	0 0
SFLA	1144	1120	1184	1176	1176	1092
Att/Det Gar Sqft	220	308	308	294	480	308
Prior Land	$19,100					
Prior Total	$121,000					
Comp Land Estimate	$21,900	$21,900	$20,400	$18,400	$18,400	$19,900
Sale Date		11/9/2018	12/21/2018	1/18/2019	10/28/2019	6/28/2019
Sale Price		$152,000	$155,000	$147,000	$168,072	$118,000
Time Adj Sale Price		$161,500	$163,800	$154,400	$171,500	$122,000
TADJSP/SQFT		$144.20	$138.34	$131.29	$145.83	$111.72
Total Adj Factors	$85,200	$87,500	$90,100	$95,000	$91,100	$71,400
Adjusted Sale Price		$159,200	$158,900	$144,600	$165,600	$135,800
Comparable Estimate	$152,800 ($133.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-6	125.12-7-6	125.12-7-15	114.20-1-20	114.20-1-14	114.20-3-11
Owner	Jainer, Craig W	Malinowski, James D	Cumbo, Sarah M	Larkin, Laura J	Mesko, Michael D	Chartraw, Elizabeth A
Address	4 Del Dr	31 Lou Dr	79 Lou Dr	62 Sebring Dr	40 Sebring Dr	41 Lemans 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 110	80 x 105	73 x 105	50 x 109	60 x 127	55 x 115
Building Style	05 Colonial	05 Colonial	03 Split level	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1971 / 0	1971 / 0	1972 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.0	2.0	2.0	2.0
Bedrooms	4	4	5	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1321	1332	1688	1158	1045	1176
2nd Sty Area	1081	1092	0	1204	1395	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	792 690	0 0	0 0	0 0
SFLA	2402	2424	2480	2362	2440	2380
Att/Det Gar Sqft	462	584		456	484	368
Prior Land	$19,700					
Prior Total	$173,968					
Comp Land Estimate	$22,700	$22,100	$21,000	$16,600	$21,000	$18,500
Sale Date		1/10/2018	11/26/2018	5/4/2018	6/24/2019	10/6/2020
Sale Price		$204,800	$169,500	$170,000	$201,000	$190,000
Time Adj Sale Price		$230,200	$180,100	$186,900	$207,700	$190,000
TADJSP/SQFT		$94.97	$72.62	$79.13	$85.12	$79.83
Total Adj Factors	$143,100	$147,900	$129,500	$105,400	$113,300	$101,100
Adjusted Sale Price		$225,400	$193,700	$224,600	$237,500	$232,000
Comparable Estimate	$222,600 ($92.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-7	125.12-6-39	125.12-6-25	125.12-1-51	125.12-7-24	125.12-6-22
Owner	Nicosia Alfred P Jr	Kindron, Daniel	Helfer, Kevin J Jr	Rohloff, John P	Becker, Stephen	White, Rosa A
Address	8 Del Dr	22 Lou Dr	86 Lou Dr	1076 French Rd	126 Prince Dr	102 Lou Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 114	64 x 105	70 x 105	90 x 327	63 x 105	88 x 105
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1971 / 0	1972 / 0	1968 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	5	5	4
Full/Half Baths	1 / 1	1 / 1	2 / 1	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	956	1117	1023	1353	1013	1004
2nd Sty Area	1064	1092	1086	828	1222	1266
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2020	2209	2109	2181	2235	2270
Att/Det Gar Sqft	418	399	441		380	242
Prior Land	$17,900					
Prior Total	$161,850					
Comp Land Estimate	$20,400	$19,700	$20,600	$31,900	$19,500	$23,300
Sale Date		2/2/2018	11/20/2018	6/1/2018	7/1/2020	9/1/2020
Sale Price		$179,000	$198,000	$195,500	$234,900	$255,000
Time Adj Sale Price		$200,100	$210,400	$213,700	$234,900	$255,000
TADJSP/SQFT		$90.58	$99.76	$97.98	$105.10	$112.33
Total Adj Factors	$129,800	$140,200	$136,900	$145,100	$141,600	$152,300
Adjusted Sale Price		$189,700	$203,300	$198,400	$223,100	$232,500
Comparable Estimate	$209,400 ($103.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-8	125.07-7-15	125.12-12-56	125.12-7-26	125.08-10-33	125.07-9-26
Owner	Hoch, David A II	Rydzewski, Krista	Drag, Penny Lynn	Emminger, Craig M	McLennan, Corey A	Paul, David J
Address	12 Del Dr	72 Oakwood Dr	146 Transithill Dr	118 Prince Dr	92 Oakwood Dr	138 Bronx Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	66 x 116	50 x 115	76 x 110	73 x 105	60 x 130	50 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1969 / 0	1972 / 0	1971 / 0	1967 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1548	1476	1419	1748	1418	1405
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 960	0 700
SFLA	1548	1476	1419	1748	1418	1405
Att/Det Gar Sqft	506	336	440	484	294	280
Prior Land	$18,500					
Prior Total	$143,000					
Comp Land Estimate	$21,000	$17,100	$22,000	$21,000	$21,200	$17,100
Sale Date		6/10/2019	5/14/2018	12/16/2019	6/28/2018	7/28/2020
Sale Price		$155,000	$160,000	$168,000	$168,000	$175,000
Time Adj Sale Price		$160,200	$175,900	$170,200	$183,700	$175,000
TADJSP/SQFT		$108.54	$123.96	$97.37	$129.55	$124.56
Total Adj Factors	$111,500	$104,600	$105,400	$112,100	$108,300	$97,300
Adjusted Sale Price		$167,100	$182,000	$169,600	$186,900	$189,200
Comparable Estimate	$179,000 ($115.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-9	125.12-11-16	125.12-12-43	125.08-3-23	114.20-5-18	125.08-5-12
Owner	Belsky, Natalia	Saglian, Christopher Mi	Janis, Douglas	Wedzina, Scott	Vinci, David W	Fritz, Michelle L
Address	18 Del Dr	134 Transithill Dr	94 Transithill Dr	16 Basswood Dr	154 Dubonnet Dr	24 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 117	58 x 110	61 x 110	50 x 110	67 x 142	53 x 175
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1971 / 0	1972 / 0	1972 / 0	1983 / 0	1970 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 696	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	4 Full 2	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1121	1460	1484	1133	936	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	696 0	396 0	352 0	192 300	432 0	266 0
SFLA	1817	1856	1836	1325	1368	1218
Att/Det Gar Sqft					264	
Prior Land	$18,500					
Prior Total	$145,000					
Comp Land Estimate	$21,100	$19,000	$19,700	$16,700	$23,400	$21,700
Sale Date		9/20/2018	5/8/2020	12/13/2018	10/24/2020	11/26/2018
Sale Price		$158,000	$224,000	$150,000	$180,000	$136,000
Time Adj Sale Price		$169,800	$224,700	$158,500	$180,000	$144,500
TADJSP/SQFT		$91.49	$122.39	$119.62	$131.58	$118.64
Total Adj Factors	$120,100	$111,100	$132,000	$88,800	$94,800	$83,200
Adjusted Sale Price		$178,800	$212,800	$189,800	$205,300	$181,400
Comparable Estimate	$193,600 ($106.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-10	125.12-7-26	125.12-12-56	125.12-6-37	125.07-7-15	125.08-10-33
Owner	Protas, Scott	Emminger, Craig M	Drag, Penny Lynn	Belford, Jeffery W	Rydzewski, Krista	McLennan, Corey A
Address	24 Del Dr	118 Prince Dr	146 Transithill Dr	34 Lou Dr	72 Oakwood Dr	92 Oakwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 119	73 x 105	76 x 110	85 x 105	50 x 115	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1972 / 0	1971 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1860	1748	1419	1678	1476	1418
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 960
SFLA	1860	1748	1419	1678	1476	1418
Att/Det Gar Sqft	552	484	440	440	336	294
Prior Land	$18,600					
Prior Total	$158,200					
Comp Land Estimate	$21,100	$21,000	$22,000	$22,800	$17,100	$21,200
Sale Date		12/16/2019	5/14/2018	5/11/2020	6/10/2019	6/28/2018
Sale Price		$168,000	$160,000	$232,000	$155,000	$168,000
Time Adj Sale Price		$170,200	$175,900	$232,800	$160,200	$183,700
TADJSP/SQFT		$97.37	$123.96	$138.74	$108.54	$129.55
Total Adj Factors	$128,700	$112,100	$105,400	$144,300	$104,600	$108,300
Adjusted Sale Price		$186,800	$199,200	$217,200	$184,300	$204,100
Comparable Estimate	$198,300 ($106.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-11	125.12-6-39	125.12-6-25	125.12-6-12	125.12-1-51	125.12-7-24
Owner	Demola, James D III	Kindron, Daniel	Helfer, Kevin J Jr	Rounds, Megan G	Rohloff, John P	Becker, Stephen
Address	28 Del Dr	22 Lou Dr	86 Lou Dr	89 Prince Dr	1076 French Rd	126 Prince Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	64 x 105	70 x 105	55 x 105	90 x 327	63 x 105
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1972 / 0	1972 / 0	1968 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	5	5
Full/Half Baths	1 / 1	1 / 1	2 / 1	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	975	1117	1023	884	1353	1013
2nd Sty Area	924	1092	1086	728	828	1222
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1899	2209	2109	1612	2181	2235
Att/Det Gar Sqft	418	399	441	220		380
Prior Land	$18,000					
Prior Total	$159,360					
Comp Land Estimate	$20,400	$19,700	$20,600	$17,700	$31,900	$19,500
Sale Date		2/2/2018	11/20/2018	9/11/2019	6/1/2018	7/1/2020
Sale Price		$179,000	$198,000	$195,000	$195,500	$234,900
Time Adj Sale Price		$200,100	$210,400	$199,600	$213,700	$234,900
TADJSP/SQFT		$90.58	$99.76	$123.82	$97.98	$105.10
Total Adj Factors	$122,700	$140,200	$136,900	$104,600	$145,100	$141,600
Adjusted Sale Price		$182,600	$196,200	$217,700	$191,300	$216,000
Comparable Estimate	$200,800 ($105.74/SFLA)					

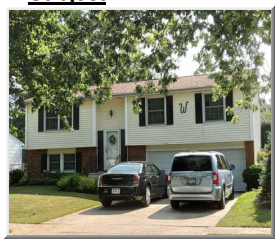
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.12-5-12	125.12-11-16	125.07-7-10	125.08-11-22	125.12-12-43	125.08-3-23
Owner	Jakubik, Carol A	Saglian, Christopher Mi	Finkle, Ann	Poules, Thomas E	Janis, Douglas	Wedzina, Scott
Address	32 Del Dr	134 Transithill Dr	71 McKenzie Ct	30 Mckenzie Ct	94 Transithill Dr	16 Basswood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 121	58 x 110	58 x 128	60 x 138	61 x 110	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1969 / 0	1968 / 0	1972 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average 748	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / 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	5	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1
1st Sty Area	1596	1460	2342	1752	1484	1133
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	748 0	396 0	471 0	854 0	352 0	192 300
SFLA	2344	1856	2813	2606	1836	1325
Att/Det Gar Sqft						
Prior Land	$20,600					
Prior Total	$155,000					
Comp Land Estimate	$23,700	$19,000	$20,400	$21,900	$19,700	$16,700
Sale Date		9/20/2018	4/30/2019	6/14/2018	5/8/2020	12/13/2018
Sale Price		$158,000	$229,900	$240,000	$224,000	$150,000
Time Adj Sale Price		$169,800	$239,200	$262,400	$224,700	$158,500
TADJSP/SQFT		$91.49	$85.03	$100.69	$122.39	$119.62
Total Adj Factors	$152,000	$111,100	$168,000	$186,800	$132,000	$88,800
Adjusted Sale Price		$210,700	$223,200	$227,600	$244,700	$221,700
Comparable Estimate	$225,600 ($96.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.16-2-53	125.12-12-56	125.12-7-26	125.12-14-21	125.12-14-28	126.13-1-18
Owner	Wawszczyk, Elaine	Drag, Penny Lynn	Emminger, Craig M	Fishback, Harold C	Bussick, Brandon	Ruberto, Louis S
Address	6 Douglas Dr	146 Transithill Dr	118 Prince Dr	82 Suzette Dr	54 Suzette Dr	24 View 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	127	127	127	127	127	127
School Code	143007	143007	143007	146801	146801	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 132	76 x 110	73 x 105	50 x 110	52 x 110	65 x 111
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	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1971 / 0	1966 / 0	1967 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1614	1419	1748	1212	1240	1419
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 588	0 0	0 0
SFLA	1614	1419	1748	1212	1240	1419
Att/Det Gar Sqft	440	440	484	308	336	440
Prior Land	$20,800					
Prior Total	$152,000					
Comp Land Estimate	$23,900	$22,000	$21,000	$16,700	$17,300	$20,400
Sale Date		5/14/2018	12/16/2019	3/13/2020	10/31/2018	6/27/2019
Sale Price		$160,000	$168,000	$175,000	$154,000	$185,000
Time Adj Sale Price		$175,900	$170,200	$176,200	$164,600	$191,200
TADJSP/SQFT		$123.96	$97.37	$145.38	$132.74	$134.74
Total Adj Factors	$119,000	$105,400	$112,100	$91,000	$89,100	$108,800
Adjusted Sale Price		$189,500	$177,100	$204,200	$194,500	$201,400
Comparable Estimate	$193,300 ($119.76/SFLA)					

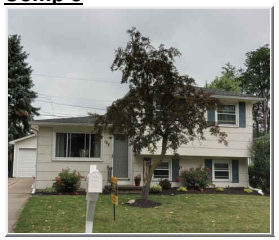
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.16-2-52	125.16-3-15	125.16-2-33	125.12-14-21	125.12-11-14	125.16-2-30
Owner	Croce, Nicholas J	Kirschner, Alexander J	Olmstead, Jasmine	Fishback, Harold C	Boldt, April M	Olewniczak, Eric R
Address	10 Douglas Dr	57 Lynnette Ct	82 Lynnette Ct	82 Suzette Dr	142 Transithill Dr	94 Lynnette 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	127	127	127	127	127	127
School Code	143007	143007	143007	146801	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 132	69 x 249	72 x 138	50 x 110	50 x 110	60 x 138
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1965 / 0	1966 / 0	1971 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 0	1 / 0	2 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1212	1164	1148
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 600	0 588	0 400	0 240
SFLA	1120	1120	1120	1212	1164	1148
Att/Det Gar Sqft	440	525	462	308	294	432
Prior Land	$19,500					
Prior Total	$120,000					
Comp Land Estimate	$22,200	$27,200	$23,900	$16,700	$16,700	$21,900
Sale Date		9/23/2019	1/24/2018	3/13/2020	7/8/2019	10/3/2018
Sale Price		$172,150	$164,000	$175,000	$149,630	$143,000
Time Adj Sale Price		$176,200	$184,300	$176,200	$154,100	$152,800
TADJSP/SQFT		$157.32	$164.55	$145.38	$132.39	$133.10
Total Adj Factors	$87,900	$94,900	$94,900	$91,000	$92,000	$89,500
Adjusted Sale Price		$169,200	$177,300	$173,100	$150,000	$151,200
Comparable Estimate	$164,200 ($146.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.16-2-50	125.12-14-21	125.16-3-15	125.12-11-14	125.12-11-18	125.16-2-33
Owner	Persons, Stephen	Fishback, Harold C	Kirschner, Alexander J	Boldt, April M	Juzdowski, Justin P	Olmstead, Jasmine
Address	11 Douglas Dr	82 Suzette Dr	57 Lynnette Ct	142 Transithill Dr	126 Transithill Dr	82 Lynnette 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	127	127	127	127	127	127
School Code	143007	146801	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 135	50 x 110	69 x 249	50 x 110	54 x 110	72 x 138
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1965 / 0	1971 / 0	1971 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 2	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	1212	1120	1164	1190	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 588	0 480	0 400	0 0	0 600
SFLA	1204	1212	1120	1164	1190	1120
Att/Det Gar Sqft	390	308	525	294	308	462
Prior Land	$19,100					
Prior Total	$122,000					
Comp Land Estimate	$21,600	$16,700	$27,200	$16,700	$17,900	$23,900
Sale Date		3/13/2020	9/23/2019	7/8/2019	12/21/2018	1/24/2018
Sale Price		$175,000	$172,150	$149,630	$150,000	$164,000
Time Adj Sale Price		$176,200	$176,200	$154,100	$158,500	$184,300
TADJSP/SQFT		$145.38	$157.32	$132.39	$133.19	$164.55
Total Adj Factors	$92,500	$91,000	$94,900	$92,000	$83,800	$94,900
Adjusted Sale Price		$177,700	$173,800	$154,600	$167,200	$181,900
Comparable Estimate	$171,000 ($142.03/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-25	115.17-2-3	114.20-4-41	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Weiss John J Jr & W	Washburn, Jaclyn K	Zou, Jin	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	8 Dubonnet Dr	93 Dubonnet Dr	98 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 111	62 x 110	60 x 110	59 x 120	50 x 121	57 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	1972 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 468	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1136	1026	924	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	468 0	360 0	912 0	324 0	324 0	442 0
SFLA	1604	1386	1836	1296	1296	1366
Att/Det Gar Sqft			400	280		308
Prior Land	$17,700					
Prior Total	$120,000					
Comp Land Estimate	$20,100	$19,900	$19,600	$20,100	$17,500	$18,200
Sale Date		7/17/2018	2/12/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$155,000	$166,500	$174,900	$143,000	$151,500
Time Adj Sale Price		$168,500	$186,100	$176,100	$156,300	$161,900
TADJSP/SQFT		$121.57	$101.36	$135.88	$120.60	$118.52
Total Adj Factors	$94,600	$91,100	$104,300	$84,200	$74,800	$84,700
Adjusted Sale Price		$172,000	$176,400	$186,500	$176,100	$171,800
Comparable Estimate	$176,600 ($110.1/SFLA)					

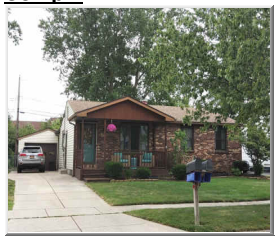
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-24	114.20-7-11	125.12-6-12	125.08-8-40	125.08-4-27	114.16-4-24
Owner	Enser Sharon A	Powers, Mark J	Rounds, Megan G	Davis, Cory R	Tao, Ethan	Joseph, Travis J
Address	12 Dubonnet Dr	40 Sherry Dr	89 Prince Dr	591 Borden Rd	72 Autumnwood Dr	1432 Losson 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 112	85 x 120	55 x 105	60 x 150	50 x 115	65 x 250
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1972 / 0	1987 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	766	620	884	612	912	928
2nd Sty Area	567	860	728	624	624	1048
Fin Bsmt/Fin Rec Rm	0 0	0 252	0 0	0 300	0 0	0 0
SFLA	1333	1480	1612	1236	1536	1976
Att/Det Gar Sqft	400	550	220	400	418	480 720
Prior Land	$18,000					
Prior Total	$127,100					
Comp Land Estimate	$20,500	$24,400	$17,700	$22,600	$17,100	$26,400
Sale Date		12/7/2018	9/11/2019	6/6/2018	10/21/2020	4/30/2018
Sale Price		$200,000	$195,000	$182,000	$191,000	$190,000
Time Adj Sale Price		$211,300	$199,600	$199,000	$191,000	$210,100
TADJSP/SQFT		$142.77	$123.82	$161.00	$124.35	$106.33
Total Adj Factors	$91,300	$109,400	$104,600	$93,300	$102,300	$141,700
Adjusted Sale Price		$193,200	$186,300	$197,000	$180,000	$159,700
Comparable Estimate	$183,200 ($137.43/SFLA)					

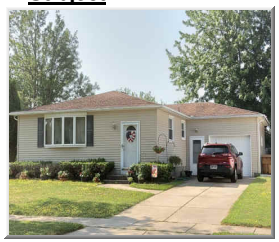
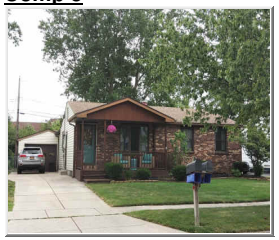
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-23	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.07-4-30
Owner	Poisson John	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Cirino, Natalee L
Address	16 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	46 x 173	67 x 142	50 x 110	53 x 175	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1984 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 340	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1000	936	1133	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	340 224	432 0	192 300	266 0	312 0	260 108
SFLA	1340	1368	1325	1218	1264	1212
Att/Det Gar Sqft		264			440	320
Prior Land	$18,100					
Prior Total	$127,156					
Comp Land Estimate	$18,900	$23,400	$16,700	$21,700	$17,900	$17,100
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$150,000	$136,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$122.44
Total Adj Factors	$95,900	$94,800	$88,800	$83,200	$88,900	$78,100
Adjusted Sale Price		$181,100	$165,600	$157,200	$153,400	$166,200
Comparable Estimate	$164,700 ($122.91/SFLA)					

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

Roll Year: 2021

Option : 127_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-22	115.17-1-22	115.17-3-11	115.17-3-1	115.17-1-7	114.20-2-41
Owner	Dingwall, Lisa	Dingwall, Lisa	Kuciel, Andrew	Stubley, Ryan J	Cavanaugh, Mary Beth	Tanner, Sally
Address	20 Dubonnet Dr	20 Dubonnet Dr	71 Madeira Dr	111 Madeira Dr	27 Benz Dr	26 Lemans Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 146	73 x 146	62 x 110	75 x 110	55 x 110	50 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1974 / 0	1975 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 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	3 Partial 0	4 Full 0
1st Sty Area	1160	1160	1092	1120	1332	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 378	0 378	0 0	0 475	0 250	0 0
SFLA	1160	1160	1092	1120	1332	1176
Att/Det Gar Sqft	440	440	308	308	400	320
Prior Land	$21,500					
Prior Total	$128,000					
Comp Land Estimate	$24,700	$24,700	$19,900	$21,900	$18,100	$19,100
Sale Date		11/29/2018	6/28/2019	11/9/2018	1/24/2020	4/4/2019
Sale Price		$150,000	$118,000	$152,000	$180,712	$145,000
Time Adj Sale Price		$159,400	$122,000	$161,500	$182,500	$150,800
TADJSP/SQFT		$137.41	$111.72	$144.20	$137.01	$128.23
Total Adj Factors	$99,900	$99,900	$71,400	$87,500	$102,100	$86,800
Adjusted Sale Price		$159,400	$150,500	$173,900	$180,300	$163,900
Comparable Estimate	$165,600 ($142.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-20	115.17-3-11	115.17-1-22	115.17-3-1	114.20-2-41	115.17-1-7
Owner	Staebell, Barry S	Kuciel, Andrew	Dingwall, Lisa	Stubley, Ryan J	Tanner, Sally	Cavanaugh, Mary Beth
Address	23 Dubonnet Dr	71 Madeira Dr	20 Dubonnet Dr	111 Madeira Dr	26 Lemans Dr	27 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 100	62 x 110	73 x 146	75 x 110	50 x 145	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1976 / 0	1975 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	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	3 Partial 0
1st Sty Area	1092	1092	1160	1120	1176	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 378	0 475	0 0	0 250
SFLA	1092	1092	1160	1120	1176	1332
Att/Det Gar Sqft	308	308	440	308	320	400
Prior Land	$12,900					
Prior Total	$115,000					
Comp Land Estimate	$20,700	$19,900	$24,700	$21,900	$19,100	$18,100
Sale Date		6/28/2019	11/29/2018	11/9/2018	4/4/2019	1/24/2020
Sale Price		$118,000	$150,000	$152,000	$145,000	$180,712
Time Adj Sale Price		$122,000	$159,400	$161,500	$150,800	$182,500
TADJSP/SQFT		$111.72	$137.41	$144.20	$128.23	$137.01
Total Adj Factors	$83,800	$71,400	$99,900	$87,500	$86,800	$102,100
Adjusted Sale Price		$134,400	$143,300	$157,800	$147,800	$164,200
Comparable Estimate	$149,500 ($136.9/SFLA)					

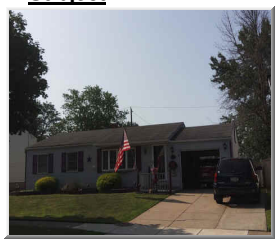
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-21	114.20-4-30	114.20-4-29	115.17-2-3	114.16-5-13	114.20-4-27
Owner	Kubiak Timothy P & Che	Godios, Eric M	Milligan, Christopher	Washburn, Jaclyn K	Lippert, Amanda L	Keenen, Thomas A
Address	24 Dubonnet Dr	56 Benz Dr	52 Benz Dr	93 Dubonnet Dr	15 Gregory Ct	44 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	61 x 114	59 x 120	50 x 121	62 x 110	57 x 105	50 x 123
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1970 / 0	1972 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	1076	972	972	1026	924	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	324 0	324 0	360 0	442 0	324 0
SFLA	1364	1296	1296	1386	1366	1296
Att/Det Gar Sqft		280			308	
Prior Land	$12,400					
Prior Total	$116,000					
Comp Land Estimate	$20,100	$20,100	$17,500	$19,900	$18,200	$17,600
Sale Date		3/3/2020	6/21/2018	7/17/2018	10/22/2018	7/1/2020
Sale Price		$174,900	$143,000	$155,000	$151,500	$123,140
Time Adj Sale Price		$176,100	$156,300	$168,500	$161,900	$123,100
TADJSP/SQFT		$135.88	$120.60	$121.57	$118.52	$94.98
Total Adj Factors	$90,200	$84,200	$74,800	$91,100	$84,700	$53,600
Adjusted Sale Price		$182,100	$171,700	$167,600	$167,400	$159,700
Comparable Estimate	$169,700 ($124.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-19	125.08-9-9	114.20-4-41	114.16-5-25.1	125.12-7-26	115.17-2-3
Owner	Brooks, Aprile M	Cushing, Wendy L	Zou, Jin	Reynolds, Corey	Emminger, Craig M	Washburn, Jaclyn K
Address	27 Dubonnet Dr	640 Borden Rd	98 Dubonnet Dr	963 Borden Rd	118 Prince Dr	93 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	152 x 283	60 x 110	100 x 217	73 x 105	62 x 110
Building Style	04 Cape cod	04 Cape cod	02 Raised ranch	04 Cape cod	01 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	1972 / 0	1943 / 0	1972 / 0	1946 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.5	1.7	1.0	1.5	1.0	1.0
Bedrooms	5	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 2
1st Sty Area	1254	900	924	820	1748	1026
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 780	912 0	0 0	0 0	360 0
SFLA	1739	1575	1836	1210	1748	1386
Att/Det Gar Sqft	269	780	400	832	484	
Prior Land	$17,300					
Prior Total	$137,500					
Comp Land Estimate	$19,600	$40,000	$19,600	$32,900	$21,000	$19,900
Sale Date		2/2/2018	2/12/2018	1/21/2020	12/16/2019	7/17/2018
Sale Price		$178,981	$166,500	$154,000	$168,000	$155,000
Time Adj Sale Price		$200,100	$186,100	$155,500	$170,200	$168,500
TADJSP/SQFT		$127.05	$101.36	$128.51	$97.37	$121.57
Total Adj Factors	$112,600	$125,100	$104,300	$94,200	$112,100	$91,100
Adjusted Sale Price		$187,600	$194,400	$173,900	$170,700	$190,000
Comparable Estimate	$183,300 ($105.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-20	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-27
Owner	Schmidt Frederick & W	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Keenen, Thomas A
Address	28 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	44 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 110	62 x 110	59 x 120	50 x 121	57 x 105	50 x 123
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 298	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1076	1026	972	972	924	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	298 0	360 0	324 0	324 0	442 0	324 0
SFLA	1374	1386	1296	1296	1366	1296
Att/Det Gar Sqft			280		308	
Prior Land	$12,400					
Prior Total	$111,300					
Comp Land Estimate	$20,000	$19,900	$20,100	$17,500	$18,200	$17,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	7/1/2020
Sale Price		$155,000	$174,900	$143,000	$151,500	$123,140
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$123,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$94.98
Total Adj Factors	$84,800	$91,100	$84,200	$74,800	$84,700	$53,600
Adjusted Sale Price		$162,200	$176,700	$166,300	$162,000	$154,300
Comparable Estimate	$164,300 ($119.58/SFLA)					

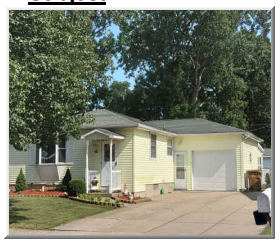
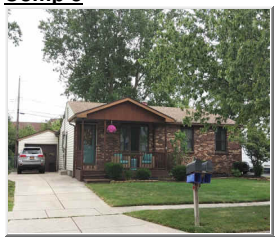
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-18	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Golas, Ronald P	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	31 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1972 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 912	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	924	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	912 0	912 0	360 0	324 0	324 0	442 0
SFLA	1836	1836	1386	1296	1296	1366
Att/Det Gar Sqft	440	400		280		308
Prior Land	$17,300					
Prior Total	$130,000					
Comp Land Estimate	$19,600	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$101,300	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$183,100	$178,700	$193,200	$182,800	$178,500
Comparable Estimate	$183,300 ($99.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-19	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-27
Owner	Steffenhagen Alan	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Keenen, Thomas A
Address	32 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	44 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 110	62 x 110	59 x 120	50 x 121	57 x 105	50 x 123
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 298	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1076	1026	972	972	924	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	298 0	360 0	324 0	324 0	442 0	324 0
SFLA	1374	1386	1296	1296	1366	1296
Att/Det Gar Sqft			280		308	
Prior Land	$12,400					
Prior Total	$110,300					
Comp Land Estimate	$20,000	$19,900	$20,100	$17,500	$18,200	$17,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	7/1/2020
Sale Price		$155,000	$174,900	$143,000	$151,500	$123,140
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$123,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$94.98
Total Adj Factors	$82,800	$91,100	$84,200	$74,800	$84,700	$53,600
Adjusted Sale Price		$160,200	$174,700	$164,300	$160,000	$152,300
Comparable Estimate	$162,300 ($118.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-17	115.17-2-35	115.17-3-11	115.17-1-22	115.17-3-1	125.08-8-5
Owner	Wojciechowski, Edward	Berger, John	Kuciel, Andrew	Dingwall, Lisa	Stubley, Ryan J	Kessler , Michael J
Address	35 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	20 Dubonnet Dr	111 Madeira Dr	23 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	62 x 110	73 x 146	75 x 110	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1976 / 0	1975 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	864	1092	1160	1120	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 378	0 475	0 0
SFLA	936	864	1092	1160	1120	920
Att/Det Gar Sqft	264	308	308	440	308	330
Prior Land	$17,300					
Prior Total	$103,000					
Comp Land Estimate	$19,600	$19,900	$19,900	$24,700	$21,900	$16,000
Sale Date		4/24/2018	6/28/2019	11/29/2018	11/9/2018	10/29/2020
Sale Price		$135,000	$118,000	$150,000	$152,000	$160,000
Time Adj Sale Price		$149,200	$122,000	$159,400	$161,500	$160,000
TADJSP/SQFT		$172.69	$111.72	$137.41	$144.20	$173.91
Total Adj Factors	$71,100	$70,600	$71,400	$99,900	$87,500	$63,700
Adjusted Sale Price		$149,700	$121,700	$130,600	$145,100	$167,400
Comparable Estimate	$142,900 ($152.67/SFLA)					

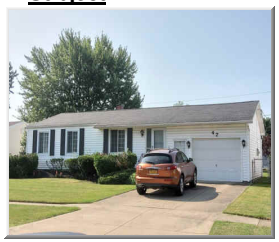
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-18	114.20-4-30	114.20-4-29	115.17-2-3	114.16-5-13	114.20-4-27
Owner	Silsby, Jeffrey W	Godios, Eric M	Milligan, Christopher	Washburn, Jaclyn K	Lippert, Amanda L	Keenen, Thomas A
Address	36 Dubonnet Dr	56 Benz Dr	52 Benz Dr	93 Dubonnet Dr	15 Gregory Ct	44 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 110	59 x 120	50 x 121	62 x 110	57 x 105	50 x 123
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1970 / 0	1972 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 298	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	992	972	972	1026	924	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	298 0	324 0	324 0	360 0	442 0	324 0
SFLA	1290	1296	1296	1386	1366	1296
Att/Det Gar Sqft		280			308	
Prior Land	$17,600					
Prior Total	$107,000					
Comp Land Estimate	$20,000	$20,100	$17,500	$19,900	$18,200	$17,600
Sale Date		3/3/2020	6/21/2018	7/17/2018	10/22/2018	7/1/2020
Sale Price		$174,900	$143,000	$155,000	$151,500	$123,140
Time Adj Sale Price		$176,100	$156,300	$168,500	$161,900	$123,100
TADJSP/SQFT		$135.88	$120.60	$121.57	$118.52	$94.98
Total Adj Factors	$80,200	$84,200	$74,800	$91,100	$84,700	$53,600
Adjusted Sale Price		$172,100	$161,700	$157,600	$157,400	$149,700
Comparable Estimate	$159,700 ($123.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-16	115.17-2-16	115.17-2-9	115.17-2-35	125.08-6-51	115.17-3-11
Owner	Liberti, Dawn	Liberti, Dawn	Dick, Terry L	Berger, John	Ciesielski, Philip A	Kuciel, Andrew
Address	39 Dubonnet Dr	39 Dubonnet Dr	69 Dubonnet Dr	90 Madeira Dr	10 Bory Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	60 x 110	62 x 110	62 x 110	50 x 110	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1976 / 0	1972 / 0	1984 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	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	936	936	984	864	1068	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 352	0 0	0 0
SFLA	936	936	984	864	1068	1092
Att/Det Gar Sqft	576	576	286	308	364	308
Prior Land	$12,100					
Prior Total	$110,000					
Comp Land Estimate	$19,600	$19,600	$19,900	$19,900	$16,700	$19,900
Sale Date		5/27/2020	9/10/2019	4/24/2018	6/22/2018	6/28/2019
Sale Price		$176,000	$168,500	$135,000	$167,400	$118,000
Time Adj Sale Price		$176,600	$172,500	$149,200	$183,000	$122,000
TADJSP/SQFT		$188.68	$175.30	$172.69	$171.35	$111.72
Total Adj Factors	$86,300	$86,300	$97,300	$70,600	$91,800	$71,400
Adjusted Sale Price		$176,600	$161,500	$164,900	$177,500	$136,900
Comparable Estimate	$163,500 ($174.68/SFLA)					

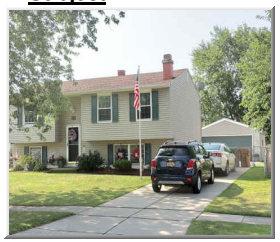
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-17	115.17-3-11	115.17-1-22	115.17-3-1	114.20-2-41	115.17-1-7
Owner	Giglio, Joseph G	Kuciel, Andrew	Dingwall, Lisa	Stubley, Ryan J	Tanner, Sally	Cavanaugh, Mary Beth
Address	40 Dubonnet Dr	71 Madeira Dr	20 Dubonnet Dr	111 Madeira Dr	26 Lemans Dr	27 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 110	62 x 110	73 x 146	75 x 110	50 x 145	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1976 / 0	1975 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	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	3 Partial 0
1st Sty Area	1092	1092	1160	1120	1176	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 378	0 475	0 0	0 250
SFLA	1092	1092	1160	1120	1176	1332
Att/Det Gar Sqft	308	308	440	308	320	400
Prior Land	$12,400					
Prior Total	$114,125					
Comp Land Estimate	$20,000	$19,900	$24,700	$21,900	$19,100	$18,100
Sale Date		6/28/2019	11/29/2018	11/9/2018	4/4/2019	1/24/2020
Sale Price		$118,000	$150,000	$152,000	$145,000	$180,712
Time Adj Sale Price		$122,000	$159,400	$161,500	$150,800	$182,500
TADJSP/SQFT		$111.72	$137.41	$144.20	$128.23	$137.01
Total Adj Factors	$82,200	$71,400	$99,900	$87,500	$86,800	$102,100
Adjusted Sale Price		$132,800	$141,700	$156,200	$146,200	$162,600
Comparable Estimate	$147,900 ($135.44/SFLA)					

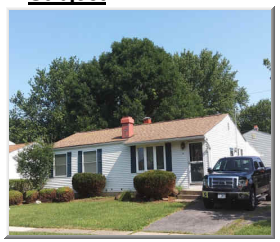
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-15	115.17-2-35	115.17-3-11	115.17-1-22	115.17-3-1	125.08-8-5
Owner	Brown, Tiffany L	Berger, John	Kuciel, Andrew	Dingwall, Lisa	Stubley, Ryan J	Kessler , Michael J
Address	43 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	20 Dubonnet Dr	111 Madeira Dr	23 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	62 x 110	73 x 146	75 x 110	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1976 / 0	1975 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	864	1092	1160	1120	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 368	0 352	0 0	0 378	0 475	0 0
SFLA	936	864	1092	1160	1120	920
Att/Det Gar Sqft	264	308	308	440	308	330
Prior Land	$12,100					
Prior Total	$105,000					
Comp Land Estimate	$19,600	$19,900	$19,900	$24,700	$21,900	$16,000
Sale Date		4/24/2018	6/28/2019	11/29/2018	11/9/2018	10/29/2020
Sale Price		$135,000	$118,000	$150,000	$152,000	$160,000
Time Adj Sale Price		$149,200	$122,000	$159,400	$161,500	$160,000
TADJSP/SQFT		$172.69	$111.72	$137.41	$144.20	$173.91
Total Adj Factors	$74,700	$70,600	$71,400	$99,900	$87,500	$63,700
Adjusted Sale Price		$153,300	$125,300	$134,200	$148,700	$171,000
Comparable Estimate	$146,500 ($156.52/SFLA)					

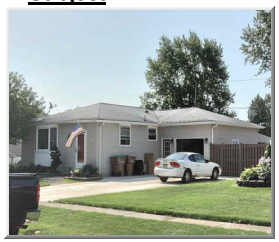
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-1-16	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.12-11-16
Owner	Skokowski, Robert J	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Saglian, Christopher Mi
Address	44 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	134 Transithill Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 110	67 x 142	50 x 110	53 x 175	53 x 115	58 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 240	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1276	936	1133	952	952	1460
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	432 0	192 300	266 0	312 0	396 0
SFLA	1516	1368	1325	1218	1264	1856
Att/Det Gar Sqft		264			440	
Prior Land	$17,600					
Prior Total	$136,000					
Comp Land Estimate	$20,000	$23,400	$16,700	$21,700	$17,900	$19,000
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2018
Sale Price		$180,000	$150,000	$136,000	$143,000	$158,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$169,800
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$91.49
Total Adj Factors	$101,700	$94,800	$88,800	$83,200	$88,900	$111,100
Adjusted Sale Price		$186,900	$171,400	$163,000	$159,200	$160,400
Comparable Estimate	$168,200 ($110.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-14	115.17-2-35	115.17-3-11	115.17-1-22	115.17-3-1	125.08-8-5
Owner	Gallo, Rosanne T	Berger, John	Kuciel, Andrew	Dingwall, Lisa	Stubley, Ryan J	Kessler , Michael J
Address	47 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	20 Dubonnet Dr	111 Madeira Dr	23 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	62 x 110	73 x 146	75 x 110	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1976 / 0	1975 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	864	1092	1160	1120	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 378	0 475	0 0
SFLA	936	864	1092	1160	1120	920
Att/Det Gar Sqft	220	308	308	440	308	330
Prior Land	$12,100					
Prior Total	$105,000					
Comp Land Estimate	$19,600	$19,900	$19,900	$24,700	$21,900	$16,000
Sale Date		4/24/2018	6/28/2019	11/29/2018	11/9/2018	10/29/2020
Sale Price		$135,000	$118,000	$150,000	$152,000	$160,000
Time Adj Sale Price		$149,200	$122,000	$159,400	$161,500	$160,000
TADJSP/SQFT		$172.69	$111.72	$137.41	$144.20	$173.91
Total Adj Factors	$72,200	$70,600	$71,400	$99,900	$87,500	$63,700
Adjusted Sale Price		$150,800	$122,800	$131,700	$146,200	$168,500
Comparable Estimate	$144,000 ($153.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-13	115.17-2-35	115.17-3-11	115.17-3-1	115.17-1-22	125.08-8-5
Owner	Jarmusz, Kenneth P	Berger, John	Kuciel, Andrew	Stubley, Ryan J	Dingwall, Lisa	Kessler , Michael J
Address	51 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	111 Madeira Dr	20 Dubonnet Dr	23 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	62 x 110	75 x 110	73 x 146	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1975 / 0	1976 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	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	936	864	1092	1120	1160	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 352	0 0	0 475	0 378	0 0
SFLA	936	864	1092	1120	1160	920
Att/Det Gar Sqft	390	308	308	308	440	330
Prior Land	$12,100					
Prior Total	$106,900					
Comp Land Estimate	$19,600	$19,900	$19,900	$21,900	$24,700	$16,000
Sale Date		4/24/2018	6/28/2019	11/9/2018	11/29/2018	10/29/2020
Sale Price		$135,000	$118,000	$152,000	$150,000	$160,000
Time Adj Sale Price		$149,200	$122,000	$161,500	$159,400	$160,000
TADJSP/SQFT		$172.69	$111.72	$144.20	$137.41	$173.91
Total Adj Factors	$75,300	$70,600	$71,400	$87,500	$99,900	$63,700
Adjusted Sale Price		$153,900	$125,900	$149,300	$134,800	$171,600
Comparable Estimate	$147,100 ($157.16/SFLA)					

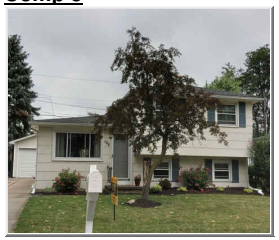
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-12	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Warden Mark J	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	57 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 110	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 468	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	924	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	468 0	360 0	324 0	324 0	442 0	912 0
SFLA	1392	1386	1296	1296	1366	1836
Att/Det Gar Sqft	480		280		308	400
Prior Land	$13,100					
Prior Total	$116,300					
Comp Land Estimate	$21,100	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$89,100	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$166,500	$181,000	$170,600	$166,300	$170,900
Comparable Estimate	$171,100 ($122.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-31	115.17-3-11	115.17-3-1	115.17-1-22	115.17-2-35	114.20-2-41
Owner	Lillis, Daniel T	Kuciel, Andrew	Stubley, Ryan J	Dingwall, Lisa	Berger, John	Tanner, Sally
Address	58 Dubonnet Dr	71 Madeira Dr	111 Madeira Dr	20 Dubonnet Dr	90 Madeira Dr	26 Lemans Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	62 x 110	75 x 110	73 x 146	62 x 110	50 x 145
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	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1092	1120	1160	864	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 475	0 378	0 352	0 0
SFLA	1040	1092	1120	1160	864	1176
Att/Det Gar Sqft	200	308	308	440	308	320
Prior Land	$13,700					
Prior Total	$111,900					
Comp Land Estimate	$21,900	$19,900	$21,900	$24,700	$19,900	$19,100
Sale Date		6/28/2019	11/9/2018	11/29/2018	4/24/2018	4/4/2019
Sale Price		$118,000	$152,000	$150,000	$135,000	$145,000
Time Adj Sale Price		$122,000	$161,500	$159,400	$149,200	$150,800
TADJSP/SQFT		$111.72	$144.20	$137.41	$172.69	$128.23
Total Adj Factors	$83,600	$71,400	$87,500	$99,900	$70,600	$86,800
Adjusted Sale Price		$134,200	$157,600	$143,100	$162,200	$147,600
Comparable Estimate	$148,900 ($143.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-11	115.17-3-11	115.17-3-1	115.17-1-22	114.20-2-41	115.17-2-35
Owner	Krzemien Renee	Kuciel, Andrew	Stubley, Ryan J	Dingwall, Lisa	Tanner, Sally	Berger, John
Address	61 Dubonnet Dr	71 Madeira Dr	111 Madeira Dr	20 Dubonnet Dr	26 Lemans Dr	90 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	75 x 110	73 x 146	50 x 145	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1975 / 0	1976 / 0	1971 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1120	1160	1176	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 475	0 378	0 0	0 352
SFLA	1092	1092	1120	1160	1176	864
Att/Det Gar Sqft	308	308	308	440	320	308
Prior Land	$17,500					
Prior Total	$112,465					
Comp Land Estimate	$19,900	$19,900	$21,900	$24,700	$19,100	$19,900
Sale Date		6/28/2019	11/9/2018	11/29/2018	4/4/2019	4/24/2018
Sale Price		$118,000	$152,000	$150,000	$145,000	$135,000
Time Adj Sale Price		$122,000	$161,500	$159,400	$150,800	$149,200
TADJSP/SQFT		$111.72	$144.20	$137.41	$128.23	$172.69
Total Adj Factors	$80,200	$71,400	$87,500	$99,900	$86,800	$70,600
Adjusted Sale Price		$130,800	$154,200	$139,700	$144,200	$158,800
Comparable Estimate	$145,500 ($133.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-32	115.17-2-35	115.17-3-11	115.17-3-1	125.08-8-5	115.17-1-22
Owner	Weiss, James	Berger, John	Kuciel, Andrew	Stubley, Ryan J	Kessler , Michael J	Dingwall, Lisa
Address	62 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	111 Madeira Dr	23 Bory Dr	20 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	62 x 110	75 x 110	50 x 102	73 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1975 / 0	1971 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	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	936	864	1092	1120	920	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 475	0 0	0 378
SFLA	936	864	1092	1120	920	1160
Att/Det Gar Sqft	320	308	308	308	330	440
Prior Land	$17,300					
Prior Total	$105,000					
Comp Land Estimate	$19,600	$19,900	$19,900	$21,900	$16,000	$24,700
Sale Date		4/24/2018	6/28/2019	11/9/2018	10/29/2020	11/29/2018
Sale Price		$135,000	$118,000	$152,000	$160,000	$150,000
Time Adj Sale Price		$149,200	$122,000	$161,500	$160,000	$159,400
TADJSP/SQFT		$172.69	$111.72	$144.20	$173.91	$137.41
Total Adj Factors	$73,600	$70,600	$71,400	$87,500	$63,700	$99,900
Adjusted Sale Price		$152,200	$124,200	$147,600	$169,900	$133,100
Comparable Estimate	$145,400 ($155.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-10	115.17-2-35	115.17-3-11	115.17-3-1	115.17-1-22	125.08-8-5
Owner	Barth Charles J & W	Berger, John	Kuciel, Andrew	Stubley, Ryan J	Dingwall, Lisa	Kessler , Michael J
Address	65 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	111 Madeira Dr	20 Dubonnet Dr	23 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	62 x 110	75 x 110	73 x 146	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1972 / 0	1974 / 0	1975 / 0	1976 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	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	960	864	1092	1120	1160	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 475	0 378	0 0
SFLA	960	864	1092	1120	1160	920
Att/Det Gar Sqft	440	308	308	308	440	330
Prior Land	$12,300					
Prior Total	$112,900					
Comp Land Estimate	$19,900	$19,900	$19,900	$21,900	$24,700	$16,000
Sale Date		4/24/2018	6/28/2019	11/9/2018	11/29/2018	10/29/2020
Sale Price		$135,000	$118,000	$152,000	$150,000	$160,000
Time Adj Sale Price		$149,200	$122,000	$161,500	$159,400	$160,000
TADJSP/SQFT		$172.69	$111.72	$144.20	$137.41	$173.91
Total Adj Factors	$79,800	$70,600	$71,400	$87,500	$99,900	$63,700
Adjusted Sale Price		$158,400	$130,400	$153,800	$139,300	$176,100
Comparable Estimate	$151,600 ($157.92/SFLA)					

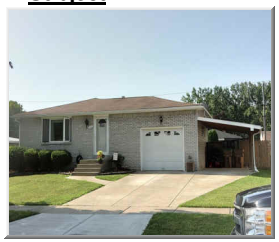
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-33	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.07-4-30
Owner	Golonka Joseph P	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Cirino, Natalee L
Address	66 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	67 x 142	50 x 110	53 x 175	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 402	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	936	936	1133	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	402 0	432 0	192 300	266 0	312 0	260 108
SFLA	1338	1368	1325	1218	1264	1212
Att/Det Gar Sqft		264			440	320
Prior Land	$17,300					
Prior Total	$122,176					
Comp Land Estimate	$19,600	$23,400	$16,700	$21,700	$17,900	$17,100
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$150,000	$136,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$122.44
Total Adj Factors	$89,900	$94,800	$88,800	$83,200	$88,900	$78,100
Adjusted Sale Price		$175,100	$159,600	$151,200	$147,400	$160,200
Comparable Estimate	$158,700 ($118.61/SFLA)					

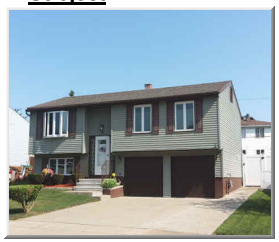
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 127_ENPM_OPTIONS

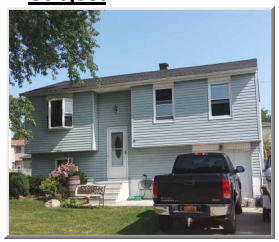
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-9	115.17-2-9	115.17-2-16	125.08-6-51	125.08-1-13	115.17-3-11
Owner	Dick, Terry L	Dick, Terry L	Liberti, Dawn	Ciesielski, Philip A	Bailey, Kathleen J	Kuciel, Andrew
Address	69 Dubonnet Dr	69 Dubonnet Dr	39 Dubonnet Dr	10 Bory Dr	80 Castlewood Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	60 x 110	50 x 110	50 x 111	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1972 / 0	1984 / 0	1975 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
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	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 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	984	984	936	1068	1024	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	984	984	936	1068	1024	1092
Att/Det Gar Sqft	286	286	576	364	352	308
Prior Land	$12,300					
Prior Total	$115,000					
Comp Land Estimate	$19,900	$19,900	$19,600	$16,700	$16,800	$19,900
Sale Date		9/10/2019	5/27/2020	6/22/2018	8/27/2020	6/28/2019
Sale Price		$168,500	$176,000	$167,400	$204,000	$118,000
Time Adj Sale Price		$172,500	$176,600	$183,000	$204,000	$122,000
TADJSP/SQFT		$175.30	$188.68	$171.35	$199.22	$111.72
Total Adj Factors	$97,300	$97,300	$86,300	$91,800	$101,900	$71,400
Adjusted Sale Price		$172,500	$187,600	$188,500	$199,400	$147,900
Comparable Estimate	$179,200 ($182.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-34	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Burgio Edward A & W	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	70 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1970 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 470	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1248	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	470 0	912 0	360 0	324 0	324 0	442 0
SFLA	1718	1836	1386	1296	1296	1366
Att/Det Gar Sqft		400		280		308
Prior Land	$17,400					
Prior Total	$135,000					
Comp Land Estimate	$19,600	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$103,200	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$185,000	$180,600	$195,100	$184,700	$180,400
Comparable Estimate	$185,200 ($107.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-8	115.17-3-11	115.17-2-35	115.17-3-1	115.17-1-22	114.20-7-12
Owner	Bundschuh , William	Kuciel, Andrew	Berger, John	Stubley, Ryan J	Dingwall, Lisa	Imhof, Donald G Jr
Address	73 Dubonnet Dr	71 Madeira Dr	90 Madeira Dr	111 Madeira Dr	20 Dubonnet Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	62 x 110	75 x 110	73 x 146	60 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	02 Brick
Year Built/Eff Yr Built	1976 / 0	1974 / 0	1972 / 0	1975 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	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	984	1092	864	1120	1160	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 475	0 378	0 0
SFLA	984	1092	864	1120	1160	1184
Att/Det Gar Sqft	286	308	308	308	440	308
Prior Land	$12,300					
Prior Total	$111,900					
Comp Land Estimate	$19,900	$19,900	$19,900	$21,900	$24,700	$20,400
Sale Date		6/28/2019	4/24/2018	11/9/2018	11/29/2018	12/21/2018
Sale Price		$118,000	$135,000	$152,000	$150,000	$155,000
Time Adj Sale Price		$122,000	$149,200	$161,500	$159,400	$163,800
TADJSP/SQFT		$111.72	$172.69	$144.20	$137.41	$138.34
Total Adj Factors	$77,000	$71,400	$70,600	$87,500	$99,900	$90,100
Adjusted Sale Price		$127,600	$155,600	$151,000	$136,500	$150,700
Comparable Estimate	$144,300 ($146.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-35	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Kester, James L	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	74 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 450	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	1028	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	450 0	360 0	324 0	324 0	442 0	912 0
SFLA	1478	1386	1296	1296	1366	1836
Att/Det Gar Sqft			280		308	400
Prior Land	$12,100					
Prior Total	$109,700					
Comp Land Estimate	$19,600	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$86,900	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$164,300	$178,800	$168,400	$164,100	$168,700
Comparable Estimate	$168,900 ($114.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-7	115.17-2-35	115.17-3-11	115.17-3-1	125.08-8-5	114.20-2-41
Owner	Weidman, Michael J	Berger, John	Kuciel, Andrew	Stubley, Ryan J	Kessler , Michael J	Tanner, Sally
Address	77 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	111 Madeira Dr	23 Bory Dr	26 Lemans Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	62 x 110	75 x 110	50 x 102	50 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1975 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	864	1092	1120	920	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 475	0 0	0 0
SFLA	936	864	1092	1120	920	1176
Att/Det Gar Sqft	264	308	308	308	330	320
Prior Land	$12,300					
Prior Total	$105,000					
Comp Land Estimate	$19,900	$19,900	$19,900	$21,900	$16,000	$19,100
Sale Date		4/24/2018	6/28/2019	11/9/2018	10/29/2020	4/4/2019
Sale Price		$135,000	$118,000	$152,000	$160,000	$145,000
Time Adj Sale Price		$149,200	$122,000	$161,500	$160,000	$150,800
TADJSP/SQFT		$172.69	$111.72	$144.20	$173.91	$128.23
Total Adj Factors	$73,000	$70,600	$71,400	$87,500	$63,700	$86,800
Adjusted Sale Price		$151,600	$123,600	$147,000	$169,300	$137,000
Comparable Estimate	$145,700 ($155.66/SFLA)					

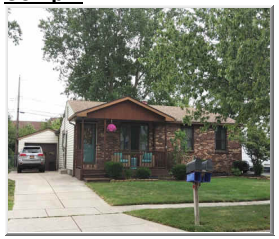
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-36	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Kramer Gregory A & Vic	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	78 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	924	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	360 0	324 0	324 0	442 0	912 0
SFLA	1452	1386	1296	1296	1366	1836
Att/Det Gar Sqft			280		308	400
Prior Land	$12,100					
Prior Total	$111,300					
Comp Land Estimate	$19,600	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$88,600	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$166,000	$180,500	$170,100	$165,800	$170,400
Comparable Estimate	$170,600 ($117.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-6	115.17-2-35	115.17-3-11	115.17-3-1	115.17-1-22	114.20-7-12
Owner	Przybysz, David	Berger, John	Kuciel, Andrew	Stubley, Ryan J	Dingwall, Lisa	Imhof, Donald G Jr
Address	81 Dubonnet Dr	90 Madeira Dr	71 Madeira Dr	111 Madeira Dr	20 Dubonnet Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	62 x 110	75 x 110	73 x 146	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1976 / 0	1972 / 0	1974 / 0	1975 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	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	984	864	1092	1120	1160	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 475	0 378	0 0
SFLA	984	864	1092	1120	1160	1184
Att/Det Gar Sqft	286 598	308	308	308	440	308
Prior Land	$12,300					
Prior Total	$107,900					
Comp Land Estimate	$19,900	$19,900	$19,900	$21,900	$24,700	$20,400
Sale Date		4/24/2018	6/28/2019	11/9/2018	11/29/2018	12/21/2018
Sale Price		$135,000	$118,000	$152,000	$150,000	$155,000
Time Adj Sale Price		$149,200	$122,000	$161,500	$159,400	$163,800
TADJSP/SQFT		$172.69	$111.72	$144.20	$137.41	$138.34
Total Adj Factors	$83,100	$70,600	$71,400	$87,500	$99,900	$90,100
Adjusted Sale Price		$161,700	$133,700	$157,100	$142,600	$156,800
Comparable Estimate	$150,400 ($152.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-37	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Corritore, Patricia M	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	82 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 442	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	1028	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	442 0	360 0	324 0	324 0	442 0	912 0
SFLA	1470	1386	1296	1296	1366	1836
Att/Det Gar Sqft			280		308	400
Prior Land	$17,300					
Prior Total	$108,000					
Comp Land Estimate	$19,600	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$83,500	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$160,900	$175,400	$165,000	$160,700	$165,300
Comparable Estimate	$165,500 ($112.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-5	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Wesolowski, Jamie A	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	85 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 360	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	1026	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	360 0	360 0	324 0	324 0	442 0	912 0
SFLA	1386	1386	1296	1296	1366	1836
Att/Det Gar Sqft			280		308	400
Prior Land	$12,300					
Prior Total	$108,900					
Comp Land Estimate	$19,900	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$80,700	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$158,100	$172,600	$162,200	$157,900	$162,500
Comparable Estimate	$162,700 ($117.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-38	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	28 Navel, LLC	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	86 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1971 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 560	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1137	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	560 0	912 0	360 0	324 0	324 0	442 0
SFLA	1697	1836	1386	1296	1296	1366
Att/Det Gar Sqft	400	400		280		308
Prior Land	$17,300					
Prior Total	$148,700					
Comp Land Estimate	$19,600	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$112,700	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$194,500	$190,100	$204,600	$194,200	$189,900
Comparable Estimate	$194,700 ($114.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-4	114.20-1-23	115.17-1-7	114.20-5-7	114.20-2-41	115.17-3-1
Owner	Poplawski Dennis A	Senior, Benjamin S	Cavanaugh, Mary Beth	Moran, James P III	Tanner, Sally	Stubley, Ryan J
Address	89 Dubonnet Dr	74 Armond Ln	27 Benz Dr	62 Davidson Dr	26 Lemans Dr	111 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	59 x 125	55 x 110	75 x 110	50 x 145	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1972 / 0	1972 / 0	1971 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1332	1332	1232	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 400	0 0	0 475
SFLA	1320	1332	1332	1232	1176	1120
Att/Det Gar Sqft	264	308	400	294	320	308
Prior Land	$17,500					
Prior Total	$129,000					
Comp Land Estimate	$19,900	$20,500	$18,100	$21,900	$19,100	$21,900
Sale Date		2/14/2020	1/24/2020	9/25/2018	4/4/2019	11/9/2018
Sale Price		$164,000	$180,712	$137,500	$145,000	$152,000
Time Adj Sale Price		$165,400	$182,500	$147,800	$150,800	$161,500
TADJSP/SQFT		$124.17	$137.01	$119.97	$128.23	$144.20
Total Adj Factors	$96,900	$97,900	$102,100	$92,100	$86,800	$87,500
Adjusted Sale Price		$164,400	$177,300	$152,600	$160,900	$170,900
Comparable Estimate	$165,200 ($125.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-39	115.17-2-3	114.20-4-41	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Brown, Jeffrey M	Washburn, Jaclyn K	Zou, Jin	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	90 Dubonnet Dr	93 Dubonnet Dr	98 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	60 x 110	59 x 120	50 x 121	57 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	1971 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 400	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1144	1026	924	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	360 0	912 0	324 0	324 0	442 0
SFLA	1544	1386	1836	1296	1296	1366
Att/Det Gar Sqft			400	280		308
Prior Land	$17,300					
Prior Total	$115,000					
Comp Land Estimate	$19,600	$19,900	$19,600	$20,100	$17,500	$18,200
Sale Date		7/17/2018	2/12/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$155,000	$166,500	$174,900	$143,000	$151,500
Time Adj Sale Price		$168,500	$186,100	$176,100	$156,300	$161,900
TADJSP/SQFT		$121.57	$101.36	$135.88	$120.60	$118.52
Total Adj Factors	$96,200	$91,100	$104,300	$84,200	$74,800	$84,700
Adjusted Sale Price		$173,600	$178,000	$188,100	$177,700	$173,400
Comparable Estimate	$178,200 ($115.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-3	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Washburn, Jaclyn K	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	93 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 360	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	1026	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	360 0	360 0	324 0	324 0	442 0	912 0
SFLA	1386	1386	1296	1296	1366	1836
Att/Det Gar Sqft	400		280		308	400
Prior Land	$17,500					
Prior Total	$113,000					
Comp Land Estimate	$19,900	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$97,600	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$175,000	$189,500	$179,100	$174,800	$179,400
Comparable Estimate	$179,600 ($129.58/SFLA)					

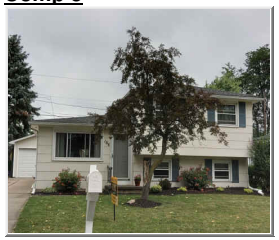
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-40	115.17-2-3	114.20-4-41	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Nikolov, Plamen V	Washburn, Jaclyn K	Zou, Jin	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	94 Dubonnet Dr	93 Dubonnet Dr	98 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	60 x 110	59 x 120	50 x 121	57 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	1971 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1268	1026	924	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	360 0	912 0	324 0	324 0	442 0
SFLA	1580	1386	1836	1296	1296	1366
Att/Det Gar Sqft			400	280		308
Prior Land	$17,300					
Prior Total	$118,000					
Comp Land Estimate	$19,600	$19,900	$19,600	$20,100	$17,500	$18,200
Sale Date		7/17/2018	2/12/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$155,000	$166,500	$174,900	$143,000	$151,500
Time Adj Sale Price		$168,500	$186,100	$176,100	$156,300	$161,900
TADJSP/SQFT		$121.57	$101.36	$135.88	$120.60	$118.52
Total Adj Factors	$96,300	$91,100	$104,300	$84,200	$74,800	$84,700
Adjusted Sale Price		$173,700	$178,100	$188,200	$177,800	$173,500
Comparable Estimate	$178,300 ($112.85/SFLA)					

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

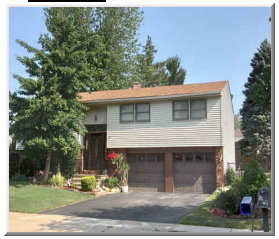
Roll Year: 2021

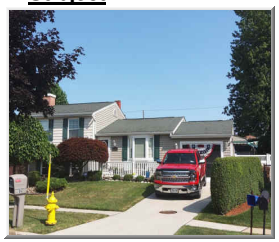
Option : 127_ENPM_OPTIONS

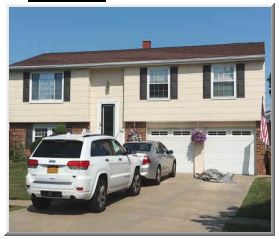


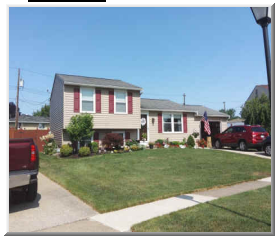
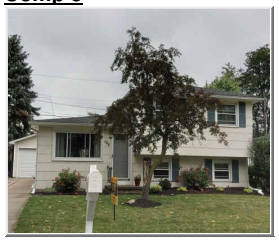
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-2	114.20-5-18	125.08-5-12	125.08-3-23	125.08-4-30	125.07-4-30
Owner	Maxwell Daniel J &	Vinci, David W	Fritz, Michelle L	Wedzina, Scott	Harrington, Lindsey	Cirino, Natalee L
Address	97 Dubonnet Dr	154 Dubonnet Dr	24 Autumnwood Dr	16 Basswood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	67 x 142	53 x 175	50 x 110	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1983 / 0	1970 / 0	1972 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 324	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	936	936	952	1133	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	324 0	432 0	266 0	192 300	312 0	260 108
SFLA	1260	1368	1218	1325	1264	1212
Att/Det Gar Sqft	264	264			440	320
Prior Land	$17,500					
Prior Total	$121,927					
Comp Land Estimate	$19,900	$23,400	$21,700	$16,700	$17,900	$17,100
Sale Date		10/24/2020	11/26/2018	12/13/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$136,000	$150,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$144,500	$158,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$118.64	$119.62	$115.82	$122.44
Total Adj Factors	$89,400	$94,800	$83,200	$88,800	$88,900	$78,100
Adjusted Sale Price		$174,600	$150,700	$159,100	$146,900	$159,700
Comparable Estimate	$158,200 ($125.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-41	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Zou, Jin	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	98 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1972 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 912	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	924	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	912 0	912 0	360 0	324 0	324 0	442 0
SFLA	1836	1836	1386	1296	1296	1366
Att/Det Gar Sqft	400	400		280		308
Prior Land	$17,300					
Prior Total	$130,000					
Comp Land Estimate	$19,600	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$104,300	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$186,100	$181,700	$196,200	$185,800	$181,500
Comparable Estimate	$186,300 ($101.47/SFLA)					

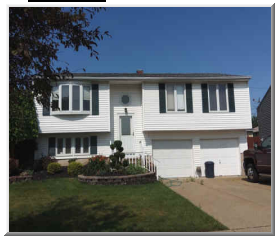
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-42	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Roycroft J James	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	102 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 110	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1972 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 576	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1130	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	912 0	360 0	324 0	324 0	442 0
SFLA	1706	1836	1386	1296	1296	1366
Att/Det Gar Sqft		400		280		308
Prior Land	$17,500					
Prior Total	$128,000					
Comp Land Estimate	$19,900	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$103,500	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$185,300	$180,900	$195,400	$185,000	$180,700
Comparable Estimate	$185,500 ($108.73/SFLA)					

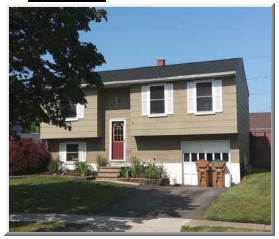
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-43	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.12-11-16
Owner	Matteson, David W	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Saglian, Christopher Mi
Address	106 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	134 Transithill Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 127	67 x 142	50 x 110	53 x 175	53 x 115	58 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 468	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1188	936	1133	952	952	1460
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	468 0	432 0	192 300	266 0	312 0	396 0
SFLA	1656	1368	1325	1218	1264	1856
Att/Det Gar Sqft	264	264			440	
Prior Land	$19,800					
Prior Total	$140,000					
Comp Land Estimate	$22,600	$23,400	$16,700	$21,700	$17,900	$19,000
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2018
Sale Price		$180,000	$150,000	$136,000	$143,000	$158,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$169,800
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$91.49
Total Adj Factors	$106,000	$94,800	$88,800	$83,200	$88,900	$111,100
Adjusted Sale Price		$191,200	$175,700	$167,300	$163,500	$164,700
Comparable Estimate	$172,500 ($104.17/SFLA)					

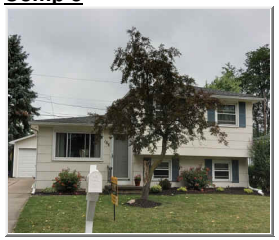
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-44	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Slocum Brian S	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	110 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 139	60 x 110	62 x 110	59 x 120	50 x 121	57 x 105
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 530	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1137	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	530 0	912 0	360 0	324 0	324 0	442 0
SFLA	1667	1836	1386	1296	1296	1366
Att/Det Gar Sqft		400		280		308
Prior Land	$20,700					
Prior Total	$125,000					
Comp Land Estimate	$23,700	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$98,500	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$180,300	$175,900	$190,400	$180,000	$175,700
Comparable Estimate	$180,500 ($108.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-45	125.08-5-12	114.20-5-18	125.08-4-30	125.08-3-23	125.07-4-30
Owner	Brown, Paul A	Fritz, Michelle L	Vinci, David W	Harrington, Lindsey	Wedzina, Scott	Cirino, Natalee L
Address	114 Dubonnet Dr	24 Autumnwood Dr	154 Dubonnet Dr	84 Autumnwood Dr	16 Basswood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 123	53 x 175	67 x 142	53 x 115	50 x 110	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1983 / 0	1971 / 0	1972 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / 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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	936	952	936	952	1133	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	266 0	432 0	312 0	192 300	260 108
SFLA	1248	1218	1368	1264	1325	1212
Att/Det Gar Sqft	264		264	440		320
Prior Land	$18,700					
Prior Total	$117,279					
Comp Land Estimate	$21,300	$21,700	$23,400	$17,900	$16,700	$17,100
Sale Date		11/26/2018	10/24/2020	9/30/2019	12/13/2018	9/20/2019
Sale Price		$136,000	$180,000	$143,000	$150,000	$145,000
Time Adj Sale Price		$144,500	$180,000	$146,400	$158,500	$148,400
TADJSP/SQFT		$118.64	$131.58	$115.82	$119.62	$122.44
Total Adj Factors	$83,800	$83,200	$94,800	$88,900	$88,800	$78,100
Adjusted Sale Price		$145,100	$169,000	$141,300	$153,500	$154,100
Comparable Estimate	$152,600 ($122.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.17-2-1	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Sarama Carolyn	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	117 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1972 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 360	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1266	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	360 0	912 0	360 0	324 0	324 0	442 0
SFLA	1626	1836	1386	1296	1296	1366
Att/Det Gar Sqft		400		280		308
Prior Land	$16,600					
Prior Total	$128,000					
Comp Land Estimate	$18,100	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$102,500	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$184,300	$179,900	$194,400	$184,000	$179,700
Comparable Estimate	$184,500 ($113.47/SFLA)					

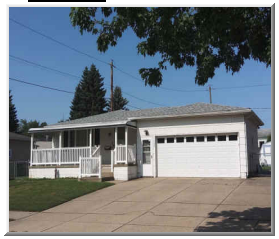
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-46	115.17-2-3	114.20-4-41	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Thomas George W	Washburn, Jaclyn K	Zou, Jin	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	118 Dubonnet Dr	93 Dubonnet Dr	98 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 112	62 x 110	60 x 110	59 x 120	50 x 121	57 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	1972 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 570	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1028	1026	924	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	570 0	360 0	912 0	324 0	324 0	442 0
SFLA	1598	1386	1836	1296	1296	1366
Att/Det Gar Sqft			400	280		308
Prior Land	$17,400					
Prior Total	$125,000					
Comp Land Estimate	$19,700	$19,900	$19,600	$20,100	$17,500	$18,200
Sale Date		7/17/2018	2/12/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$155,000	$166,500	$174,900	$143,000	$151,500
Time Adj Sale Price		$168,500	$186,100	$176,100	$156,300	$161,900
TADJSP/SQFT		$121.57	$101.36	$135.88	$120.60	$118.52
Total Adj Factors	$99,800	$91,100	$104,300	$84,200	$74,800	$84,700
Adjusted Sale Price		$177,200	$181,600	$191,700	$181,300	$177,000
Comparable Estimate	$181,800 ($113.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-47	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-27
Owner	Preston, Mark D	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Keenen, Thomas A
Address	122 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	44 Benz Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 112	62 x 110	59 x 120	50 x 121	57 x 105	50 x 123
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	924	1026	972	972	924	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	360 0	324 0	324 0	442 0	324 0
SFLA	1236	1386	1296	1296	1366	1296
Att/Det Gar Sqft			280		308	
Prior Land	$12,100					
Prior Total	$102,900					
Comp Land Estimate	$19,700	$19,900	$20,100	$17,500	$18,200	$17,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	7/1/2020
Sale Price		$155,000	$174,900	$143,000	$151,500	$123,140
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$123,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$94.98
Total Adj Factors	$71,500	$91,100	$84,200	$74,800	$84,700	$53,600
Adjusted Sale Price		$148,900	$163,400	$153,000	$148,700	$141,000
Comparable Estimate	$151,000 ($122.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-48	125.08-5-12	114.20-5-18	125.08-3-23	125.08-4-30	125.07-4-30
Owner	Montgomery, Garry P	Fritz, Michelle L	Vinci, David W	Wedzina, Scott	Harrington, Lindsey	Cirino, Natalee L
Address	126 Dubonnet Dr	24 Autumnwood Dr	154 Dubonnet Dr	16 Basswood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	53 x 175	67 x 142	50 x 110	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1970 / 0	1983 / 0	1972 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1225	952	936	1133	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	266 0	432 0	192 300	312 0	260 108
SFLA	1225	1218	1368	1325	1264	1212
Att/Det Gar Sqft			264		440	320
Prior Land	$17,400					
Prior Total	$120,350					
Comp Land Estimate	$19,700	$21,700	$23,400	$16,700	$17,900	$17,100
Sale Date		11/26/2018	10/24/2020	12/13/2018	9/30/2019	9/20/2019
Sale Price		$136,000	$180,000	$150,000	$143,000	$145,000
Time Adj Sale Price		$144,500	$180,000	$158,500	$146,400	$148,400
TADJSP/SQFT		$118.64	$131.58	$119.62	$115.82	$122.44
Total Adj Factors	$85,500	$83,200	$94,800	$88,800	$88,900	$78,100
Adjusted Sale Price		$146,800	$170,700	$155,200	$143,000	$155,800
Comparable Estimate	$154,300 ($125.96/SFLA)					

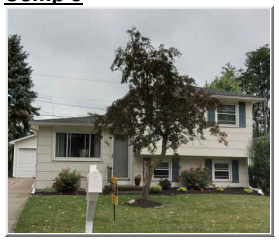
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-49	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13	114.20-4-41
Owner	Stewart Bruce D	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L	Zou, Jin
Address	130 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory Ct	98 Dubonnet Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	62 x 110	59 x 120	50 x 121	57 x 105	60 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 428	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	924	1026	972	972	924	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	428 0	360 0	324 0	324 0	442 0	912 0
SFLA	1352	1386	1296	1296	1366	1836
Att/Det Gar Sqft			280		308	400
Prior Land	$17,400					
Prior Total	$108,000					
Comp Land Estimate	$19,700	$19,900	$20,100	$17,500	$18,200	$19,600
Sale Date		7/17/2018	3/3/2020	6/21/2018	10/22/2018	2/12/2018
Sale Price		$155,000	$174,900	$143,000	$151,500	$166,500
Time Adj Sale Price		$168,500	$176,100	$156,300	$161,900	$186,100
TADJSP/SQFT		$121.57	$135.88	$120.60	$118.52	$101.36
Total Adj Factors	$86,400	$91,100	$84,200	$74,800	$84,700	$104,300
Adjusted Sale Price		$163,800	$178,300	$167,900	$163,600	$168,200
Comparable Estimate	$168,400 ($124.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-50	115.17-2-35	115.17-3-1	125.08-8-5	115.17-3-11	125.08-5-17
Owner	Russell, John A	Berger, John	Stubley, Ryan J	Kessler , Michael J	Kuciel, Andrew	Zywinski, John C
Address	134 Dubonnet Dr	90 Madeira Dr	111 Madeira Dr	23 Bory Dr	71 Madeira Dr	15 Starwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	75 x 110	50 x 102	62 x 110	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1975 / 0	1971 / 0	1974 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	864	1120	920	1092	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 475	0 0	0 0	0 0
SFLA	960	864	1120	920	1092	960
Att/Det Gar Sqft	308	308	308	330	308	288
Prior Land	$12,100					
Prior Total	$106,900					
Comp Land Estimate	$19,600	$19,900	$21,900	$16,000	$19,900	$18,100
Sale Date		4/24/2018	11/9/2018	10/29/2020	6/28/2019	6/15/2018
Sale Price		$135,000	$152,000	$160,000	$118,000	$149,000
Time Adj Sale Price		$149,200	$161,500	$160,000	$122,000	$162,900
TADJSP/SQFT		$172.69	$144.20	$173.91	$111.72	$169.69
Total Adj Factors	$73,000	$70,600	$87,500	$63,700	$71,400	$74,300
Adjusted Sale Price		$151,600	$147,000	$169,300	$123,600	$161,600
Comparable Estimate	$150,600 ($156.88/SFLA)					

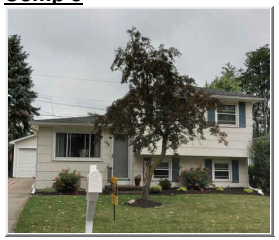
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-4-51	115.17-2-35	115.17-3-1	115.17-3-11	125.08-8-5	114.20-7-12
Owner	Innes, Catherine M	Berger, John	Stubley, Ryan J	Kuciel, Andrew	Kessler , Michael J	Imhof, Donald G Jr
Address	138 Dubonnet Dr	90 Madeira Dr	111 Madeira Dr	71 Madeira Dr	23 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 110	75 x 110	62 x 110	50 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1972 / 0	1975 / 0	1974 / 0	1971 / 0	1975 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	864	1120	1092	920	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 475	0 0	0 0	0 0
SFLA	960	864	1120	1092	920	1184
Att/Det Gar Sqft	443	308	308	308	330	308
Prior Land	$12,100					
Prior Total	$107,900					
Comp Land Estimate	$19,600	$19,900	$21,900	$19,900	$16,000	$20,400
Sale Date		4/24/2018	11/9/2018	6/28/2019	10/29/2020	12/21/2018
Sale Price		$135,000	$152,000	$118,000	$160,000	$155,000
Time Adj Sale Price		$149,200	$161,500	$122,000	$160,000	$163,800
TADJSP/SQFT		$172.69	$144.20	$111.72	$173.91	$138.34
Total Adj Factors	$76,300	$70,600	$87,500	$71,400	$63,700	$90,100
Adjusted Sale Price		$154,900	$150,300	$126,900	$172,600	$150,000
Comparable Estimate	$150,900 ($157.19/SFLA)					

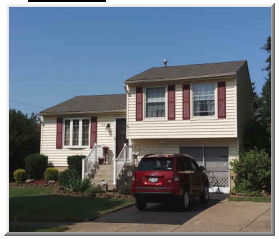
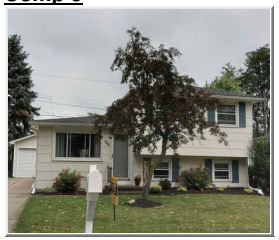
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-22	114.20-4-41	115.17-2-3	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Peplowski, Felix J	Zou, Jin	Washburn, Jaclyn K	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	141 Dubonnet Dr	98 Dubonnet Dr	93 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	67 x 150	60 x 110	62 x 110	59 x 120	50 x 121	57 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	1982 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 588	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1135	924	1026	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	588 0	912 0	360 0	324 0	324 0	442 0
SFLA	1723	1836	1386	1296	1296	1366
Att/Det Gar Sqft	624	400		280		308
Prior Land	$21,000					
Prior Total	$140,000					
Comp Land Estimate	$23,900	$19,600	$19,900	$20,100	$17,500	$18,200
Sale Date		2/12/2018	7/17/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$166,500	$155,000	$174,900	$143,000	$151,500
Time Adj Sale Price		$186,100	$168,500	$176,100	$156,300	$161,900
TADJSP/SQFT		$101.36	$121.57	$135.88	$120.60	$118.52
Total Adj Factors	$111,100	$104,300	$91,100	$84,200	$74,800	$84,700
Adjusted Sale Price		$192,900	$188,500	$203,000	$192,600	$188,300
Comparable Estimate	$193,100 ($112.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-21	115.17-3-1	115.17-3-11	114.20-7-12	115.17-2-35	125.08-6-38
Owner	Bochman, Andrzej	Stubley, Ryan J	Kuciel, Andrew	Imhof, Donald G Jr	Berger, John	Jewell, Joyelle M
Address	142 Dubonnet Dr	111 Madeira Dr	71 Madeira Dr	58 Sherry Dr	90 Madeira Dr	66 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 110	75 x 110	62 x 110	60 x 120	62 x 110	50 x 135
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	1983 / 0	1975 / 0	1974 / 0	1975 / 0	1972 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1008	1120	1092	1184	864	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 552	0 475	0 0	0 0	0 352	0 800
SFLA	1008	1120	1092	1184	864	1176
Att/Det Gar Sqft	440	308	308	308	308	294
Prior Land	$18,000					
Prior Total	$116,000					
Comp Land Estimate	$20,500	$21,900	$19,900	$20,400	$19,900	$18,400
Sale Date		11/9/2018	6/28/2019	12/21/2018	4/24/2018	1/18/2019
Sale Price		$152,000	$118,000	$155,000	$135,000	$147,000
Time Adj Sale Price		$161,500	$122,000	$163,800	$149,200	$154,400
TADJSP/SQFT		$144.20	$111.72	$138.34	$172.69	$131.29
Total Adj Factors	$82,100	$87,500	$71,400	$90,100	$70,600	$95,000
Adjusted Sale Price		$156,100	$132,700	$155,800	$160,700	$141,500
Comparable Estimate	$149,400 ($148.21/SFLA)					

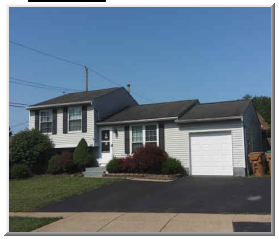
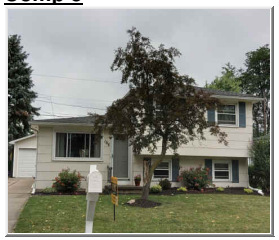
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-23	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.07-4-30
Owner	Simmers, James	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Cirino, Natalee L
Address	145 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 150	67 x 142	50 x 110	53 x 175	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1984 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	936	936	1133	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	192 300	266 0	312 0	260 108
SFLA	1368	1368	1325	1218	1264	1212
Att/Det Gar Sqft	440	264			440	320
Prior Land	$22,200					
Prior Total	$134,958					
Comp Land Estimate	$25,500	$23,400	$16,700	$21,700	$17,900	$17,100
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$150,000	$136,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$122.44
Total Adj Factors	$105,300	$94,800	$88,800	$83,200	$88,900	$78,100
Adjusted Sale Price		$190,500	$175,000	$166,600	$162,800	$175,600
Comparable Estimate	$174,100 ($127.27/SFLA)					

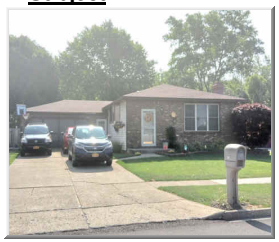
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-20	115.17-2-3	114.20-4-41	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Giardini, Robert V	Washburn, Jaclyn K	Zou, Jin	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	146 Dubonnet Dr	93 Dubonnet Dr	98 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 119	62 x 110	60 x 110	59 x 120	50 x 121	57 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	1982 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 768	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	820	1026	924	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	360 0	912 0	324 0	324 0	442 0
SFLA	1588	1386	1836	1296	1296	1366
Att/Det Gar Sqft	484		400	280		308
Prior Land	$19,900					
Prior Total	$125,000					
Comp Land Estimate	$22,900	$19,900	$19,600	$20,100	$17,500	$18,200
Sale Date		7/17/2018	2/12/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$155,000	$166,500	$174,900	$143,000	$151,500
Time Adj Sale Price		$168,500	$186,100	$176,100	$156,300	$161,900
TADJSP/SQFT		$121.57	$101.36	$135.88	$120.60	$118.52
Total Adj Factors	$99,600	$91,100	$104,300	$84,200	$74,800	$84,700
Adjusted Sale Price		$177,000	$181,400	$191,500	$181,100	$176,800
Comparable Estimate	$181,600 ($114.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-24	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.07-4-30
Owner	Zeisz Sandra L	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Cirino, Natalee L
Address	149 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 150	67 x 142	50 x 110	53 x 175	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1983 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	936	936	1133	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	192 300	266 0	312 0	260 108
SFLA	1368	1368	1325	1218	1264	1212
Att/Det Gar Sqft	480	264			440	320
Prior Land	$22,200					
Prior Total	$129,231					
Comp Land Estimate	$25,500	$23,400	$16,700	$21,700	$17,900	$17,100
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$150,000	$136,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$122.44
Total Adj Factors	$98,400	$94,800	$88,800	$83,200	$88,900	$78,100
Adjusted Sale Price		$183,600	$168,100	$159,700	$155,900	$168,700
Comparable Estimate	$167,200 ($122.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-19	114.20-5-18	125.08-5-12	125.08-3-23	125.08-4-30	125.07-4-30
Owner	Moran, Nancy S	Vinci, David W	Fritz, Michelle L	Wedzina, Scott	Harrington, Lindsey	Cirino, Natalee L
Address	150 Dubonnet Dr	154 Dubonnet Dr	24 Autumnwood Dr	16 Basswood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 131	67 x 142	53 x 175	50 x 110	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1983 / 0	1983 / 0	1970 / 0	1972 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	972	936	952	1133	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	432 0	266 0	192 300	312 0	260 108
SFLA	972	1368	1218	1325	1264	1212
Att/Det Gar Sqft		264			440	320
Prior Land	$20,900					
Prior Total	$112,050					
Comp Land Estimate	$24,000	$23,400	$21,700	$16,700	$17,900	$17,100
Sale Date		10/24/2020	11/26/2018	12/13/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$136,000	$150,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$144,500	$158,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$118.64	$119.62	$115.82	$122.44
Total Adj Factors	$74,300	$94,800	$83,200	$88,800	$88,900	$78,100
Adjusted Sale Price		$159,500	$135,600	$144,000	$131,800	$144,600
Comparable Estimate	$143,100 ($147.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-25	115.17-2-3	114.20-4-41	114.20-4-30	114.20-4-29	114.16-5-13
Owner	Simon, John	Washburn, Jaclyn K	Zou, Jin	Godios, Eric M	Milligan, Christopher	Lippert, Amanda L
Address	153 Dubonnet Dr	93 Dubonnet Dr	98 Dubonnet Dr	56 Benz Dr	52 Benz Dr	15 Gregory 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	67 x 150	62 x 110	60 x 110	59 x 120	50 x 121	57 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	1983 / 0	1972 / 0	1972 / 0	1970 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 768	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 0	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	820	1026	924	972	972	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	360 0	912 0	324 0	324 0	442 0
SFLA	1588	1386	1836	1296	1296	1366
Att/Det Gar Sqft	288		400	280		308
Prior Land	$21,000					
Prior Total	$122,000					
Comp Land Estimate	$23,900	$19,900	$19,600	$20,100	$17,500	$18,200
Sale Date		7/17/2018	2/12/2018	3/3/2020	6/21/2018	10/22/2018
Sale Price		$155,000	$166,500	$174,900	$143,000	$151,500
Time Adj Sale Price		$168,500	$186,100	$176,100	$156,300	$161,900
TADJSP/SQFT		$121.57	$101.36	$135.88	$120.60	$118.52
Total Adj Factors	$96,100	$91,100	$104,300	$84,200	$74,800	$84,700
Adjusted Sale Price		$173,500	$177,900	$188,000	$177,600	$173,300
Comparable Estimate	$178,100 ($112.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-5-18	114.20-5-18	125.08-3-23	125.08-5-12	125.08-4-30	125.07-4-30
Owner	Vinci, David W	Vinci, David W	Wedzina, Scott	Fritz, Michelle L	Harrington, Lindsey	Cirino, Natalee L
Address	154 Dubonnet Dr	154 Dubonnet Dr	16 Basswood Dr	24 Autumnwood Dr	84 Autumnwood Dr	166 Autumnwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	67 x 142	67 x 142	50 x 110	53 x 175	53 x 115	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1983 / 0	1983 / 0	1972 / 0	1970 / 0	1971 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	936	936	1133	952	952	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	432 0	192 300	266 0	312 0	260 108
SFLA	1368	1368	1325	1218	1264	1212
Att/Det Gar Sqft	264	264			440	320
Prior Land	$20,500					
Prior Total	$125,081					
Comp Land Estimate	$23,400	$23,400	$16,700	$21,700	$17,900	$17,100
Sale Date		10/24/2020	12/13/2018	11/26/2018	9/30/2019	9/20/2019
Sale Price		$180,000	$150,000	$136,000	$143,000	$145,000
Time Adj Sale Price		$180,000	$158,500	$144,500	$146,400	$148,400
TADJSP/SQFT		$131.58	$119.62	$118.64	$115.82	$122.44
Total Adj Factors	$94,800	$94,800	$88,800	$83,200	$88,900	$78,100
Adjusted Sale Price		$180,000	$164,500	$156,100	$152,300	$165,100
Comparable Estimate	$163,600 ($119.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-1	115.17-3-1	114.20-7-12	125.08-6-38	125.08-6-34	115.17-3-11
Owner	Donati, Nancy A	Stubley, Ryan J	Imhof, Donald G Jr	Jewell, Joyelle M	Bracikowski, Rachel L	Kuciel, Andrew
Address	161 Dubonnet Dr	111 Madeira Dr	58 Sherry Dr	66 Bory Dr	82 Bory Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 108	75 x 110	60 x 120	50 x 135	50 x 135	62 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	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1977 / 0	1975 / 0	1975 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1120	1184	1176	1176	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 0	0 800	0 600	0 0
SFLA	1144	1120	1184	1176	1176	1092
Att/Det Gar Sqft	484	308	308	294	480	308
Prior Land	$17,500					
Prior Total	$126,000					
Comp Land Estimate	$19,800	$21,900	$20,400	$18,400	$18,400	$19,900
Sale Date		11/9/2018	12/21/2018	1/18/2019	10/28/2019	6/28/2019
Sale Price		$152,000	$155,000	$147,000	$168,072	$118,000
Time Adj Sale Price		$161,500	$163,800	$154,400	$171,500	$122,000
TADJSP/SQFT		$144.20	$138.34	$131.29	$145.83	$111.72
Total Adj Factors	$91,500	$87,500	$90,100	$95,000	$91,100	$71,400
Adjusted Sale Price		$165,500	$165,200	$150,900	$171,900	$142,100
Comparable Estimate	$159,100 ($139.07/SFLA)					

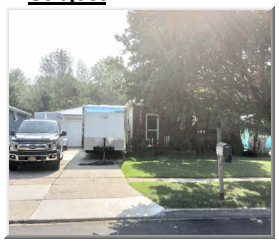
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 127_ENPM_OPTIONS

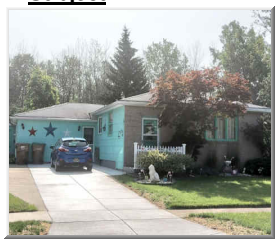
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-2	115.17-3-1	114.20-7-12	125.08-6-38	125.08-6-34	115.17-3-11
Owner	Trzyna, David D	Stubley, Ryan J	Imhof, Donald G Jr	Jewell, Joyelle M	Bracikowski, Rachel L	Kuciel, Andrew
Address	165 Dubonnet Dr	111 Madeira Dr	58 Sherry Dr	66 Bory Dr	82 Bory Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 108	75 x 110	60 x 120	50 x 135	50 x 135	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1975 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1184	1176	1176	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 0	0 800	0 600	0 0
SFLA	1144	1120	1184	1176	1176	1092
Att/Det Gar Sqft	484	308	308	294	480	308
Prior Land	$17,100					
Prior Total	$121,000					
Comp Land Estimate	$19,400	$21,900	$20,400	$18,400	$18,400	$19,900
Sale Date		11/9/2018	12/21/2018	1/18/2019	10/28/2019	6/28/2019
Sale Price		$152,000	$155,000	$147,000	$168,072	$118,000
Time Adj Sale Price		$161,500	$163,800	$154,400	$171,500	$122,000
TADJSP/SQFT		$144.20	$138.34	$131.29	$145.83	$111.72
Total Adj Factors	$85,000	$87,500	$90,100	$95,000	$91,100	$71,400
Adjusted Sale Price		$159,000	$158,700	$144,400	$165,400	$135,600
Comparable Estimate	$152,600 ($133.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-3	115.17-3-1	114.20-7-12	125.08-6-38	125.08-6-34	115.17-3-11
Owner	Pastwik, Michael H	Stubley, Ryan J	Imhof, Donald G Jr	Jewell, Joyelle M	Bracikowski, Rachel L	Kuciel, Andrew
Address	169 Dubonnet Dr	111 Madeira Dr	58 Sherry Dr	66 Bory Dr	82 Bory Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 109	75 x 110	60 x 120	50 x 135	50 x 135	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1975 / 0	1974 / 0	1971 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1184	1176	1176	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 0	0 800	0 600	0 0
SFLA	1144	1120	1184	1176	1176	1092
Att/Det Gar Sqft	484	308	308	294	480	308
Prior Land	$17,200					
Prior Total	$121,000					
Comp Land Estimate	$19,500	$21,900	$20,400	$18,400	$18,400	$19,900
Sale Date		11/9/2018	12/21/2018	1/18/2019	10/28/2019	6/28/2019
Sale Price		$152,000	$155,000	$147,000	$168,072	$118,000
Time Adj Sale Price		$161,500	$163,800	$154,400	$171,500	$122,000
TADJSP/SQFT		$144.20	$138.34	$131.29	$145.83	$111.72
Total Adj Factors	$85,100	$87,500	$90,100	$95,000	$91,100	$71,400
Adjusted Sale Price		$159,100	$158,800	$144,500	$165,500	$135,700
Comparable Estimate	$152,700 ($133.48/SFLA)					

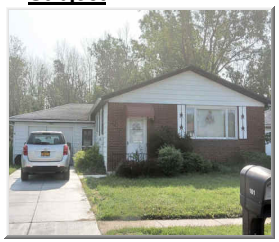
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-26	125.08-8-5	115.17-2-35	115.17-3-1	115.17-3-11	125.08-6-38
Owner	Nowak, Warren M	Kessler , Michael J	Berger, John	Stubley, Ryan J	Kuciel, Andrew	Jewell, Joyelle M
Address	172 Dubonnet Dr	23 Bory Dr	90 Madeira Dr	111 Madeira Dr	71 Madeira Dr	66 Bory Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 102	62 x 110	75 x 110	62 x 110	50 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1978 / 0	1971 / 0	1972 / 0	1975 / 0	1974 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	920	864	1120	1092	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 475	0 0	0 800
SFLA	936	920	864	1120	1092	1176
Att/Det Gar Sqft	140	330	308	308	308	294
Prior Land	$13,700					
Prior Total	$105,000					
Comp Land Estimate	$21,900	$16,000	$19,900	$21,900	$19,900	$18,400
Sale Date		10/29/2020	4/24/2018	11/9/2018	6/28/2019	1/18/2019
Sale Price		$160,000	$135,000	$152,000	$118,000	$147,000
Time Adj Sale Price		$160,000	$149,200	$161,500	$122,000	$154,400
TADJSP/SQFT		$173.91	$172.69	$144.20	$111.72	$131.29
Total Adj Factors	$75,800	$63,700	$70,600	$87,500	$71,400	$95,000
Adjusted Sale Price		$172,100	$154,400	$149,800	$126,400	$135,200
Comparable Estimate	$147,600 ($157.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-4	115.17-3-1	125.08-6-34	125.08-6-38	114.20-7-12	115.17-3-11
Owner	Oleksy Leonard N &	Stubley, Ryan J	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr	Kuciel, Andrew
Address	173 Dubonnet Dr	111 Madeira Dr	82 Bory Dr	66 Bory Dr	58 Sherry Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	75 x 110	50 x 135	50 x 135	60 x 120	62 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	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1971 / 0	1974 / 0	1975 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1176	1176	1184	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 600	0 800	0 0	0 0
SFLA	1144	1120	1176	1176	1184	1092
Att/Det Gar Sqft	484	308	480	294	308	308
Prior Land	$17,300					
Prior Total	$123,000					
Comp Land Estimate	$19,600	$21,900	$18,400	$18,400	$20,400	$19,900
Sale Date		11/9/2018	10/28/2019	1/18/2019	12/21/2018	6/28/2019
Sale Price		$152,000	$168,072	$147,000	$155,000	$118,000
Time Adj Sale Price		$161,500	$171,500	$154,400	$163,800	$122,000
TADJSP/SQFT		$144.20	$145.83	$131.29	$138.34	$111.72
Total Adj Factors	$88,400	$87,500	$91,100	$95,000	$90,100	$71,400
Adjusted Sale Price		$162,400	$168,800	$147,800	$162,100	$139,000
Comparable Estimate	$156,000 ($136.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-27	125.08-6-34	125.08-6-38	115.17-3-1	114.20-7-12	114.20-5-7
Owner	Frankowski, Brian D	Bracikowski, Rachel L	Jewell, Joyelle M	Stubley, Ryan J	Imhof, Donald G Jr	Moran, James P III
Address	176 Dubonnet Dr	82 Bory Dr	66 Bory Dr	111 Madeira Dr	58 Sherry Dr	62 Davidson Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 135	50 x 135	75 x 110	60 x 120	75 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1971 / 0	1974 / 0	1975 / 0	1975 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1154	1176	1176	1120	1184	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 475	0 0	0 400
SFLA	1154	1176	1176	1120	1184	1232
Att/Det Gar Sqft	308	480	294	308	308	294
Prior Land	$17,300					
Prior Total	$121,000					
Comp Land Estimate	$19,600	$18,400	$18,400	$21,900	$20,400	$21,900
Sale Date		10/28/2019	1/18/2019	11/9/2018	12/21/2018	9/25/2018
Sale Price		$168,072	$147,000	$152,000	$155,000	$137,500
Time Adj Sale Price		$171,500	$154,400	$161,500	$163,800	$147,800
TADJSP/SQFT		$145.83	$131.29	$144.20	$138.34	$119.97
Total Adj Factors	$86,400	$91,100	$95,000	$87,500	$90,100	$92,100
Adjusted Sale Price		$166,800	$145,800	$160,400	$160,100	$142,100
Comparable Estimate	$155,000 ($134.32/SFLA)					

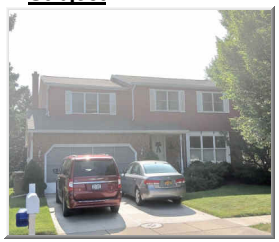
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-5	114.20-7-18	114.20-1-23	114.20-5-7	125.08-6-34	114.20-7-12
Owner	Beal, Harvey R	McNaughton, Jack O	Senior, Benjamin S	Moran, James P III	Bracikowski, Rachel L	Imhof, Donald G Jr
Address	177 Dubonnet Dr	97 Sherry Dr	74 Armond Ln	62 Davidson Dr	82 Bory Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	81 x 119	59 x 125	75 x 110	50 x 135	60 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	02 Brick
Year Built/Eff Yr Built	1976 / 0	1974 / 0	1970 / 0	1972 / 0	1971 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1496	1506	1332	1232	1176	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 400	0 600	0 0
SFLA	1496	1506	1332	1232	1176	1184
Att/Det Gar Sqft		418	308	294	480	308
Prior Land	$17,400					
Prior Total	$134,709					
Comp Land Estimate	$19,700	$23,700	$20,500	$21,900	$18,400	$20,400
Sale Date		11/9/2018	2/14/2020	9/25/2018	10/28/2019	12/21/2018
Sale Price		$169,900	$164,000	$137,500	$168,072	$155,000
Time Adj Sale Price		$180,500	$165,400	$147,800	$171,500	$163,800
TADJSP/SQFT		$119.85	$124.17	$119.97	$145.83	$138.34
Total Adj Factors	$97,000	$117,100	$97,900	$92,100	$91,100	$90,100
Adjusted Sale Price		$160,400	$164,500	$152,700	$177,400	$170,700
Comparable Estimate	$165,100 ($110.36/SFLA)					

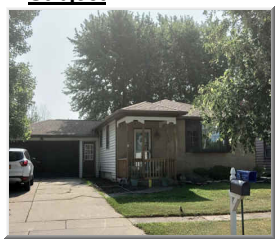
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-28	115.17-3-1	125.08-6-34	125.08-6-38	115.17-3-11	114.20-7-12
Owner	Shurmatz, Alyssa C	Stubley, Ryan J	Bracikowski, Rachel L	Jewell, Joyelle M	Kuciel, Andrew	Imhof, Donald G Jr
Address	180 Dubonnet Dr	111 Madeira Dr	82 Bory Dr	66 Bory Dr	71 Madeira Dr	58 Sherry Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 110	75 x 110	50 x 135	50 x 135	62 x 110	60 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	02 Brick
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1971 / 0	1974 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1176	1176	1092	1184
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 600	0 800	0 0	0 0
SFLA	1120	1120	1176	1176	1092	1184
Att/Det Gar Sqft	294	308	480	294	308	308
Prior Land	$17,300					
Prior Total	$123,000					
Comp Land Estimate	$19,600	$21,900	$18,400	$18,400	$19,900	$20,400
Sale Date		11/9/2018	10/28/2019	1/18/2019	6/28/2019	12/21/2018
Sale Price		$152,000	$168,072	$147,000	$118,000	$155,000
Time Adj Sale Price		$161,500	$171,500	$154,400	$122,000	$163,800
TADJSP/SQFT		$144.20	$145.83	$131.29	$111.72	$138.34
Total Adj Factors	$87,600	$87,500	$91,100	$95,000	$71,400	$90,100
Adjusted Sale Price		$161,600	$168,000	$147,000	$138,200	$161,300
Comparable Estimate	$155,200 ($138.57/SFLA)					

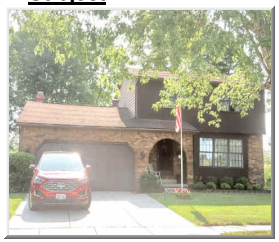
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-6	115.17-3-1	125.08-6-34	125.08-6-38	114.20-7-12	115.17-3-11
Owner	Covert, Janette J	Stubley, Ryan J	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr	Kuciel, Andrew
Address	181 Dubonnet Dr	111 Madeira Dr	82 Bory Dr	66 Bory Dr	58 Sherry Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	75 x 110	50 x 135	50 x 135	60 x 120	62 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	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1971 / 0	1974 / 0	1975 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1176	1176	1184	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 600	0 800	0 0	0 0
SFLA	1144	1120	1176	1176	1184	1092
Att/Det Gar Sqft	352	308	480	294	308	308
Prior Land	$17,000					
Prior Total	$121,000					
Comp Land Estimate	$19,700	$21,900	$18,400	$18,400	$20,400	$19,900
Sale Date		11/9/2018	10/28/2019	1/18/2019	12/21/2018	6/28/2019
Sale Price		$152,000	$168,072	$147,000	$155,000	$118,000
Time Adj Sale Price		$161,500	$171,500	$154,400	$163,800	$122,000
TADJSP/SQFT		$144.20	$145.83	$131.29	$138.34	$111.72
Total Adj Factors	$85,400	$87,500	$91,100	$95,000	$90,100	$71,400
Adjusted Sale Price		$159,400	$165,800	$144,800	$159,100	$136,000
Comparable Estimate	$153,000 ($133.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-7	115.17-3-1	125.08-6-34	125.08-6-38	114.20-7-12	115.17-3-11
Owner	Palumbo, William R	Stubley, Ryan J	Bracikowski, Rachel L	Jewell, Joyelle M	Imhof, Donald G Jr	Kuciel, Andrew
Address	185 Dubonnet Dr	111 Madeira Dr	82 Bory Dr	66 Bory Dr	58 Sherry Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 112	75 x 110	50 x 135	50 x 135	60 x 120	62 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	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1971 / 0	1974 / 0	1975 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1120	1176	1176	1184	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 475	0 600	0 800	0 0	0 0
SFLA	1144	1120	1176	1176	1184	1092
Att/Det Gar Sqft	484	308	480	294	308	308
Prior Land	$17,400					
Prior Total	$123,000					
Comp Land Estimate	$19,700	$21,900	$18,400	$18,400	$20,400	$19,900
Sale Date		11/9/2018	10/28/2019	1/18/2019	12/21/2018	6/28/2019
Sale Price		$152,000	$168,072	$147,000	$155,000	$118,000
Time Adj Sale Price		$161,500	$171,500	$154,400	$163,800	$122,000
TADJSP/SQFT		$144.20	$145.83	$131.29	$138.34	$111.72
Total Adj Factors	$87,300	$87,500	$91,100	$95,000	$90,100	$71,400
Adjusted Sale Price		$161,300	$167,700	$146,700	$161,000	$137,900
Comparable Estimate	$154,900 ($135.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-6-29	125.08-8-5	125.08-1-32	115.17-3-1	115.17-2-35	115.17-3-11
Owner	Zylinski, Darlene J	Kessler , Michael J	Ahrens, Christopher M	Stubley, Ryan J	Berger, John	Kuciel, Andrew
Address	186 Dubonnet Dr	23 Bory Dr	20 Castlewood Dr	111 Madeira Dr	90 Madeira Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 102	70 x 111	75 x 110	62 x 110	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1986 / 0	1971 / 0	1994 / 0	1975 / 0	1972 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	2	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	962	920	968	1120	864	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 475	0 352	0 0
SFLA	962	920	968	1120	864	1092
Att/Det Gar Sqft	330	330	384	308	308	308
Prior Land	$19,100					
Prior Total	$109,000					
Comp Land Estimate	$21,900	$16,000	$21,200	$21,900	$19,900	$19,900
Sale Date		10/29/2020	5/18/2020	11/9/2018	4/24/2018	6/28/2019
Sale Price		$160,000	$150,000	$152,000	$135,000	$118,000
Time Adj Sale Price		$160,000	$150,500	$161,500	$149,200	$122,000
TADJSP/SQFT		$173.91	$155.48	$144.20	$172.69	$111.72
Total Adj Factors	$78,600	$63,700	$72,600	$87,500	$70,600	$71,400
Adjusted Sale Price		$174,900	$156,500	$152,600	$157,200	$129,200
Comparable Estimate	$154,100 ($160.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-8	125.12-6-25	125.12-6-39	125.12-7-24	125.12-6-22	114.16-4-24
Owner	Slagor,Dennis &Dorothy	Helfer, Kevin J Jr	Kindron, Daniel	Becker, Stephen	White, Rosa A	Joseph, Travis J
Address	189 Dubonnet Dr	86 Lou Dr	22 Lou Dr	126 Prince Dr	102 Lou Dr	1432 Losson 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 113	70 x 105	64 x 105	63 x 105	88 x 105	65 x 250
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1972 / 0	1971 / 0	1972 / 0	1971 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	5	4	4
Full/Half Baths	1 / 1	2 / 1	1 / 1	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	984	1023	1117	1013	1004	928
2nd Sty Area	1104	1086	1092	1222	1266	1048
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2088	2109	2209	2235	2270	1976
Att/Det Gar Sqft	378	441	399	380	242	480 720
Prior Land	$17,500					
Prior Total	$157,700					
Comp Land Estimate	$19,800	$20,600	$19,700	$19,500	$23,300	$26,400
Sale Date		11/20/2018	2/2/2018	7/1/2020	9/1/2020	4/30/2018
Sale Price		$198,000	$179,000	$234,900	$255,000	$190,000
Time Adj Sale Price		$210,400	$200,100	$234,900	$255,000	$210,100
TADJSP/SQFT		$99.76	$90.58	$105.10	$112.33	$106.33
Total Adj Factors	$129,200	$136,900	$140,200	$141,600	$152,300	$141,700
Adjusted Sale Price		$202,700	$189,100	$222,500	$231,900	$197,600
Comparable Estimate	$208,800 ($100/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-9	125.08-6-34	125.08-6-38	115.17-3-1	114.20-7-12	115.17-3-11
Owner	Zeisz, Jennifer L	Bracikowski, Rachel L	Jewell, Joyelle M	Stubley, Ryan J	Imhof, Donald G Jr	Kuciel, Andrew
Address	193 Dubonnet Dr	82 Bory Dr	66 Bory Dr	111 Madeira Dr	58 Sherry Dr	71 Madeira Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 113	50 x 135	50 x 135	75 x 110	60 x 120	62 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1975 / 0	1971 / 0	1974 / 0	1975 / 0	1975 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1176	1176	1120	1184	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 800	0 475	0 0	0 0
SFLA	1144	1176	1176	1120	1184	1092
Att/Det Gar Sqft	484	480	294	308	308	308
Prior Land	$17,500					
Prior Total	$124,000					
Comp Land Estimate	$19,800	$18,400	$18,400	$21,900	$20,400	$19,900
Sale Date		10/28/2019	1/18/2019	11/9/2018	12/21/2018	6/28/2019
Sale Price		$168,072	$147,000	$152,000	$155,000	$118,000
Time Adj Sale Price		$171,500	$154,400	$161,500	$163,800	$122,000
TADJSP/SQFT		$145.83	$131.29	$144.20	$138.34	$111.72
Total Adj Factors	$87,400	$91,100	$95,000	$87,500	$90,100	$71,400
Adjusted Sale Price		$167,800	$146,800	$161,400	$161,100	$138,000
Comparable Estimate	$155,000 ($135.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-7-10	114.20-7-11	125.12-6-12	125.08-4-27	125.08-8-40	125.12-6-25
Owner	Schifferli Thomas F Jr &	Powers, Mark J	Rounds, Megan G	Tao, Ethan	Davis, Cory R	Helfer, Kevin J Jr
Address	197 Dubonnet Dr	40 Sherry Dr	89 Prince Dr	72 Autumnwood Dr	591 Borden Rd	86 Lou Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 114	85 x 120	55 x 105	50 x 115	60 x 150	70 x 105
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1972 / 0	1971 / 0	1987 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / 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	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	860	620	884	912	612	1023
2nd Sty Area	675	860	728	624	624	1086
Fin Bsmt/Fin Rec Rm	0 0	0 252	0 0	0 0	0 300	0 0
SFLA	1535	1480	1612	1536	1236	2109
Att/Det Gar Sqft	462	550	220	418	400	441
Prior Land	$17,600					
Prior Total	$149,000					
Comp Land Estimate	$19,900	$24,400	$17,700	$17,100	$22,600	$20,600
Sale Date		12/7/2018	9/11/2019	10/21/2020	6/6/2018	11/20/2018
Sale Price		$200,000	$195,000	$191,000	$182,000	$198,000
Time Adj Sale Price		$211,300	$199,600	$191,000	$199,000	$210,400
TADJSP/SQFT		$142.77	$123.82	$124.35	$161.00	$99.76
Total Adj Factors	$104,500	$109,400	$104,600	$102,300	$93,300	$136,900
Adjusted Sale Price		$206,400	$199,500	$193,200	$210,200	$178,000
Comparable Estimate	$197,500 ($128.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-9-4	125.08-9-17	125.08-11-11	125.08-11-12	125.08-12-25	125.08-12-40
Owner	Tobolski Kyle M	Lewczyk, Samantha R	Jackowski, Scott P	Halsey, Andrea K	Howlader, Faruque	Wozniak, Anthony D
Address	3 Frantzen Ter	19 Zeller Ln	35 Frantzen Ter	27 Frantzen Ter	698 Borden Rd	56 Frantzen Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	91 x 95	69 x 125	58 x 157	117 x 75	50 x 158	58 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1967 / 0	1967 / 0	1970 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1326	1326	1372	1220	1232	1257
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 230	0 924	0 400	0 0	0 300	0 60
SFLA	1326	1326	1372	1220	1232	1257
Att/Det Gar Sqft	322	322	440	330	308	378
Prior Land	$19,200					
Prior Total	$132,000					
Comp Land Estimate	$22,600	$22,300	$22,400	$22,500	$19,700	$21,800
Sale Date		6/16/2020	8/24/2018	12/26/2018	5/11/2018	11/2/2018
Sale Price		$170,000	$157,500	$147,000	$129,000	$166,900
Time Adj Sale Price		$170,300	$170,300	$155,300	$141,800	$177,400
TADJSP/SQFT		$128.43	$124.13	$127.30	$115.10	$141.13
Total Adj Factors	$100,900	$101,000	$106,100	$91,900	$84,500	$99,900
Adjusted Sale Price		$170,200	$165,100	$164,300	$158,200	$178,400
Comparable Estimate	$167,200 ($126.09/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	125.08-12-27	125.08-11-12	125.08-12-25	125.08-12-32	125.08-12-34	125.08-9-17
Owner	Mulligan, Anita	Halsey, Andrea K	Howlader, Faruque	Asklar, Evan	Zafron, Mark D	Lewczyk, Samantha R
Address	4 Frantzen Ter	27 Frantzen Ter	698 Borden Rd	24 Frantzen Ter	32 Frantzen Ter	19 Zeller 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	127	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	91 x 107	117 x 75	50 x 158	60 x 166	58 x 157	69 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1970 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 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	1193	1220	1232	1120	1120	1326
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 560	0 280	0 924
SFLA	1193	1220	1232	1120	1120	1326
Att/Det Gar Sqft	330	330	308	484	440	322
Prior Land	$20,400					
Prior Total	$132,800					
Comp Land Estimate	$24,000	$22,500	$19,700	$23,500	$22,400	$22,300
Sale Date		12/26/2018	5/11/2018	10/8/2019	7/31/2018	6/16/2020
Sale Price		$147,000	$129,000	$141,000	$144,000	$170,000
Time Adj Sale Price		$155,300	$141,800	$143,800	$156,600	$170,300
TADJSP/SQFT		$127.30	$115.10	$128.39	$139.82	$128.43
Total Adj Factors	$100,800	$91,900	$84,500	$90,800	$87,700	$101,000
Adjusted Sale Price		$164,200	$158,100	$153,800	$169,700	$170,100
Comparable Estimate	$163,200 ($136.8/SFLA)					