

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.51-2-19	112.44-1-11	113.30-2-34	113.21-5-13	112.28-4-10
Owner	Hunter, Anne M	Kochinski, Ronald	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	2 Atlantic Ave	65 Lackawanna Ave	164 Gates St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 118	60 x 120	60 x 110	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1973 / 0	1954 / 0	1953 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2192	1446	1223	992	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2192	1446	1223	992	815
Att/Det Gar Sqft	320	399	352	308	308
Prior Land	\$11,500				
Prior Total	\$80,000				
Comp Land Estimate	\$14,000	\$13,000	\$13,000	\$14,000	\$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019
Sale Price		\$139,900	\$147,900	\$85,000	\$119,310
Time Adj Sale Price		\$150,400	\$147,900	\$88,700	\$121,300
TADJSP/SQFT		\$104.01	\$120.93	\$89.42	\$118.00
Total Adj Factors	\$100,300	\$72,100	\$72,200	\$53,400	\$51,300
Adjusted Sale Price		\$178,600	\$176,000	\$135,600	\$170,300
Comparable Estimate	\$161,000 (\$73.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.51-2-10	112.28-4-10	102.77-5-15	112.36-4-14	113.21-5-13
Owner	Raczyk, Ronald A	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	7 Atlantic Ave	232 Curtiss St	223 Roland St	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 85	40 x 130	40 x 100	90 x 86	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1945 / 0	1940 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	768	815	798	992	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	768	815	798	992	1028
Att/Det Gar Sqft	280	308	288	308	352
Prior Land	\$9,800				
Prior Total	\$60,000				
Comp Land Estimate	\$12,000	\$10,000	\$9,000	\$14,000	\$13,000
Sale Date		12/16/2019	10/14/2020	3/18/2019	11/22/2019
Sale Price		\$85,000	\$80,000	\$85,000	\$119,310
Time Adj Sale Price		\$86,100	\$80,000	\$88,700	\$121,300
TADJSP/SQFT		\$105.64	\$100.25	\$89.42	\$118.00
Total Adj Factors	\$42,500	\$44,300	\$28,600	\$53,400	\$72,200
Adjusted Sale Price		\$84,300	\$93,900	\$77,800	\$118,200
Comparable Estimate	\$97,000 (\$126.3/SFLA)				



SWIS	143001	143089	143089	143089	143001	143089
Print Key	112.51-2-17	112.67-4-25	112.67-5-1.1	112.76-4-8	112.43-2-24	112.68-1-27
Owner	Ferraccio, Jason A	Miranda, Angela M	Miller, Lisa June	Marino, Jillian M	Ponce, Yairaliz	Klein, Brian J
Address	10 Atlantic Ave	6 Colton St	354 Pleasant Pkwy	114 Claude Dr	155 Wagner Ave	49 Colton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	120	120	120	301	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 118	75 x 124	212 x 153	50 x 100	55 x 118	45 x 124
Building Style	14 other	01 Ranch	01 Ranch	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	06 Stucco	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1961 / 0	1963 / 0	1958 / 0	1959 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.5	1.5
Bedrooms	2	3	2	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	958	884	884	840	720
2nd Sty Area	900	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 0	0 0
SFLA	900	958	884	884	1260	1080
Att/Det Gar Sqft	900	352	304	308	280	280
Prior Land	\$8,500					
Prior Total	\$35,100					
Comp Land Estimate	\$11,000	\$15,000	\$21,000	\$11,000	\$13,000	\$11,000
Sale Date		7/23/2020	9/10/2019	6/5/2020	7/14/2020	10/1/2020
Sale Price		\$148,000	\$119,000	\$140,000	\$122,500	\$125,000
Time Adj Sale Price		\$148,000	\$121,800	\$140,200	\$122,500	\$125,000
TADJSP/SQFT		\$154.49	\$137.78	\$158.60	\$97.22	\$115.74
Total Adj Factors	\$17,500	\$52,600	\$55,200	\$47,700	\$53,400	\$44,700
Adjusted Sale Price		\$112,900	\$84,100	\$110,000	\$86,600	\$97,800
Comparable Estimate	\$98,000 (\$108.89/SFLA)					

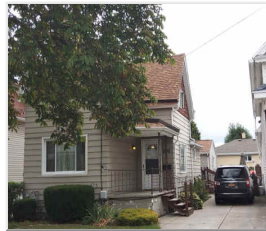
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.51-2-9	112.36-4-14	113.21-5-13	113.30-2-34	112.28-4-10
Owner	Wiertel, Kenneth	Laviolette, Adam	Niedzwiedz, Katarzyna	Buczowski, Sally	Murphy, Kenneth R
Address	15 Atlantic Ave	104 Griffith St	156 Crocker St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	120 x 90	90 x 86	60 x 100	60 x 110	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1953 / 0	1954 / 0	1954 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1024	992	1028	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1024	992	1028	1223	815
Att/Det Gar Sqft	336	308	308	352	308
Prior Land	\$13,700				
Prior Total	\$63,000				
Comp Land Estimate	\$16,000	\$14,000	\$12,000	\$13,000	\$10,000
Sale Date		3/18/2019	11/22/2019	10/10/2020	12/16/2019
Sale Price		\$85,000	\$119,310	\$147,900	\$85,000
Time Adj Sale Price		\$88,700	\$121,300	\$147,900	\$86,100
TADJSP/SQFT		\$89.42	\$118.00	\$120.93	\$105.64
Total Adj Factors	\$56,600	\$53,400	\$51,300	\$72,200	\$44,300
Adjusted Sale Price		\$91,900	\$126,600	\$132,300	\$98,400
Comparable Estimate	\$111,000 (\$108.4/SFLA)				\$28,600



SWIS	143001	143001	143089	143001	143089	143001
Print Key	112.51-2-16	112.27-1-50	123.36-4-14	112.44-2-39.11	112.68-2-14	112.43-1-16
Owner	Alfano, Salvatore	Chowdhury Shuvo, Aaq	Mack, Scott C	Muller, Norbert	Niedbalski, Samantha L	Dickson-Cruz, Angela
Address	22 Atlantic Ave	2067 Broadway St	2138 Clinton St	48 Halstead Ave	180 Rossler Ave	1324 Lovejoy St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	120	301	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 118	30 x 132	33 x 125	90 x 121	32 x 125	30 x 133
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1922 / 0	1921 / 0	1902 / 0	1900 / 0
Condition	3 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	D Economy 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	1.7	1.5	2.5	3.0	1.5	1.7
Bedrooms	5	6	6	6	2	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1200	1268	1081	1794	1176	1050
2nd Sty Area	0	0	920	891	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1700	1970	2001	3126	1596	1770
Att/Det Gar Sqft		320	360	636	396	
Prior Land	\$10,100					
Prior Total	\$60,000					
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$16,000	\$8,000	\$8,000
Sale Date		10/10/2020	6/11/2019	1/17/2020	10/14/2020	8/31/2018
Sale Price		\$110,000	\$120,500	\$90,000	\$131,840	\$90,000
Time Adj Sale Price		\$110,000	\$124,500	\$90,900	\$131,800	\$97,300
TADJSP/SQFT		\$55.84	\$62.22	\$29.08	\$82.58	\$54.97
Total Adj Factors	\$27,700	\$30,000	\$64,200	\$19,000	\$52,000	\$5,300
Adjusted Sale Price		\$107,700	\$88,000	\$99,600	\$107,500	\$119,700
Comparable Estimate	\$105,000 (\$61.76/SFLA)					

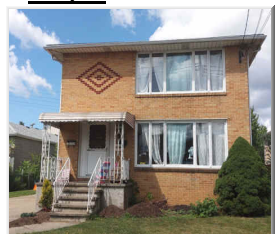
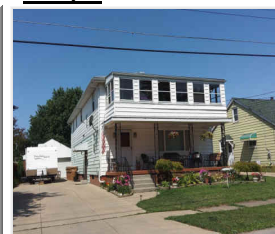
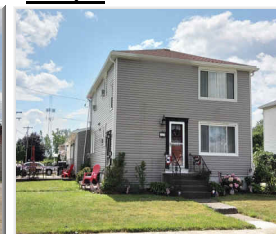
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143089
Print Key	112.51-2-15	112.44-2-39.11	112.27-1-50	123.36-4-14	113.55-9-13
Owner	Ahmed, Raju	Muller, Norbert	Chowdhury Shuvo, Aaq	Mack, Scott C	Crone, Scott E
Address	26 Atlantic Ave	48 Halstead Ave	2067 Broadway St	2138 Clinton St	35 Wabash Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 118	90 x 121	30 x 132	33 x 125	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1924 / 0	1921 / 0	1900 / 0	1922 / 0	1919 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	3.0	1.5	2.5	2.0
Bedrooms	6	6	6	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1751	1794	1268	1081	1196
2nd Sty Area	0	891	0	920	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2463	3126	1970	2001	2252
Att/Det Gar Sqft			360	636	748
Prior Land	\$5,000				
Prior Total	\$39,800				
Comp Land Estimate	\$7,000	\$16,000	\$8,000	\$8,000	\$15,000
Sale Date		1/17/2020	10/10/2020	6/11/2019	10/25/2019
Sale Price		\$90,000	\$110,000	\$120,500	\$117,000
Time Adj Sale Price		\$90,900	\$110,000	\$124,500	\$119,400
TADJSP/SQFT		\$29.08	\$55.84	\$62.22	\$53.02
Total Adj Factors	\$30,300	\$19,000	\$30,000	\$64,200	\$45,600
Adjusted Sale Price		\$102,200	\$110,300	\$90,600	\$104,100
Comparable Estimate	\$100,000 (\$40.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.51-2-13	112.28-4-20	112.27-1-16	112.35-3-5	112.27-1-33
Owner	Wojtanik, Walter J	Sikder, MD Nazrul	Halor, Christopher M	Manroe, Alexander C	Taffe, Devane
Address	32 Atlantic Ave	191 Halstead Ave	304 Wagner Ave	327 Reiman St	307 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 118	30 x 121	95 x 118	33 x 120	45 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1927 / 0	1931 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	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
Stories	1.3	1.5	1.5	1.5	1.3
Bedrooms	2	4	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	972	946	852	1036	1305
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1296	1216	1278	1613	1305
Att/Det Gar Sqft	308		484	484	672
Prior Land	\$7,100				
Prior Total	\$47,000				
Comp Land Estimate	\$7,000	\$8,000	\$16,000	\$8,000	\$11,000
Sale Date		9/9/2020	10/2/2020	10/29/2020	8/20/2019
Sale Price		\$85,000	\$145,000	\$160,000	\$123,050
Time Adj Sale Price		\$85,000	\$145,000	\$160,000	\$126,400
TADJSP/SQFT		\$69.90	\$113.46	\$99.19	\$114.60
Total Adj Factors	\$19,700	\$4,900	\$35,500	\$44,100	\$31,500
Adjusted Sale Price		\$99,800	\$129,200	\$135,600	\$114,600
Comparable Estimate	\$121,000 (\$93.36/SFLA)				\$20,100 \$127,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.51-2-12	112.43-1-16	112.28-4-24	112.35-3-5	113.21-6-11
Owner	Copece, Jessica	Dickson-Cruz, Angela	Young, Nicole S	Manroe, Alexander C	Ashley, Sara
Address	34 Atlantic Ave	1324 Lovejoy St	207 Halstead Ave	327 Reiman St	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 118	30 x 133	33 x 121	33 x 120	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1900 / 0	1931 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.5	2.0
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1060	1050	1157	1036	880
2nd Sty Area	620	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1812	1770	1817	1613	1760
Att/Det Gar Sqft			352	484	484
Prior Land	\$7,100				
Prior Total	\$56,440				
Comp Land Estimate	\$7,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		8/31/2018	5/17/2019	10/29/2020	9/4/2020
Sale Price		\$90,000	\$103,000	\$160,000	\$144,000
Time Adj Sale Price		\$97,300	\$106,800	\$160,000	\$144,000
TADJSP/SQFT		\$54.97	\$58.78	\$99.19	\$81.82
Total Adj Factors	(\$3,900)	\$5,300	\$37,100	\$44,100	\$39,400
Adjusted Sale Price		\$88,100	\$65,800	\$112,000	\$100,700
Comparable Estimate	\$89,000 (\$49.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.51-2-11	112.28-4-20	112.27-1-16	112.35-3-5	113.22-3-28
Owner	Huffman, Terry	Sikder, MD Nazrul	Halor, Christopher M	Manroe, Alexander C	Chiocchio, Christina
Address	40 Atlantic Ave	191 Halstead Ave	304 Wagner Ave	327 Reiman St	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	30 x 121	95 x 118	33 x 120	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1927 / 0	1931 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	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
Stories	2.0	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	946	852	1036	880
2nd Sty Area	432	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1368	1216	1278	1613	1430
Att/Det Gar Sqft	480		484	484	528
Prior Land	\$11,100				
Prior Total	\$60,000				
Comp Land Estimate	\$13,000	\$8,000	\$16,000	\$8,000	\$14,000
Sale Date		9/9/2020	10/2/2020	10/29/2020	7/16/2020
Sale Price		\$85,000	\$145,000	\$160,000	\$107,000
Time Adj Sale Price		\$85,000	\$145,000	\$160,000	\$107,000
TADJSP/SQFT		\$69.90	\$113.46	\$99.19	\$74.83
Total Adj Factors	\$24,900	\$4,900	\$35,500	\$44,100	\$35,400
Adjusted Sale Price		\$105,000	\$134,400	\$140,800	\$96,500
Comparable Estimate	\$120,000 (\$87.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-3-10	112.35-3-24	112.43-2-24	113.37-1-3	112.43-1-2
Owner	D'Agostino, Nicholas	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary
Address	105 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	46 x 118	85 x 118	55 x 118	45 x 101	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1551	1139	840	972	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	2714	1709	1260	1414	1355
Att/Det Gar Sqft	192	352	280	420	480
Prior Land	\$9,600				
Prior Total	\$99,000				
Comp Land Estimate	\$11,000	\$16,000	\$13,000	\$10,000	\$12,000
					\$9,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01
					\$79.42
Total Adj Factors	\$97,600	\$73,600	\$53,400	\$57,800	\$56,000
Adjusted Sale Price		\$148,300	\$166,700	\$147,700	\$147,300
					\$42,700
Comparable Estimate	\$151,000 (\$55.64/SFLA)				\$145,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143089	143089	143001
Print Key	112.43-2-11	113.69-3-3	102.18-2-17	113.55-3-7	113.47-3-20
Owner	Trotta, Thomas	Rwanika, Francine	Labib, Mahir	Wysocki, Robin A	McGuire, Aubrey R
Address	110 Atlantic Ave	144 Alaska St	114 Lemoine Ave	90 Iroquois Ave	177 Kennedy Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	58 x 118	60 x 117	75 x 110	51 x 108	52 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	05 Colonial
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1972 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1200	1320	1173	1378	1593
2nd Sty Area	1200	1320	1260	1378	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	2400	2640	2433	2756	1664
Att/Det Gar Sqft	400	484	484	440	
Prior Land	\$10,900				
Prior Total	\$106,000				
Comp Land Estimate	\$13,000	\$13,000	\$14,000	\$12,000	\$11,000
Sale Date		5/19/2020	12/10/2019	1/9/2019	2/7/2020
Sale Price		\$165,000	\$191,000	\$175,000	\$130,000
Time Adj Sale Price		\$165,600	\$193,600	\$183,800	\$131,100
TADJSP/SQFT		\$62.73	\$79.57	\$66.69	\$78.79
Total Adj Factors	\$85,400	\$87,100	\$121,300	\$89,800	\$57,000
Adjusted Sale Price		\$163,900	\$157,700	\$179,400	\$159,500
Comparable Estimate	\$158,000 (\$65.83/SFLA)				



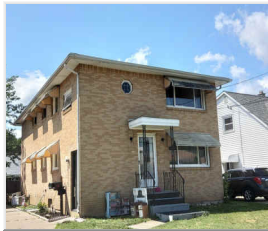
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-3-11	112.35-3-24	112.35-3-5	112.43-2-24	112.35-1-9	113.21-6-11
Owner	Babst, James	Chowdhury, Aminuli I	Manroe, Alexander C	Ponce, Yairaliz	Acevedo, Louis G	Ashley, Sara
Address	111 Atlantic Ave	169 Atlantic Ave	327 Reiman St	155 Wagner Ave	218 Wagner Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 118	85 x 118	33 x 120	55 x 118	60 x 118	32 x 109
Building Style	03 Split level	04 Cape cod	08 Old style	04 Cape cod	05 Colonial	08 Old style
Exterior Wall	01 Wood	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1958 / 0	1931 / 0	1959 / 0	1956 / 0	1927 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	2.0	2.0
Bedrooms	3	4	3	3	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1396	1139	1036	840	1020	880
2nd Sty Area	0	0	0	0	540	880
Fin Bsmt/Fin Rec Rm	468 132	0 0	0 0	0 0	0 0	0 0
SFLA	1864	1709	1613	1260	1560	1760
Att/Det Gar Sqft	600	352	484	280	440	484
Prior Land	\$11,900					
Prior Total	\$113,000					
Comp Land Estimate	\$14,000	\$16,000	\$8,000	\$13,000	\$13,000	\$8,000
Sale Date		5/2/2019	10/29/2020	7/14/2020	6/7/2019	9/4/2020
Sale Price		\$119,900	\$160,000	\$122,500	\$106,000	\$144,000
Time Adj Sale Price		\$124,300	\$160,000	\$122,500	\$109,600	\$144,000
TADJSP/SQFT		\$72.73	\$99.19	\$97.22	\$70.26	\$81.82
Total Adj Factors	\$85,900	\$73,600	\$44,100	\$53,400	\$55,500	\$39,400
Adjusted Sale Price		\$136,600	\$201,800	\$155,000	\$140,000	\$190,500
Comparable Estimate	\$165,000 (\$88.52/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-2-10	112.51-1-2	102.77-1-10	112.28-2-31	112.27-1-19
Owner	Farris, Joseph	Carousel Development	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean
Address	114 Atlantic Ave	1325 Lovejoy St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 118	60 x 130	76 x 121	105 x 130	30 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1940 / 0	1919 / 0	1927 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5
Bedrooms	4	7	4	5	5
Full/Half Baths	2 / 0	3 / 1	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1949	1992	1196	1663	1741
2nd Sty Area	0	1104	1056	0	1318
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	3139	3320	2252	2597	1893
Att/Det Gar Sqft			748	754	352
Prior Land	\$8,900				
Prior Total	\$92,000				
Comp Land Estimate	\$10,000	\$0	\$15,000	\$18,000	\$9,000
Sale Date		10/18/2019	10/25/2019	11/14/2018	2/7/2019
Sale Price		\$92,500	\$117,000	\$151,000	\$110,000
Time Adj Sale Price		\$94,400	\$119,400	\$160,500	\$115,200
TADJSP/SQFT		\$28.43	\$53.02	\$61.80	\$60.86
Total Adj Factors	\$42,600	\$0	\$45,600	\$72,000	\$36,200
Adjusted Sale Price		\$0	\$116,400	\$131,100	\$121,600
Comparable Estimate	\$118,000 (\$37.59/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-3-12	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13
Owner	Fachko, James S	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	115 Atlantic Ave	164 Gates St	65 Lackawanna Ave	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 118	60 x 110	60 x 120	90 x 86	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1281	1223	1446	992	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1281	1223	1446	992	1028
Att/Det Gar Sqft	660	352	399	308	308
Prior Land	\$12,700				
Prior Total	\$90,000				
Comp Land Estimate	\$15,000	\$13,000	\$13,000	\$14,000	\$12,000
Sale Date		10/10/2020	9/13/2018	3/18/2019	11/22/2019
Sale Price		\$147,900	\$139,900	\$85,000	\$119,310
Time Adj Sale Price		\$147,900	\$150,400	\$88,700	\$121,300
TADJSP/SQFT		\$120.93	\$104.01	\$89.42	\$118.00
Total Adj Factors	\$82,200	\$72,200	\$72,100	\$53,400	\$51,300
Adjusted Sale Price		\$157,900	\$160,500	\$117,500	\$152,200
Comparable Estimate	\$142,000 (\$110.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-2-9	113.30-2-34	112.36-4-14	113.21-5-13	112.44-1-11
Owner	Zalewski, Alice	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Kochinski, Ronald
Address	118 Atlantic Ave	164 Gates St	104 Griffith St	156 Crocker St	65 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 118	60 x 110	90 x 86	60 x 100	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1953 / 0	1954 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1223	992	1028	1446
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1144	1223	992	1028	1446
Att/Det Gar Sqft		352	308	308	399
Prior Land	\$6,600				
Prior Total	\$65,200				
Comp Land Estimate	\$10,000	\$13,000	\$14,000	\$12,000	\$13,000
Sale Date		10/10/2020	3/18/2019	11/22/2019	9/13/2018
Sale Price		\$147,900	\$85,000	\$119,310	\$139,900
Time Adj Sale Price		\$147,900	\$88,700	\$121,300	\$150,400
TADJSP/SQFT		\$120.93	\$89.42	\$118.00	\$104.01
Total Adj Factors	\$52,300	\$72,200	\$53,400	\$51,300	\$72,100
Adjusted Sale Price		\$128,000	\$87,600	\$122,300	\$130,600
Comparable Estimate	\$113,000 (\$98.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-2-8	112.43-2-24	113.37-1-3	112.43-1-2	113.37-1-13
Owner	Raczka, Marguerite A	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Jank, Christopher
Address	122 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	20 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	42 x 118	55 x 118	45 x 101	48 x 118	40 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1959 / 0	1957 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	928	840	972	896	782
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1307	1260	1414	1355	1142
Att/Det Gar Sqft		280	420	480	528
Prior Land	\$9,200				
Prior Total	\$70,000				
Comp Land Estimate	\$10,000	\$13,000	\$10,000	\$12,000	\$9,000
Sale Date		7/14/2020	2/5/2020	12/3/2018	12/2/2019
Sale Price		\$122,500	\$107,000	\$100,000	\$89,500
Time Adj Sale Price		\$122,500	\$107,900	\$105,700	\$90,700
TADJSP/SQFT		\$97.22	\$76.31	\$78.01	\$79.42
Total Adj Factors	\$50,800	\$53,400	\$57,800	\$56,000	\$42,700
Adjusted Sale Price		\$119,900	\$100,900	\$100,500	\$98,800
Comparable Estimate	\$105,000 (\$80.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143001
Print Key	112.43-3-13	113.37-3-3	112.36-4-8	113.69-3-3	112.28-2-31
Owner	Wenk, Jeffrey J	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Rwanika, Francine	Siddiqui, Mohammed K
Address	123 Atlantic Ave	117 Gates St	142 Griffith St	144 Alaska St	237 Lackawanna Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 118	50 x 124	60 x 86	60 x 117	30 x 120
Building Style	05 Colonial	05 Colonial	05 Colonial	12 Duplex	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1972 / 0	1955 / 0	1923 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3
Bedrooms	4	5	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1198	1593	1150	1196	1741
2nd Sty Area	1166	864	1150	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2364	2457	2300	2252	1879
Att/Det Gar Sqft	940		420	748	484
Prior Land	\$11,500				
Prior Total	\$110,000				
Comp Land Estimate	\$14,000	\$12,000	\$11,000	\$15,000	\$8,000
Sale Date		1/6/2020	12/17/2018	10/25/2019	5/19/2020
Sale Price		\$127,000	\$120,000	\$117,000	\$165,000
Time Adj Sale Price		\$128,300	\$126,800	\$119,400	\$165,600
TADJSP/SQFT		\$52.22	\$55.13	\$53.02	\$62.73
Total Adj Factors	\$108,700	\$84,800	\$85,600	\$45,600	\$87,100
Adjusted Sale Price		\$152,200	\$149,900	\$182,500	\$187,200
Comparable Estimate	\$168,000 (\$71.07/SFLA)				



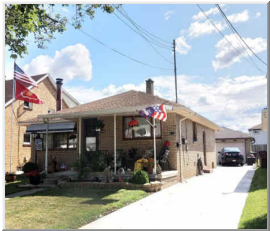
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-7	112.43-2-24	113.37-1-13	112.28-4-30	101.84-2-11	113.37-1-11
Owner	Reader, Kimberly A	Ponce, Yairaliz	Jank, Christopher	Terzian, Stephen P	Walkow, Benjamin J	Eady, Aaron N
Address	126 Atlantic Ave	155 Wagner Ave	20 Boll St	237 Halstead Ave	299 Lackawanna Ave	28 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	42 x 118	55 x 118	40 x 101	58 x 121	52 x 120	40 x 101
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1959 / 0	1957 / 0	1946 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 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	728	840	782	704	780	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 273	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1260	1142	1056	1158	1056
Att/Det Gar Sqft	384	280		484	528	448
Prior Land	\$9,200					
Prior Total	\$68,000					
Comp Land Estimate	\$10,000	\$13,000	\$9,000	\$13,000	\$12,000	\$9,000
Sale Date		7/14/2020	12/2/2019	4/7/2020	8/11/2020	10/4/2019
Sale Price		\$122,500	\$89,500	\$125,000	\$107,000	\$88,500
Time Adj Sale Price		\$122,500	\$90,700	\$125,600	\$107,000	\$90,300
TADJSP/SQFT		\$97.22	\$79.42	\$118.94	\$92.40	\$85.51
Total Adj Factors	\$51,600	\$53,400	\$42,700	\$47,300	\$51,500	\$45,100
Adjusted Sale Price		\$120,700	\$99,600	\$129,900	\$107,100	\$96,800
Comparable Estimate	\$111,000 (\$101.65/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-2-6	112.43-2-24	101.84-2-11	113.37-1-13	112.43-1-2
Owner	Currier, Stephen J	Ponce, Yairaliz	Walkow, Benjamin J	Jank, Christopher	Schmid, Mary
Address	130 Atlantic Ave	155 Wagner Ave	299 Lackawanna Ave	20 Boll St	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	42 x 118	55 x 118	52 x 120	40 x 101	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1959 / 0	1950 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	858	840	780	782	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1209	1260	1158	1414	1355
Att/Det Gar Sqft	336	280	528	420	480
Prior Land	\$9,200				
Prior Total	\$66,000				
Comp Land Estimate	\$10,000	\$13,000	\$12,000	\$9,000	\$10,000
Sale Date		7/14/2020	8/11/2020	12/2/2019	2/5/2020
Sale Price		\$122,500	\$107,000	\$89,500	\$107,000
Time Adj Sale Price		\$122,500	\$107,000	\$90,700	\$107,900
TADJSP/SQFT		\$97.22	\$92.40	\$79.42	\$76.31
Total Adj Factors	\$51,500	\$53,400	\$51,500	\$42,700	\$57,800
Adjusted Sale Price		\$120,600	\$107,000	\$99,500	\$101,600
Comparable Estimate	\$106,000 (\$87.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-3-14	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13
Owner	Kohl, Frank	Buczowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	131 Atlantic Ave	164 Gates St	65 Lackawanna Ave	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	60 x 110	60 x 120	90 x 86	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1210	1223	1446	992	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1210	1223	1446	992	1028
Att/Det Gar Sqft	484	352	399	308	308
Prior Land	\$7,400				
Prior Total	\$73,200				
Comp Land Estimate	\$11,000	\$13,000	\$13,000	\$14,000	\$12,000
Sale Date		10/10/2020	9/13/2018	3/18/2019	11/22/2019
Sale Price		\$147,900	\$139,900	\$85,000	\$119,310
Time Adj Sale Price		\$147,900	\$150,400	\$88,700	\$121,300
TADJSP/SQFT		\$120.93	\$104.01	\$89.42	\$118.00
Total Adj Factors	\$61,000	\$72,200	\$72,100	\$53,400	\$51,300
Adjusted Sale Price		\$136,700	\$139,300	\$96,300	\$131,000
Comparable Estimate	\$121,000 (\$100/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-5	112.35-3-24	112.43-2-24	113.37-1-3	112.43-1-2	101.84-2-11
Owner	Korzeniewski, Celeste M	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Walkow, Benjamin J
Address	136 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	42 x 118	85 x 118	55 x 118	45 x 101	48 x 118	52 x 120
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	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 0	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	1120	1139	840	972	896	780
2nd Sty Area	392	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2058	1709	1260	1414	1355	1158
Att/Det Gar Sqft	360	352	280	420	480	528
Prior Land	\$7,100					
Prior Total	\$89,000					
Comp Land Estimate	\$10,000	\$16,000	\$13,000	\$10,000	\$12,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01	\$92.40
Total Adj Factors	\$75,200	\$73,600	\$53,400	\$57,800	\$56,000	\$51,500
Adjusted Sale Price		\$125,900	\$144,300	\$125,300	\$124,900	\$130,700
Comparable Estimate	\$130,000 (\$63.17/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-3-15	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Maggiore, Michael C	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	137 Atlantic Ave	164 Gates St	65 Lackawanna Ave	104 Griffith St	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 118	60 x 110	60 x 120	90 x 86	60 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1288	1223	1446	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	1288	1223	1446	992	1028	815
Att/Det Gar Sqft	528	352	399	308	308	308
Prior Land	\$7,400					
Prior Total	\$78,200					
Comp Land Estimate	\$11,000	\$13,000	\$13,000	\$14,000	\$12,000	\$10,000
Sale Date		10/10/2020	9/13/2018	3/18/2019	11/22/2019	12/16/2019
Sale Price		\$147,900	\$139,900	\$85,000	\$119,310	\$85,000
Time Adj Sale Price		\$147,900	\$150,400	\$88,700	\$121,300	\$86,100
TADJSP/SQFT		\$120.93	\$104.01	\$89.42	\$118.00	\$105.64
Total Adj Factors	\$65,300	\$72,200	\$72,100	\$53,400	\$51,300	\$44,300
Adjusted Sale Price		\$141,000	\$143,600	\$100,600	\$135,300	\$107,100
Comparable Estimate	\$126,000 (\$97.83/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-4	112.43-2-24	113.37-1-3	112.43-1-2	112.35-3-24	101.84-2-11
Owner	Komanski, Joyce A	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Chowdhury, Aminuli I	Walkow, Benjamin J
Address	140 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	169 Atlantic Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	42 x 118	55 x 118	45 x 101	48 x 118	85 x 118	52 x 120
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1957 / 0	1950 / 0	1958 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	924	840	972	896	1139	780
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	1386	1260	1414	1355	1709	1158
Att/Det Gar Sqft	440	280	420	480	352	528
Prior Land	\$9,200					
Prior Total	\$73,000					
Comp Land Estimate	\$10,000	\$13,000	\$10,000	\$12,000	\$16,000	\$12,000
Sale Date		7/14/2020	2/5/2020	12/3/2018	5/2/2019	8/11/2020
Sale Price		\$122,500	\$107,000	\$100,000	\$119,900	\$107,000
Time Adj Sale Price		\$122,500	\$107,900	\$105,700	\$124,300	\$107,000
TADJSP/SQFT		\$97.22	\$76.31	\$78.01	\$72.73	\$92.40
Total Adj Factors	\$56,100	\$53,400	\$57,800	\$56,000	\$73,600	\$51,500
Adjusted Sale Price		\$125,200	\$106,200	\$105,800	\$106,800	\$111,600
Comparable Estimate	\$111,000 (\$80.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-3-16	112.35-3-24	112.43-2-24	112.37-1-3	112.43-1-2
Owner	Mazza, Anthony V	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary
Address	143 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 118	85 x 118	55 x 118	45 x 101	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1406	1139	840	972	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	2460	1709	1260	1414	1355
Att/Det Gar Sqft	528	352	280	420	480
Prior Land	\$10,100				
Prior Total	\$107,000				
Comp Land Estimate	\$12,000	\$16,000	\$13,000	\$10,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01
Total Adj Factors	\$112,200	\$73,600	\$53,400	\$57,800	\$56,000
Adjusted Sale Price		\$162,900	\$181,300	\$162,300	\$161,900
Comparable Estimate	\$167,000 (\$67.89/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143089	143089	143089
Print Key	112.43-2-2.1	113.47-3-20	113.54-4-3.1	113.48-8-7	113.48-8-2
Owner	Barton, Jeffrey L	McGuire, Aubrey R	Rashid, Harunur	Parker, Robert J	Williams, Duane
Address	146 Atlantic Ave	177 Kennedy Rd	84 Warsaw St	50 Patricia Ln	70 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 118	52 x 102	62 x 123	50 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1982 / 0	1957 / 0	1950 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0
Bedrooms	2	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1705	832	858	858	1320
2nd Sty Area	0	832	858	858	1320
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1705	1664	1716	1716	2640
Att/Det Gar Sqft			416	528	484
Prior Land	\$10,100				
Prior Total	\$62,000				
Comp Land Estimate	\$12,000	\$11,000	\$14,000	\$11,000	\$13,000
Sale Date		2/7/2020	12/7/2018	9/12/2019	6/20/2019
Sale Price		\$130,000	\$139,900	\$160,000	\$145,000
Time Adj Sale Price		\$131,100	\$147,800	\$163,800	\$149,900
TADJSP/SQFT		\$78.79	\$86.13	\$95.45	\$87.35
Total Adj Factors	\$47,000	\$57,000	\$66,000	\$65,300	\$58,300
Adjusted Sale Price		\$121,100	\$128,800	\$145,500	\$138,600
Comparable Estimate	\$132,000 (\$77.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-2-1.1	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13
Owner	Struzyk, Joan R	Kochinski, Ronald	Buczowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	150 Atlantic Ave	65 Lackawanna Ave	164 Gates St	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	95 x 118	60 x 120	60 x 110	90 x 86	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1973 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1653	1446	1223	992	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1653	1446	1223	992	1028
Att/Det Gar Sqft	368	399	352	308	308
Prior Land	\$11,900				
Prior Total	\$95,000				
Comp Land Estimate	\$16,000	\$13,000	\$13,000	\$14,000	\$12,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019
Sale Price		\$139,900	\$147,900	\$85,000	\$119,310
Time Adj Sale Price		\$150,400	\$147,900	\$88,700	\$121,300
TADJSP/SQFT		\$104.01	\$120.93	\$89.42	\$118.00
Total Adj Factors	\$82,700	\$72,100	\$72,200	\$53,400	\$51,300
Adjusted Sale Price		\$161,000	\$158,400	\$118,000	\$152,700
Comparable Estimate	\$143,000 (\$86.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.43-3-17	112.28-2-31	112.27-1-11	101.84-3-17	112.36-3-15
Owner	Doyle, Rosalind	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Knope, Paul	Sulski, Tyler J
Address	151 Atlantic Ave	237 Lackawanna Ave	332 Wagner Ave	309 Michael Ave	115 Halstead Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 118	30 x 120	30 x 118	66 x 178	76 x 121
Building Style	01 Ranch	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1923 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.3	1.5	1.5	2.0
Bedrooms	4	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1717	1741	1232	1318	1196
2nd Sty Area	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1717	1879	1672	1596	2252
Att/Det Gar Sqft	528			352	748
Prior Land	\$11,500				
Prior Total	\$93,000				
Comp Land Estimate	\$14,000	\$8,000	\$7,000	\$9,000	\$15,000
Sale Date		11/19/2019	6/12/2019	2/7/2019	1/10/2020
Sale Price		\$77,500	\$72,000	\$110,000	\$80,000
Time Adj Sale Price		\$78,800	\$74,400	\$115,200	\$80,800
TADJSP/SQFT		\$41.94	\$44.50	\$60.86	\$50.63
Total Adj Factors	\$83,100	\$18,300	\$11,800	\$36,200	\$23,600
Adjusted Sale Price		\$143,600	\$145,700	\$162,100	\$140,300
Comparable Estimate	\$150,000 (\$87.36/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-3-18	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Gladki, Boris	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	157 Atlantic Ave	164 Gates St	65 Lackawanna Ave	104 Griffith St	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 118	60 x 110	60 x 120	90 x 86	60 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 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	1228	1223	1446	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 680	0 0	0 0	0 300	0 0	0 0
SFLA	1228	1223	1446	992	1028	815
Att/Det Gar Sqft	285	352	399	308	308	308
Prior Land	\$10,600					
Prior Total	\$86,000					
Comp Land Estimate	\$13,000	\$13,000	\$13,000	\$14,000	\$12,000	\$10,000
Sale Date		10/10/2020	9/13/2018	3/18/2019	11/22/2019	12/16/2019
Sale Price		\$147,900	\$139,900	\$85,000	\$119,310	\$85,000
Time Adj Sale Price		\$147,900	\$150,400	\$88,700	\$121,300	\$86,100
TADJSP/SQFT		\$120.93	\$104.01	\$89.42	\$118.00	\$105.64
Total Adj Factors	\$69,800	\$72,200	\$72,100	\$53,400	\$51,300	\$44,300
Adjusted Sale Price		\$145,500	\$148,100	\$105,100	\$139,800	\$111,600
Comparable Estimate	\$130,000 (\$105.86/SFLA)					

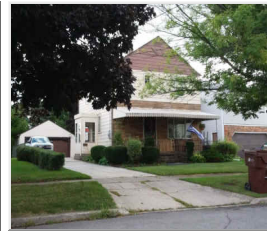


SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-21.1	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19	112.51-1-2
Owner	Gizzi, Marianne	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean	Carousel Development
Address	166 Atlantic Ave	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	290 Wagner Ave	1325 Lovejoy St
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	115 x 118	76 x 121	105 x 130	30 x 120	36 x 118	60 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1919 / 0	1927 / 0	1923 / 0	1929 / 0	1940 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.3	1.5	2.0
Bedrooms	5	4	5	5	5	7
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1268	1196	1663	1741	1318	1992
2nd Sty Area	1194	1056	0	0	0	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2462	2252	2597	1879	1893	3320
Att/Det Gar Sqft	440	748	754		352	
Prior Land	\$15,300					
Prior Total	\$98,000					
Comp Land Estimate	\$18,000	\$15,000	\$18,000	\$8,000	\$9,000	\$0
Sale Date		10/25/2019	11/14/2018	11/19/2019	2/7/2019	10/18/2019
Sale Price		\$117,000	\$151,000	\$77,500	\$110,000	\$92,500
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$115,200	\$94,400
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$60.86	\$28.43
Total Adj Factors	\$66,500	\$45,600	\$72,000	\$18,300	\$36,200	\$0
Adjusted Sale Price		\$140,300	\$155,000	\$127,000	\$145,500	\$0
Comparable Estimate	\$142,000 (\$57.68/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-24	112.35-3-24	112.43-2-24	112.43-1-2	101.84-2-11
Owner	Chowdhury, Aminuli I	Chowdhury, Aminuli I	Ponce, Yairaliz	Schmid, Mary	Walkow, Benjamin J
Address	169 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	152 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	85 x 118	85 x 118	55 x 118	48 x 118	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1139	1139	840	972	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1709	1709	1260	1414	1158
Att/Det Gar Sqft	352	352	280	420	528
Prior Land	\$13,100				
Prior Total	\$89,000				
Comp Land Estimate	\$16,000	\$16,000	\$13,000	\$10,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$92.40
Total Adj Factors	\$73,600	\$73,600	\$53,400	\$57,800	\$51,500
Adjusted Sale Price		\$124,300	\$142,700	\$123,700	\$129,100
Comparable Estimate	\$129,000 (\$75.48/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-25	112.35-3-24	112.43-2-24	113.37-1-3	112.43-1-2	101.84-2-11
Owner	Frys, Lynn M	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Walkow, Benjamin J
Address	171 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 115	85 x 118	55 x 118	45 x 101	48 x 118	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 0	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	1132	1139	840	972	896	780
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	1698	1709	1260	1414	1355	1158
Att/Det Gar Sqft	440	352	280	420	480	528
Prior Land	\$10,500					
Prior Total	\$71,000					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01	\$92.40
Total Adj Factors	\$68,900	\$73,600	\$53,400	\$57,800	\$56,000	\$51,500
Adjusted Sale Price		\$119,600	\$138,000	\$119,000	\$118,600	\$124,400
Comparable Estimate	\$124,000 (\$73.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-20.1	112.35-1-9	112.28-2-16	112.21-2-38	112.28-3-34
Owner	Ringulet, William R	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Marx, Nicholas S
Address	172 Atlantic Ave	218 Wagner Ave	224 Michael Ave	243 Griffith St	237 Michael Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 118	60 x 118	45 x 181	40 x 86	45 x 180
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1956 / 0	1940 / 0	1948 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	966	1020	941	624	625
2nd Sty Area	672	540	621	624	625
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1638	1560	1562	1248	1196
Att/Det Gar Sqft	500	440	420		460
Prior Land	\$9,800				
Prior Total	\$88,400				
Comp Land Estimate	\$14,000	\$13,000	\$13,000	\$9,000	\$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	7/24/2018
Sale Price		\$106,000	\$105,000	\$87,000	\$95,000
Time Adj Sale Price		\$109,600	\$110,900	\$91,400	\$103,300
TADJSP/SQFT		\$70.26	\$71.00	\$73.24	\$86.37
Total Adj Factors	\$71,200	\$55,500	\$65,500	\$50,000	\$54,800
Adjusted Sale Price		\$125,300	\$116,600	\$112,600	\$119,700
Comparable Estimate	\$124,000 (\$75.7/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-26	112.35-3-24	112.43-2-24	113.37-1-3	112.43-1-2	101.84-2-11
Owner	Kaminski, Rebecca	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Walkow, Benjamin J
Address	175 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 118	85 x 118	55 x 118	45 x 101	48 x 118	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	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	1132	1139	840	972	896	780
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	1612	1709	1260	1414	1355	1158
Att/Det Gar Sqft		352	280	420	480	528
Prior Land	\$10,600					
Prior Total	\$86,600					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01	\$92.40
Total Adj Factors	\$75,500	\$73,600	\$53,400	\$57,800	\$56,000	\$51,500
Adjusted Sale Price		\$126,200	\$144,600	\$125,600	\$125,200	\$131,000
Comparable Estimate	\$131,000 (\$81.27/SFLA)					



SWIS	143001	143089	143001	143001	143001	143089
Print Key	112.35-27	102.18-2-13	112.28-2-31	112.27-1-19	112.36-3-15	113.70-8-1.1
Owner	Weinstein, Jean	Leli, Susan	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J	Farnham, William D
Address	179 Atlantic Ave	138 Lemoine Ave	237 Lackawanna Ave	290 Wagner Ave	115 Halstead Ave	207 Parker St
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	301	120	301	301	301	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 118	60 x 110	30 x 120	36 x 118	76 x 121	114 x 114
Building Style	04 Cape cod	04 Cape cod	08 Old style	08 Old style	08 Old style	04 Cape cod
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1961 / 0	1923 / 0	1929 / 0	1919 / 0	1952 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	1 / N
Stories	1.7	2.0	1.3	1.5	2.0	1.7
Bedrooms	4	5	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1132	1338	1741	1318	1196	1553
2nd Sty Area	0	980	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1981	2591	1879	1893	2252	2597
Att/Det Gar Sqft		399		352	748	552
Prior Land	\$10,600					
Prior Total	\$93,000					
Comp Land Estimate	\$13,000	\$13,000	\$8,000	\$9,000	\$15,000	\$18,000
Sale Date		9/23/2020	11/19/2019	2/7/2019	10/25/2019	7/18/2018
Sale Price		\$169,900	\$77,500	\$110,000	\$117,000	\$165,000
Time Adj Sale Price		\$169,900	\$78,800	\$115,200	\$119,400	\$179,400
TADJSP/SQFT		\$65.57	\$41.94	\$60.86	\$53.02	\$69.08
Total Adj Factors	\$83,700	\$91,500	\$18,300	\$36,200	\$45,600	\$96,600
Adjusted Sale Price		\$162,100	\$144,200	\$162,700	\$157,500	\$166,500
Comparable Estimate	\$159,000 (\$80.26/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-19	112.35-3-24	112.43-2-24	112.43-1-2	101.84-2-11
Owner	Harezga, Cathy J	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary
Address	180 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	85 x 118	55 x 118	45 x 101	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1139	840	972	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	2096	1709	1260	1414	1355
Att/Det Gar Sqft	400	352	280	420	480
Prior Land	\$11,100				
Prior Total	\$98,000				
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01
Total Adj Factors	\$83,000	\$73,600	\$53,400	\$57,800	\$56,000
Adjusted Sale Price		\$133,700	\$152,100	\$133,100	\$132,700
Comparable Estimate	\$138,000 (\$65.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-28	112.35-3-24	112.43-2-24	112.43-1-2	101.84-2-11
Owner	Curtin, Brian M	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary
Address	185 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 118	85 x 118	55 x 118	45 x 101	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1132	1139	840	972	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1612	1709	1260	1414	1355
Att/Det Gar Sqft	352	352	280	420	480
Prior Land	\$10,600				
Prior Total	\$79,000				
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01
Total Adj Factors	\$64,300	\$73,600	\$53,400	\$57,800	\$56,000
Adjusted Sale Price		\$115,000	\$133,400	\$114,400	\$114,000
Comparable Estimate	\$119,000 (\$73.82/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-18	112.35-3-24	112.43-2-24	113.37-1-3	112.43-1-2	101.84-2-11
Owner	Dziewa, Michael E	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Walkow, Benjamin J
Address	186 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	85 x 118	55 x 118	45 x 101	48 x 118	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	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	1144	1139	840	972	896	780
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	1716	1709	1260	1414	1355	1158
Att/Det Gar Sqft	400	352	280	420	480	528
Prior Land	\$9,000					
Prior Total	\$82,100					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01	\$92.40
Total Adj Factors	\$66,900	\$73,600	\$53,400	\$57,800	\$56,000	\$51,500
Adjusted Sale Price		\$117,600	\$136,000	\$117,000	\$116,600	\$122,400
Comparable Estimate	\$122,000 (\$71.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-29	113.21-5-13	112.36-4-14	113.30-2-34	112.28-4-10
Owner	Scarozza, Robert A	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczowski, Sally	Murphy, Kenneth R
Address	187 Atlantic Ave	156 Crocker St	104 Griffith St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	60 x 100	90 x 86	60 x 110	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1954 / 0	1953 / 0	1954 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1032	1028	992	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1032	1028	992	1223	815
Att/Det Gar Sqft	420	308	308	352	308
Prior Land	\$11,100				
Prior Total	\$70,000				
Comp Land Estimate	\$13,000	\$12,000	\$14,000	\$13,000	\$10,000
Sale Date		11/22/2019	3/18/2019	10/10/2020	12/16/2019
Sale Price		\$119,310	\$85,000	\$147,900	\$85,000
Time Adj Sale Price		\$121,300	\$88,700	\$147,900	\$86,100
TADJSP/SQFT		\$118.00	\$89.42	\$120.93	\$105.64
Total Adj Factors	\$62,700	\$51,300	\$53,400	\$72,200	\$44,300
Adjusted Sale Price		\$132,700	\$98,000	\$138,400	\$104,500
Comparable Estimate	\$118,000 (\$114.34/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-17	112.35-3-24	112.43-2-24	113.37-1-3	112.43-1-2	101.84-2-11
Owner	Morgan, Karin L	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Walkow, Benjamin J
Address	188 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	85 x 118	55 x 118	45 x 101	48 x 118	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	3	4	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	1190	1139	840	972	896	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 0	0 400	0 0	0 0
SFLA	1785	1709	1260	1414	1355	1158
Att/Det Gar Sqft	576	352	280	420	480	528
Prior Land	\$11,100					
Prior Total	\$90,000					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$105,700	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01	\$92.40
Total Adj Factors	\$73,700	\$73,600	\$53,400	\$57,800	\$56,000	\$51,500
Adjusted Sale Price		\$124,400	\$142,800	\$123,800	\$123,400	\$129,200
Comparable Estimate	\$129,000 (\$72.27/SFLA)					

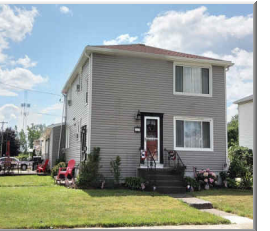
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-30	112.43-2-24	101.84-2-11	112.28-4-4	113.37-1-3
Owner	Wahl, Kelly J	Ponce, Yairaliz	Walkow, Benjamin J	Plew, Jacob R	Doruszewski, Rebecca
Address	195 Atlantic Ave	155 Wagner Ave	299 Lackawanna Ave	250 Curtiss St	64 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	55 x 118	52 x 120	60 x 130	45 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1959 / 0	1950 / 0	1947 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	840	780	834	972
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1260	1260	1158	1250	1414
Att/Det Gar Sqft	420	280	528	420	
Prior Land	\$11,100				
Prior Total	\$64,000				
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$14,000	\$10,000
Sale Date		7/14/2020	8/11/2020	11/20/2019	2/5/2020
Sale Price		\$122,500	\$107,000	\$116,500	\$107,000
Time Adj Sale Price		\$122,500	\$107,000	\$118,500	\$107,900
TADJSP/SQFT		\$97.22	\$92.40	\$94.80	\$76.31
Total Adj Factors	\$49,700	\$53,400	\$51,500	\$51,500	\$57,800
Adjusted Sale Price		\$118,800	\$105,200	\$116,700	\$99,800
Comparable Estimate	\$108,000 (\$85.71/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-16	113.30-2-34	112.44-1-11	113.21-5-13	112.36-4-14	112.28-4-10
Owner	Witkowski, Eric J	Buczowski, Sally	Kochinski, Ronald	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R
Address	200 Atlantic Ave	164 Gates St	65 Lackawanna Ave	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 118	60 x 110	60 x 120	60 x 100	90 x 86	40 x 130
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	1953 / 0	1954 / 0	1973 / 0	1954 / 0	1953 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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 / 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	1337	1223	1446	1028	992	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	1337	1223	1446	1028	992	815
Att/Det Gar Sqft	308	352	399	308	308	308
Prior Land	\$13,500					
Prior Total	\$83,000					
Comp Land Estimate	\$16,000	\$13,000	\$13,000	\$12,000	\$14,000	\$10,000
Sale Date		10/10/2020	9/13/2018	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$139,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$150,400	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$104.01	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$69,300	\$72,200	\$72,100	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$145,000	\$147,600	\$139,300	\$104,600	\$111,100
Comparable Estimate	\$130,000 (\$97.23/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-31	113.30-2-34	113.21-5-13	112.36-4-14	112.44-1-11	112.28-4-10
Owner	Kuntz, Christine S	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Kochinski, Ronald	Murphy, Kenneth R
Address	201 Atlantic Ave	164 Gates St	156 Crocker St	104 Griffith St	65 Lackawanna Ave	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	60 x 110	60 x 100	90 x 86	60 x 120	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1954 / 0	1954 / 0	1953 / 0	1973 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1224	1223	1028	992	1446	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	1224	1223	1028	992	1446	815
Att/Det Gar Sqft	294	352	308	308	399	308
Prior Land	\$9,000					
Prior Total	\$72,700					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$14,000	\$13,000	\$10,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	9/13/2018	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$139,900	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$150,400	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$104.01	\$105.64
Total Adj Factors	\$61,600	\$72,200	\$51,300	\$53,400	\$72,100	\$44,300
Adjusted Sale Price		\$137,300	\$131,600	\$96,900	\$139,900	\$103,400
Comparable Estimate	\$122,000 (\$99.67/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-15	113.21-5-13	112.36-4-14	112.28-4-10	113.30-2-34	102.77-5-15
Owner	Broton, Sarah A	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R	Buczowski, Sally	Franklin, Jessica R
Address	206 Atlantic Ave	156 Crocker St	104 Griffith St	232 Curtiss St	164 Gates St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	60 x 100	90 x 86	40 x 130	60 x 110	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1954 / 0	1953 / 0	1945 / 0	1954 / 0	1940 / 0
Condition	3 Normal	3 Normal	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	D Economy 100
Heat Type/Central Air	4 Electric No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1020	1028	992	815	1223	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 0
SFLA	1020	1028	992	815	1223	798
Att/Det Gar Sqft	308	308	308	308	352	288
Prior Land	\$9,000					
Prior Total	\$64,500					
Comp Land Estimate	\$13,000	\$12,000	\$14,000	\$10,000	\$13,000	\$9,000
Sale Date		11/22/2019	3/18/2019	12/16/2019	10/10/2020	10/14/2020
Sale Price		\$119,310	\$85,000	\$85,000	\$147,900	\$80,000
Time Adj Sale Price		\$121,300	\$88,700	\$86,100	\$147,900	\$80,000
TADJSP/SQFT		\$118.00	\$89.42	\$105.64	\$120.93	\$100.25
Total Adj Factors	\$50,600	\$51,300	\$53,400	\$44,300	\$72,200	\$28,600
Adjusted Sale Price		\$120,600	\$85,900	\$92,400	\$126,300	\$102,000
Comparable Estimate	\$105,000 (\$102.94/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143001	143089	143001
Print Key	112.35-3-32	102.18-2-13	112.36-3-15	112.28-2-31	113.70-8-1.1
Owner	Gluszek, Elizabeth C	Leli, Susan	Sulski, Tyler J	Siddiqui, Mohammed K	Farnham, William D
Address	209 Atlantic Ave	138 Lemoine Ave	115 Halstead Ave	237 Lackawanna Ave	207 Parker St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	301	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	60 x 110	76 x 121	30 x 120	114 x 114
Building Style	04 Cape cod	04 Cape cod	08 Old style	08 Old style	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1956 / 0	1961 / 0	1919 / 0	1923 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	2.0	2.0	1.3	1.7
Bedrooms	2	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1208	1338	1196	1741	1553
2nd Sty Area	0	980	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2114	2591	2252	1879	2597
Att/Det Gar Sqft		399	748		552
Prior Land	\$11,100				
Prior Total	\$90,000				
Comp Land Estimate	\$13,000	\$13,000	\$15,000	\$8,000	\$18,000
Sale Date		9/23/2020	10/25/2019	11/19/2019	7/18/2018
Sale Price		\$169,900	\$117,000	\$77,500	\$165,000
Time Adj Sale Price		\$169,900	\$119,400	\$78,800	\$179,400
TADJSP/SQFT		\$65.57	\$53.02	\$41.94	\$69.08
Total Adj Factors	\$91,000	\$91,500	\$45,600	\$18,300	\$96,600
Adjusted Sale Price		\$169,400	\$164,800	\$151,500	\$173,800
Comparable Estimate	\$159,000 (\$75.21/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-14	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Dean, Mark	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knobe, Paul	Thompson, LaSean	Sulski, Tyler J
Address	212 Atlantic Ave	332 Wagner Ave	237 Lackawanna Ave	309 Michael Ave	290 Wagner Ave	115 Halstead Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	30 x 118	30 x 120	66 x 178	36 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1916 / 0	1923 / 0	1922 / 0	1929 / 0	1919 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5	2.0
Bedrooms	5	4	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1202	1232	1741	1112	1318	1196
2nd Sty Area	0	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1367	1672	1879	1596	1893	2252
Att/Det Gar Sqft	440				352	748
Prior Land	\$11,100					
Prior Total	\$45,000					
Comp Land Estimate	\$13,000	\$7,000	\$8,000	\$16,000	\$9,000	\$15,000
Sale Date		6/12/2019	11/19/2019	1/10/2020	2/7/2019	10/25/2019
Sale Price		\$72,000	\$77,500	\$80,000	\$110,000	\$117,000
Time Adj Sale Price		\$74,400	\$78,800	\$80,800	\$115,200	\$119,400
TADJSP/SQFT		\$44.50	\$41.94	\$50.63	\$60.86	\$53.02
Total Adj Factors	\$12,400	\$11,800	\$18,300	\$23,600	\$36,200	\$45,600
Adjusted Sale Price		\$75,000	\$72,900	\$69,600	\$91,400	\$86,200
Comparable Estimate	\$79,000 (\$57.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-33	112.28-2-31	112.27-1-19	112.36-3-15	112.27-1-11
Owner	McMahon, Mark F	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J	Kowalow, Andrew P Jr
Address	213 Atlantic Ave	237 Lackawanna Ave	290 Wagner Ave	115 Halstead Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	30 x 120	36 x 118	76 x 121	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1926 / 0	1923 / 0	1929 / 0	1919 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	2.0	1.5
Bedrooms	4	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1040	1741	1318	1196	1232
2nd Sty Area	880	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0
SFLA	1920	1879	1893	2252	1672
Att/Det Gar Sqft	600		352	748	
Prior Land	\$11,100				
Prior Total	\$73,000				
Comp Land Estimate	\$13,000	\$8,000	\$9,000	\$15,000	\$7,000
Sale Date		11/19/2019	2/7/2019	10/25/2019	6/12/2019
Sale Price		\$77,500	\$110,000	\$117,000	\$72,000
Time Adj Sale Price		\$78,800	\$115,200	\$119,400	\$74,400
TADJSP/SQFT		\$41.94	\$60.86	\$53.02	\$44.50
Total Adj Factors	\$39,700	\$18,300	\$36,200	\$45,600	\$11,800
Adjusted Sale Price		\$100,200	\$118,700	\$113,500	\$102,300
Comparable Estimate	\$106,000 (\$55.21/SFLA)				\$23,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-13	112.27-1-16	112.27-1-33	112.28-4-20	112.35-3-5
Owner	Vincheski, Jack	Halor, Christopher M	Taffe, Devane	Sikder, MD Nazrul	Manroe, Alexander C
Address	218 Atlantic Ave	304 Wagner Ave	307 Wagner Ave	191 Halstead Ave	327 Reiman St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	95 x 118	45 x 118	30 x 121	33 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1917 / 0	1900 / 0	1931 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	1 No central No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.3
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	979	852	840	946	1036
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	979	1278	1103	1216	1613
Att/Det Gar Sqft		484	672		484
Prior Land	\$11,100				
Prior Total	\$35,000				
Comp Land Estimate	\$13,000	\$16,000	\$11,000	\$8,000	\$8,000
Sale Date		10/2/2020	8/20/2019	9/9/2020	10/29/2020
Sale Price		\$145,000	\$123,050	\$85,000	\$160,000
Time Adj Sale Price		\$145,000	\$126,400	\$85,000	\$160,000
TADJSP/SQFT		\$113.46	\$114.60	\$69.90	\$99.19
Total Adj Factors	\$1,500	\$35,500	\$31,500	\$4,900	\$44,100
Adjusted Sale Price		\$111,000	\$96,400	\$81,600	\$117,400
Comparable Estimate	\$97,000 (\$99.08/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-12	112.28-4-20	112.27-1-16	112.27-1-33	112.35-3-5	112.28-1-4
Owner	Gross, Lyndi A	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Manroe, Alexander C	Griffin, Latisha
Address	220 Atlantic Ave	191 Halstead Ave	304 Wagner Ave	307 Wagner Ave	327 Reiman St	276 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 118	30 x 121	95 x 118	45 x 118	33 x 120	45 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1915 / 0	1900 / 0	1927 / 0	1917 / 0	1931 / 0	1911 / 0
Condition	3 Normal	3 Normal	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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1030	946	852	840	1036	1305
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 0
SFLA	1153	1216	1278	1103	1613	1305
Att/Det Gar Sqft	572		484	672	484	
Prior Land	\$7,100					
Prior Total	\$65,000					
Comp Land Estimate	\$7,000	\$8,000	\$16,000	\$11,000	\$8,000	\$11,000
Sale Date		9/9/2020	10/2/2020	8/20/2019	10/29/2020	10/10/2018
Sale Price		\$85,000	\$145,000	\$123,050	\$160,000	\$120,000
Time Adj Sale Price		\$85,000	\$145,000	\$126,400	\$160,000	\$128,300
TADJSP/SQFT		\$69.90	\$113.46	\$114.60	\$99.19	\$98.31
Total Adj Factors	\$40,000	\$4,900	\$35,500	\$31,500	\$44,100	\$20,100
Adjusted Sale Price		\$120,100	\$149,500	\$134,900	\$155,900	\$148,200
Comparable Estimate	\$142,000 (\$123.16/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-34	112.36-3-15	112.28-2-31	112.27-1-19	101.84-3-17
Owner	Witkowski, Ronald	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Knape, Paul
Address	221 Atlantic Ave	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	76 x 121	30 x 120	36 x 118	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1919 / 0	1923 / 0	1929 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	3	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1052	1196	1741	1318	1112
2nd Sty Area	1020	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	2072	2252	1879	1893	1672
Att/Det Gar Sqft	400	748		352	
Prior Land	\$11,100				
Prior Total	\$77,000				
Comp Land Estimate	\$13,000	\$15,000	\$8,000	\$9,000	\$16,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019
Sale Price		\$117,000	\$77,500	\$110,000	\$72,000
Time Adj Sale Price		\$119,400	\$78,800	\$115,200	\$74,400
TADJSP/SQFT		\$53.02	\$41.94	\$60.86	\$44.50
Total Adj Factors	\$40,800	\$45,600	\$18,300	\$36,200	\$11,800
Adjusted Sale Price		\$114,600	\$101,300	\$119,800	\$103,400
Comparable Estimate	\$107,000 (\$51.64/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-11	112.35-3-5	112.27-1-16	112.28-4-20	113.22-3-28	102.78-2-14
Owner	Struzyk, John A Jr	Manroe, Alexander C	Halor, Christopher M	Sikder, MD Nazrul	Chiocchio, Christina	Williams, Bennie D
Address	224 Atlantic Ave	327 Reiman St	304 Wagner Ave	191 Halstead Ave	95 Rutland Ave	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 118	33 x 120	95 x 118	30 x 121	70 x 108	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1931 / 0	1927 / 0	1900 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1150	1036	852	946	880	864
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 0
SFLA	1438	1613	1278	1216	1430	1404
Att/Det Gar Sqft		484	484		528	400
Prior Land	\$5,000					
Prior Total	\$58,500					
Comp Land Estimate	\$7,000	\$8,000	\$16,000	\$8,000	\$14,000	\$8,000
Sale Date		10/29/2020	10/2/2020	9/9/2020	7/16/2020	8/26/2020
Sale Price		\$160,000	\$145,000	\$85,000	\$107,000	\$134,900
Time Adj Sale Price		\$160,000	\$145,000	\$85,000	\$107,000	\$134,900
TADJSP/SQFT		\$99.19	\$113.46	\$69.90	\$74.83	\$96.08
Total Adj Factors	\$26,900	\$44,100	\$35,500	\$4,900	\$35,400	\$29,800
Adjusted Sale Price		\$142,800	\$136,400	\$107,000	\$98,500	\$132,000
Comparable Estimate	\$123,000 (\$85.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-10	112.43-2-24	113.37-1-3	101.84-2-11	112.43-1-2
Owner	Dennee, Julie B	Ponce, Yairaliz	Doruszewski, Rebecca	Schmid, Mary	Plew, Jacob R
Address	226 Atlantic Ave	155 Wagner Ave	64 Boll St	299 Lackawanna Ave	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 118	55 x 118	45 x 101	52 x 120	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1940 / 0	1959 / 0	1957 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	840	972	780	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1374	1260	1414	1158	1355
Att/Det Gar Sqft	621	280	420	528	480
Prior Land	\$7,100				
Prior Total	\$63,000				
Comp Land Estimate	\$7,000	\$13,000	\$10,000	\$12,000	\$14,000
Sale Date		7/14/2020	2/5/2020	8/11/2020	12/3/2018
Sale Price		\$122,500	\$107,000	\$107,000	\$100,000
Time Adj Sale Price		\$122,500	\$107,900	\$107,000	\$105,700
TADJSP/SQFT		\$97.22	\$76.31	\$92.40	\$78.01
Total Adj Factors	\$34,000	\$53,400	\$57,800	\$51,500	\$56,000
Adjusted Sale Price		\$103,100	\$84,100	\$89,500	\$83,700
Comparable Estimate	\$92,000 (\$66.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-35	112.28-2-31	112.27-1-19	112.36-3-15	112.27-1-11
Owner	Palaszewski, John A	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J	Kowalow, Andrew P Jr
Address	227 Atlantic Ave	237 Lackawanna Ave	290 Wagner Ave	115 Halstead Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	30 x 120	36 x 118	76 x 121	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1923 / 0	1929 / 0	1919 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	2.0	1.5
Bedrooms	5	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1124	1741	1318	1196	1232
2nd Sty Area	792	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0
SFLA	1916	1879	1893	2252	1672
Att/Det Gar Sqft	400		352	748	
Prior Land	\$11,100				
Prior Total	\$69,000				
Comp Land Estimate	\$13,000	\$8,000	\$9,000	\$15,000	\$7,000
Sale Date		11/19/2019	2/7/2019	10/25/2019	6/12/2019
Sale Price		\$77,500	\$110,000	\$117,000	\$72,000
Time Adj Sale Price		\$78,800	\$115,200	\$119,400	\$74,400
TADJSP/SQFT		\$41.94	\$60.86	\$53.02	\$44.50
Total Adj Factors	\$35,100	\$18,300	\$36,200	\$45,600	\$11,800
Adjusted Sale Price		\$95,600	\$114,100	\$108,900	\$97,700
Comparable Estimate	\$102,000 (\$53.24/SFLA)				\$23,600

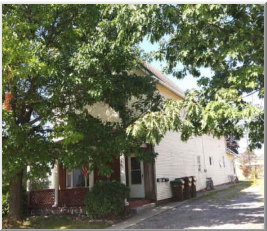
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-36.1	112.35-3-5	112.28-4-20	112.27-1-16	113.21-6-11
Owner	Kuzniarek, Daniel M	Manroe, Alexander C	Sikder, MD Nazrul	Halor, Christopher M	Ashley, Sara
Address	229 Atlantic Ave	327 Reiman St	191 Halstead Ave	304 Wagner Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 118	33 x 120	30 x 121	33 x 121	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1876 / 0	1931 / 0	1900 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1008	1036	946	1157	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1638	1613	1216	1817	1760
Att/Det Gar Sqft	440	484	352	484	484
Prior Land	\$6,600				
Prior Total	\$65,000				
Comp Land Estimate	\$10,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		10/29/2020	9/9/2020	5/17/2019	10/2/2020
Sale Price		\$160,000	\$85,000	\$103,000	\$145,000
Time Adj Sale Price		\$160,000	\$85,000	\$106,800	\$144,000
TADJSP/SQFT		\$99.19	\$69.90	\$58.78	\$113.46
Total Adj Factors	\$26,200	\$44,100	\$4,900	\$37,100	\$39,400
Adjusted Sale Price		\$142,100	\$106,300	\$95,900	\$130,800
Comparable Estimate	\$122,000 (\$74.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-9	112.35-3-5	112.27-1-16	113.21-6-11	112.27-1-40
Owner	Krzywowitz, Stanley J	Manroe, Alexander C	Halor, Christopher M	Ashley, Sara	Wellar, Garrett M
Address	232 Atlantic Ave	327 Reiman St	304 Wagner Ave	76 Francis Ave	341 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	33 x 120	95 x 118	32 x 109	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1931 / 0	1927 / 0	1927 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	2.0	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1180	1036	852	880	930
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1652	1613	1278	1760	1620
Att/Det Gar Sqft		484	484	484	380
Prior Land	\$9,000				
Prior Total	\$64,500				
Comp Land Estimate	\$13,000	\$8,000	\$16,000	\$8,000	\$7,000
Sale Date		10/29/2020	10/2/2020	9/4/2020	8/24/2018
Sale Price		\$160,000	\$145,000	\$144,000	\$125,000
Time Adj Sale Price		\$160,000	\$145,000	\$144,000	\$135,100
TADJSP/SQFT		\$99.19	\$113.46	\$81.82	\$83.40
Total Adj Factors	\$23,800	\$44,100	\$35,500	\$39,400	\$34,000
Adjusted Sale Price		\$139,700	\$133,300	\$128,400	\$124,900
Comparable Estimate	\$124,000 (\$75.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-37.1	113.37-3-3	112.36-4-8	112.36-3-15	112.28-2-31
Owner	Jendrasik, Donna M	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Sulski, Tyler J	Siddiqui, Mohammed K
Address	235 Atlantic Ave	117 Gates St	142 Griffith St	115 Halstead Ave	237 Lackawanna Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	50 x 124	60 x 86	76 x 121	30 x 120
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1972 / 0	1919 / 0	1923 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3
Bedrooms	4	5	6	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1092	1593	1150	1196	1741
2nd Sty Area	1092	864	1150	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	2184	2457	2300	2252	1879
Att/Det Gar Sqft	400		420	748	352
Prior Land	\$11,100				
Prior Total	\$83,000				
Comp Land Estimate	\$13,000	\$12,000	\$11,000	\$15,000	\$8,000
Sale Date		1/6/2020	12/17/2018	10/25/2019	11/19/2019
Sale Price		\$127,000	\$120,000	\$117,000	\$77,500
Time Adj Sale Price		\$128,300	\$126,800	\$119,400	\$78,800
TADJSP/SQFT		\$52.22	\$55.13	\$53.02	\$41.94
Total Adj Factors	\$80,400	\$84,800	\$85,600	\$45,600	\$18,300
Adjusted Sale Price		\$123,900	\$121,600	\$154,200	\$140,900
Comparable Estimate	\$140,000 (\$64.1/SFLA)				

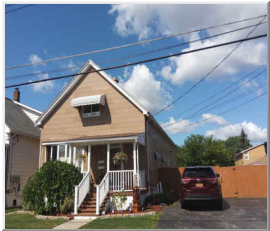
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-8	112.35-3-24	112.43-2-24	101.84-2-11	112.43-1-2
Owner	Kaminski, David T	Chowdhury, Aminuli I	Ponce, Yairaliz	Walkow, Benjamin J	Schmid, Mary
Address	236 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	299 Lackawanna Ave	152 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	85 x 118	55 x 118	45 x 101	48 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1959 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1139	840	972	896
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1662	1709	1260	1414	1355
Att/Det Gar Sqft	294	352	280	420	480
Prior Land	\$9,000				
Prior Total	\$81,500				
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$10,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	12/3/2018
Sale Price		\$119,900	\$122,500	\$107,000	\$100,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,000	\$105,700
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$78.01
Total Adj Factors	\$65,400	\$73,600	\$53,400	\$57,800	\$56,000
Adjusted Sale Price		\$116,100	\$134,500	\$115,500	\$115,100
Comparable Estimate	\$120,000 (\$72.2/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-3-38	112.35-3-24	112.43-2-24	113.37-1-3	101.84-2-11
Owner	Derenda, Edward A	Chowdhury, Aminuli I	Ponce, Yairaliz	Doruszewski, Rebecca	Walkow, Benjamin J
Address	239 Atlantic Ave	169 Atlantic Ave	155 Wagner Ave	64 Boll St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 118	85 x 118	55 x 118	45 x 101	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1937 / 0	1958 / 0	1959 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1077	1139	840	972	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1616	1709	1260	1414	1158
Att/Det Gar Sqft	400	352	280	420	528
Prior Land	\$10,100				
Prior Total	\$78,000				
Comp Land Estimate	\$12,000	\$16,000	\$13,000	\$10,000	\$12,000
Sale Date		5/2/2019	7/14/2020	2/5/2020	8/11/2020
Sale Price		\$119,900	\$122,500	\$107,000	\$107,000
Time Adj Sale Price		\$124,300	\$122,500	\$107,900	\$107,000
TADJSP/SQFT		\$72.73	\$97.22	\$76.31	\$92.40
Total Adj Factors	\$64,300	\$73,600	\$53,400	\$57,800	\$51,500
Adjusted Sale Price		\$115,000	\$133,400	\$114,400	\$119,800
Comparable Estimate	\$123,000 (\$76.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143089
Print Key	112.35-2-7	112.44-2-39.11	112.27-1-50	123.36-4-14	102.45-5-38
Owner	Moon, Charmaine	Muller, Norbert	Chowdhury Shuvo, Aaq	Mack, Scott C	Ha, Andrew
Address	244 Atlantic Ave	48 Halstead Ave	2067 Broadway St	2138 Clinton St	121 Reo Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	301	301	301	120	105
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	60 x 118	90 x 121	30 x 132	60 x 130	33 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1921 / 0	1900 / 0	1940 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	3.0	1.5	2.0	2.0
Bedrooms	7	6	6	7	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 1	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	2139	1794	1268	1992	1081
2nd Sty Area	736	891	0	1104	920
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3339	3126	1970	3320	2001
Att/Det Gar Sqft	616		360	636	
Prior Land	\$11,100				
Prior Total	\$115,000				
Comp Land Estimate	\$13,000	\$16,000	\$8,000	\$0	\$8,000
					\$0
Sale Date		1/17/2020	10/10/2020	10/18/2019	6/11/2019
Sale Price		\$90,000	\$110,000	\$92,500	\$120,500
Time Adj Sale Price		\$90,900	\$110,000	\$94,400	\$124,500
TADJSP/SQFT		\$29.08	\$55.84	\$28.43	\$62.22
					\$52.15
Total Adj Factors	\$60,900	\$19,000	\$30,000	\$0	\$64,200
Adjusted Sale Price		\$132,800	\$140,900	\$0	\$121,200
					\$0
Comparable Estimate	\$132,000 (\$39.53/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-39.1	112.28-2-31	112.27-1-11	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Mahmood, Elizabeth	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Knobe, Paul	Thompson, LaSean	Sulski, Tyler J
Address	247 Atlantic Ave	237 Lackawanna Ave	332 Wagner Ave	309 Michael Ave	290 Wagner Ave	115 Halstead Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	30 x 120	30 x 118	66 x 178	36 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1923 / 0	1916 / 0	1922 / 0	1929 / 0	1919 / 0
Condition	4 Good	3 Normal	3 Normal	2 Fair	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	1 No central No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5	2.0
Bedrooms	4	5	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	870	1741	1232	1112	1318	1196
2nd Sty Area	870	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1740	1879	1672	1596	1893	2252
Att/Det Gar Sqft		320			352	748
Prior Land	\$11,100					
Prior Total	\$78,850					
Comp Land Estimate	\$13,000	\$8,000	\$7,000	\$16,000	\$9,000	\$15,000
Sale Date		11/19/2019	6/12/2019	1/10/2020	2/7/2019	10/25/2019
Sale Price		\$77,500	\$72,000	\$80,000	\$110,000	\$117,000
Time Adj Sale Price		\$78,800	\$74,400	\$80,800	\$115,200	\$119,400
TADJSP/SQFT		\$41.94	\$44.50	\$50.63	\$60.86	\$53.02
Total Adj Factors	\$38,800	\$18,300	\$11,800	\$23,600	\$36,200	\$45,600
Adjusted Sale Price		\$99,300	\$101,400	\$96,000	\$117,800	\$112,600
Comparable Estimate	\$105,000 (\$60.34/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-6	112.36-3-15	112.28-2-31	112.27-1-19	102.77-1-10
Owner	Moon, Charmaine	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr
Address	248 Atlantic Ave	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	76 x 121	30 x 120	36 x 118	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1915 / 0	1919 / 0	1923 / 0	1929 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.5	1.5
Bedrooms	4	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1495	1196	1741	1318	1232
2nd Sty Area	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	2210	2252	1879	1893	1672
Att/Det Gar Sqft		748		352	
Prior Land	\$11,100				
Prior Total	\$57,000				
Comp Land Estimate	\$13,000	\$15,000	\$8,000	\$9,000	\$7,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019
Sale Price		\$117,000	\$77,500	\$110,000	\$72,000
Time Adj Sale Price		\$119,400	\$78,800	\$115,200	\$74,400
TADJSP/SQFT		\$53.02	\$41.94	\$60.86	\$44.50
Total Adj Factors	\$23,800	\$45,600	\$18,300	\$36,200	\$11,800
Adjusted Sale Price		\$97,600	\$84,300	\$102,800	\$86,400
Comparable Estimate	\$97,000 (\$43.89/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-41	112.35-3-5	113.22-1-6	113.21-6-11	112.28-4-24	112.27-1-16
Owner	Dywinski, Amanda	Manroe, Alexander C	Sommerville, Tamika M	Ashley, Sara	Young, Nicole S	Halor, Christopher M
Address	253 Atlantic Ave	327 Reiman St	96 Jackson Ave	76 Francis Ave	207 Halstead Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 118	33 x 120	35 x 109	32 x 109	33 x 121	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1934 / 0	1931 / 0	1927 / 0	1927 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	1.5	1.5
Bedrooms	3	3	5	4	3	4
Full/Half Baths	2 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1254	1036	1272	880	1157	852
2nd Sty Area	856	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2275	1613	2007	1760	1817	1278
Att/Det Gar Sqft	798	484	260	484	352	484
Prior Land	\$11,900					
Prior Total	\$75,000					
Comp Land Estimate	\$14,000	\$8,000	\$8,000	\$8,000	\$8,000	\$16,000
Sale Date		10/29/2020	10/23/2019	9/4/2020	5/17/2019	10/2/2020
Sale Price		\$160,000	\$112,500	\$144,000	\$103,000	\$145,000
Time Adj Sale Price		\$160,000	\$114,800	\$144,000	\$106,800	\$145,000
TADJSP/SQFT		\$99.19	\$57.20	\$81.82	\$58.78	\$113.46
Total Adj Factors	\$54,100	\$44,100	\$41,500	\$39,400	\$37,100	\$35,500
Adjusted Sale Price		\$170,000	\$127,400	\$158,700	\$123,800	\$163,600
Comparable Estimate	\$149,000 (\$65.49/SFLA)					

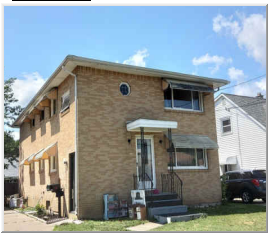
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.35-2-5	113.30-2-34	113.21-5-13	112.36-4-14	112.28-4-10
Owner	Worden, Cynthia M	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R
Address	254 Atlantic Ave	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	60 x 110	60 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1954 / 0	1953 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1223	1028	992	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 546	0 0	0 0	0 300	0 0
SFLA	1200	1223	1028	992	815
Att/Det Gar Sqft	528	352	308	308	308
Prior Land	\$7,400				
Prior Total	\$73,900				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$14,000	\$10,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$64,100	\$72,200	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$139,800	\$134,100	\$99,400	\$105,900
Comparable Estimate	\$124,000 (\$103.33/SFLA)				\$72,100



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-71	112.27-1-16	112.35-3-5	112.28-4-20	112.27-1-33
Owner	Filipink, Richard M	Halor, Christopher M	Manroe, Alexander C	Sikder, MD Nazrul	Taffe, Devane
Address	288 Atlantic Ave	304 Wagner Ave	327 Reiman St	191 Halstead Ave	307 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 118	95 x 118	33 x 120	30 x 121	45 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1927 / 0	1931 / 0	1900 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	989	852	1036	946	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1314	1278	1613	1216	1103
Att/Det Gar Sqft		484	484		672
Prior Land	\$5,000				
Prior Total	\$52,400				
Comp Land Estimate	\$7,000	\$16,000	\$8,000	\$8,000	\$11,000
Sale Date		10/2/2020	10/29/2020	9/9/2020	8/20/2019
Sale Price		\$145,000	\$160,000	\$85,000	\$123,050
Time Adj Sale Price		\$145,000	\$160,000	\$85,000	\$126,400
TADJSP/SQFT		\$113.46	\$99.19	\$69.90	\$114.60
Total Adj Factors	\$9,500	\$35,500	\$44,100	\$4,900	\$31,500
Adjusted Sale Price		\$119,000	\$125,400	\$89,600	\$104,400
Comparable Estimate	\$111,000 (\$84.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-70	113.21-5-13	113.30-2-34	112.28-4-10	102.77-5-15
Owner	Rath, Aaron P	Niedzwiedz, Katarzyna	Buczowski, Sally	Murphy, Kenneth R	Laviolette, Adam
Address	290 Atlantic Ave	156 Crocker St	164 Gates St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	60 x 100	60 x 110	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 2015	1954 / 0	1954 / 0	1945 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1092	1028	1223	815	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1028	1223	815	798
Att/Det Gar Sqft	352	308	352	308	288
Prior Land	\$9,500				
Prior Total	\$65,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$10,000	\$9,000
Sale Date		11/22/2019	10/10/2020	12/16/2019	3/18/2019
Sale Price		\$119,310	\$147,900	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$86,100	\$88,700
TADJSP/SQFT		\$118.00	\$120.93	\$105.64	\$89.42
Total Adj Factors	\$55,100	\$51,300	\$72,200	\$44,300	\$53,400
Adjusted Sale Price		\$125,100	\$130,800	\$96,900	\$90,400
Comparable Estimate	\$110,000 (\$100.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-69	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19
Owner	Peninsula Wholesale H	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knobe, Paul	Thompson, LaSean
Address	294 Atlantic Ave	332 Wagner Ave	237 Lackawanna Ave	309 Michael Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	30 x 118	30 x 120	66 x 178	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1916 / 0	1923 / 0	1922 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.3	1.5	1.5
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	968	1232	1741	1112	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1694	1672	1879	1596	1893
Att/Det Gar Sqft					352
Prior Land	\$9,500				
Prior Total	\$70,550				
Comp Land Estimate	\$11,000	\$7,000	\$8,000	\$16,000	\$9,000
Sale Date		6/12/2019	11/19/2019	1/10/2020	2/7/2019
Sale Price		\$72,000	\$77,500	\$80,000	\$110,000
Time Adj Sale Price		\$74,400	\$78,800	\$80,800	\$115,200
TADJSP/SQFT		\$44.50	\$41.94	\$50.63	\$60.86
Total Adj Factors	\$19,900	\$11,800	\$18,300	\$23,600	\$36,200
Adjusted Sale Price		\$82,500	\$80,400	\$77,100	\$98,900
Comparable Estimate	\$87,000 (\$51.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-68	113.37-3-3	112.36-4-8	112.28-2-31	112.27-1-11
Owner	Bozeman, Keanna	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Siddiqui, Mohammed K	Kowalow, Andrew P Jr
Address	302 Atlantic Ave	117 Gates St	142 Griffith St	237 Lackawanna Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	50 x 124	60 x 86	30 x 120	30 x 118
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	01 Wood
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1972 / 0	1923 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.3	1.5
Bedrooms	4	5	6	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	888	1593	1150	1741	1232
2nd Sty Area	864	864	1150	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 575
SFLA	1752	2457	2300	1879	1672
Att/Det Gar Sqft	440		420		
Prior Land	\$11,100				
Prior Total	\$69,000				
Comp Land Estimate	\$11,000	\$12,000	\$11,000	\$8,000	\$7,000
					\$9,000
Sale Date		1/6/2020	12/17/2018	11/19/2019	6/12/2019
Sale Price		\$127,000	\$120,000	\$77,500	\$72,000
Time Adj Sale Price		\$128,300	\$126,800	\$78,800	\$74,400
TADJSP/SQFT		\$52.22	\$55.13	\$41.94	\$44.50
					\$60.86
Total Adj Factors	\$68,200	\$84,800	\$85,600	\$18,300	\$11,800
Adjusted Sale Price		\$111,700	\$109,400	\$128,700	\$130,800
					\$36,200
Comparable Estimate	\$126,000 (\$71.92/SFLA)				\$147,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-24	101.84-2-11	112.43-2-24	112.28-4-30	113.37-1-13
Owner	DeBergalis, Brandon	Walkow, Benjamin J	Ponce, Yairaliz	Terzian, Stephen P	Plew, Jacob R
Address	303 Atlantic Ave	299 Lackawanna Ave	155 Wagner Ave	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	52 x 120	55 x 118	58 x 121	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1959 / 0	1946 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	810	780	840	704	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1215	1158	1260	1056	1250
Att/Det Gar Sqft	273	528	280	484	
Prior Land	\$9,500				
Prior Total	\$50,000				
Comp Land Estimate	\$13,000	\$12,000	\$13,000	\$13,000	\$14,000
					\$9,000
Sale Date		8/11/2020	7/14/2020	4/7/2020	11/20/2019
Sale Price		\$107,000	\$122,500	\$125,000	\$116,500
Time Adj Sale Price		\$107,000	\$122,500	\$125,600	\$118,500
TADJSP/SQFT		\$92.40	\$97.22	\$118.94	\$94.80
					\$79.42
Total Adj Factors	\$50,200	\$51,500	\$53,400	\$47,300	\$51,500
Adjusted Sale Price		\$105,700	\$119,300	\$128,500	\$117,200
					\$42,700
Comparable Estimate	\$114,000 (\$93.83/SFLA)				\$98,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143089
Print Key	112.27-1-67	112.27-1-11	101.84-3-17	112.28-2-31	102.18-2-13
Owner	Webb, Tanya M	Kowalow, Andrew P Jr	Knope, Paul	Siddiqui, Mohammed K	Thompson, LaSean
Address	306 Atlantic Ave	332 Wagner Ave	309 Michael Ave	237 Lackawanna Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	30 x 118	66 x 178	30 x 120	36 x 118
Building Style	04 Cape cod	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1916 / 0	1922 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.3	1.5
Bedrooms	4	4	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	780	1232	1112	1741	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1560	1672	1596	1879	1893
Att/Det Gar Sqft	440				352
Prior Land	\$9,500				
Prior Total	\$84,000				
Comp Land Estimate	\$11,000	\$7,000	\$16,000	\$8,000	\$9,000
Sale Date		6/12/2019	1/10/2020	11/19/2019	2/7/2019
Sale Price		\$72,000	\$80,000	\$77,500	\$110,000
Time Adj Sale Price		\$74,400	\$80,800	\$78,800	\$115,200
TADJSP/SQFT		\$44.50	\$50.63	\$41.94	\$60.86
Total Adj Factors	\$60,700	\$11,800	\$23,600	\$18,300	\$36,200
Adjusted Sale Price		\$123,300	\$117,900	\$121,200	\$139,700
Comparable Estimate	\$128,000 (\$82.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143001
Print Key	112.28-1-25	112.27-1-11	112.28-2-31	102.18-2-13	112.27-1-19
Owner	Goeseke, William P	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Leli, Susan	Thompson, LaSean
Address	307 Atlantic Ave	332 Wagner Ave	237 Lackawanna Ave	138 Lemoine Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 118	30 x 118	30 x 120	60 x 110	36 x 118
Building Style	04 Cape cod	08 Old style	08 Old style	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1916 / 0	1923 / 0	1961 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central 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
Stories	1.7	1.5	1.3	2.0	1.5
Bedrooms	3	4	5	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	780	1232	1741	1338	1318
2nd Sty Area	0	0	0	980	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1365	1672	1879	2591	1893
Att/Det Gar Sqft	506			399	352
Prior Land	\$12,300				
Prior Total	\$69,000				
Comp Land Estimate	\$15,000	\$7,000	\$8,000	\$13,000	\$9,000
Sale Date		6/12/2019	11/19/2019	9/23/2020	2/7/2019
Sale Price		\$72,000	\$77,500	\$169,900	\$110,000
Time Adj Sale Price		\$74,400	\$78,800	\$169,900	\$115,200
TADJSP/SQFT		\$44.50	\$41.94	\$65.57	\$60.86
Total Adj Factors	\$56,600	\$11,800	\$18,300	\$91,500	\$36,200
Adjusted Sale Price		\$119,200	\$117,100	\$135,000	\$135,600
Comparable Estimate	\$124,000 (\$90.84/SFLA)				

Subject

Comp 1

Comp 2

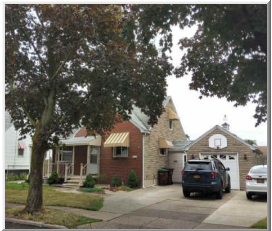
Comp 3

Comp 4

Comp 5



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-66	112.28-2-31	112.27-1-11	112.27-1-19	101.84-3-17	112.36-3-15
Owner	Ingrao, Joseph	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean	Knope, Paul	Sulski, Tyler J
Address	310 Atlantic Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave	309 Michael Ave	115 Halstead Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 118	30 x 120	30 x 118	36 x 118	66 x 178	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1923 / 0	1916 / 0	1929 / 0	1922 / 0	1919 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	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	1 No central 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	1 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5	2.0
Bedrooms	4	5	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	888	1741	1232	1318	1112	1196
2nd Sty Area	864	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1752	1879	1672	1893	1596	2252
Att/Det Gar Sqft	440			352		748
Prior Land	\$12,300					
Prior Total	\$78,000					
Comp Land Estimate	\$11,000	\$8,000	\$7,000	\$9,000	\$16,000	\$15,000
Sale Date		11/19/2019	6/12/2019	2/7/2019	1/10/2020	10/25/2019
Sale Price		\$77,500	\$72,000	\$110,000	\$80,000	\$117,000
Time Adj Sale Price		\$78,800	\$74,400	\$115,200	\$80,800	\$119,400
TADJSP/SQFT		\$41.94	\$44.50	\$60.86	\$50.63	\$53.02
Total Adj Factors	\$37,300	\$18,300	\$11,800	\$36,200	\$23,600	\$45,600
Adjusted Sale Price		\$97,800	\$99,900	\$116,300	\$94,500	\$111,100
Comparable Estimate	\$104,000 (\$59.36/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-26	101.84-2-11	112.43-2-24	112.37-1-3	112.28-4-4
Owner	Antkowiak, Mark J	Walkow, Benjamin J	Ponce, Yairaliz	Doruszewski, Rebecca	Plew, Jacob R
Address	313 Atlantic Ave	299 Lackawanna Ave	155 Wagner Ave	64 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 118	52 x 120	55 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1950 / 0	1959 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	990	780	840	972	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 0	0 400	0 0
SFLA	1485	1158	1260	1414	1250
Att/Det Gar Sqft	330	528	280	420	484
Prior Land	\$10,300				
Prior Total	\$65,000				
Comp Land Estimate	\$15,000	\$12,000	\$13,000	\$10,000	\$14,000
Sale Date		8/11/2020	7/14/2020	2/5/2020	11/20/2019
Sale Price		\$107,000	\$122,500	\$107,000	\$116,500
Time Adj Sale Price		\$107,000	\$122,500	\$107,900	\$118,500
TADJSP/SQFT		\$92.40	\$97.22	\$76.31	\$94.80
Total Adj Factors	\$61,600	\$51,500	\$53,400	\$57,800	\$51,500
Adjusted Sale Price		\$117,100	\$130,700	\$111,700	\$128,600
Comparable Estimate	\$126,000 (\$84.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-65	101.84-2-11	112.28-4-30	112.43-2-24	112.28-4-4
Owner	Stachowiak, Jennifer M	Walkow, Benjamin J	Terzian, Stephen P	Ponce, Yairaliz	Plew, Jacob R
Address	314 Atlantic Ave	299 Lackawanna Ave	237 Halstead Ave	155 Wagner Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	52 x 120	58 x 121	55 x 118	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1946 / 0	1959 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	788	780	704	840	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 0	0 0	0 0	0 0
SFLA	1160	1158	1056	1260	1250
Att/Det Gar Sqft	280	528	484	280	400
Prior Land	\$9,500				
Prior Total	\$55,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$13,000	\$14,000
Sale Date		8/11/2020	4/7/2020	7/14/2020	11/20/2019
Sale Price		\$107,000	\$125,000	\$122,500	\$116,500
Time Adj Sale Price		\$107,000	\$125,600	\$122,500	\$118,500
TADJSP/SQFT		\$92.40	\$118.94	\$97.22	\$94.80
Total Adj Factors	\$46,400	\$51,500	\$47,300	\$53,400	\$51,500
Adjusted Sale Price		\$101,900	\$124,700	\$115,500	\$113,400
Comparable Estimate	\$110,000 (\$94.83/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-27	101.84-2-11	112.28-4-30	112.43-2-24	113.21-6-28	112.28-4-4
Owner	Sikora, Emily T	Walkow, Benjamin J	Terzian, Stephen P	Ponce, Yairaliz	Allison, Matthew E	Plew, Jacob R
Address	317 Atlantic Ave	299 Lackawanna Ave	237 Halstead Ave	155 Wagner Ave	203 Crocker St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 118	52 x 120	58 x 121	55 x 118	30 x 109	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1946 / 0	1959 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
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	735	780	704	840	660	834
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 0
SFLA	1095	1158	1056	1260	1072	1250
Att/Det Gar Sqft	420	528	484	280		
Prior Land	\$8,900					
Prior Total	\$61,000					
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$13,000	\$7,000	\$14,000
Sale Date		8/11/2020	4/7/2020	7/14/2020	10/12/2020	11/20/2019
Sale Price		\$107,000	\$125,000	\$122,500	\$125,000	\$116,500
Time Adj Sale Price		\$107,000	\$125,600	\$122,500	\$125,000	\$118,500
TADJSP/SQFT		\$92.40	\$118.94	\$97.22	\$116.60	\$94.80
Total Adj Factors	\$39,500	\$51,500	\$47,300	\$53,400	\$42,100	\$51,500
Adjusted Sale Price		\$95,000	\$117,800	\$108,600	\$122,400	\$106,500
Comparable Estimate	\$110,000 (\$100.46/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-28	101.84-2-11	112.28-4-30	112.43-2-24	112.28-4-4
Owner	Galla, Brian P Jr	Walkow, Benjamin J	Terzian, Stephen P	Ponce, Yairaliz	Plew, Jacob R
Address	319 Atlantic Ave	299 Lackawanna Ave	237 Halstead Ave	155 Wagner Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 118	52 x 120	58 x 121	55 x 118	60 x 130
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1946 / 0	1959 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1121	780	704	840	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1121	1158	1056	1260	1072
Att/Det Gar Sqft	378	528	484	280	
Prior Land	\$8,900				
Prior Total	\$64,000				
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$13,000	\$14,000
					\$7,000
Sale Date		8/11/2020	4/7/2020	7/14/2020	11/20/2019
Sale Price		\$107,000	\$125,000	\$122,500	\$116,500
Time Adj Sale Price		\$107,000	\$125,600	\$122,500	\$118,500
TADJSP/SQFT		\$92.40	\$118.94	\$97.22	\$94.80
					\$116.60
Total Adj Factors	\$41,500	\$51,500	\$47,300	\$53,400	\$51,500
Adjusted Sale Price		\$97,000	\$119,800	\$110,600	\$108,500
					\$42,100
Comparable Estimate	\$112,000 (\$99.91/SFLA)				\$124,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-64	112.35-3-5	112.27-1-16	112.27-1-40	112.28-4-20
Owner	Gouba, Kathleen A	Manroe, Alexander C	Halor, Christopher M	Wellar, Garrett M	Sikder, MD Nazrul
Address	320 Atlantic Ave	327 Reiman St	304 Wagner Ave	341 Wagner Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 118	33 x 120	95 x 118	30 x 118	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1931 / 0	1927 / 0	1916 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	929	1036	852	930	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1567	1613	1278	1620	1216
Att/Det Gar Sqft	624	484	484	380	672
Prior Land	\$13,500				
Prior Total	\$52,000				
Comp Land Estimate	\$16,000	\$8,000	\$16,000	\$7,000	\$8,000
Sale Date		10/29/2020	10/2/2020	8/24/2018	9/9/2020
Sale Price		\$160,000	\$145,000	\$125,000	\$85,000
Time Adj Sale Price		\$160,000	\$145,000	\$135,100	\$85,000
TADJSP/SQFT		\$99.19	\$113.46	\$83.40	\$69.90
Total Adj Factors	\$37,300	\$44,100	\$35,500	\$34,000	\$4,900
Adjusted Sale Price		\$153,200	\$146,800	\$138,400	\$117,400
Comparable Estimate	\$138,000 (\$88.07/SFLA)				

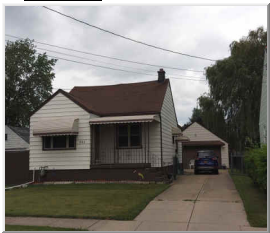


SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-29	101.84-2-11	112.43-2-24	113.37-1-3	112.35-3-24	112.28-4-4
Owner	Gribble, Linda Lee	Walkow, Benjamin J	Ponce, Yairaliz	Doruszewski, Rebecca	Chowdhury, Aminuli I	Plew, Jacob R
Address	321 Atlantic Ave	299 Lackawanna Ave	155 Wagner Ave	64 Boll St	169 Atlantic Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 118	52 x 120	55 x 118	45 x 101	85 x 118	60 x 130
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	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1953 / 0	1950 / 0	1959 / 0	1957 / 0	1958 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 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	1032	780	840	972	1139	834
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	1594	1158	1260	1414	1709	1250
Att/Det Gar Sqft	440	528	280	420	352	
Prior Land	\$8,900					
Prior Total	\$80,000					
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$10,000	\$16,000	\$14,000
Sale Date		8/11/2020	7/14/2020	2/5/2020	5/2/2019	11/20/2019
Sale Price		\$107,000	\$122,500	\$107,000	\$119,900	\$116,500
Time Adj Sale Price		\$107,000	\$122,500	\$107,900	\$124,300	\$118,500
TADJSP/SQFT		\$92.40	\$97.22	\$76.31	\$72.73	\$94.80
Total Adj Factors	\$75,200	\$51,500	\$53,400	\$57,800	\$73,600	\$51,500
Adjusted Sale Price		\$130,700	\$144,300	\$125,300	\$125,900	\$142,200
Comparable Estimate	\$134,000 (\$84.07/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-30	101.84-2-11	112.28-4-30	112.43-2-24	112.28-4-4
Owner	Corieri, Melissa	Walkow, Benjamin J	Terzian, Stephen P	Ponce, Yairaliz	Plew, Jacob R
Address	325 Atlantic Ave	299 Lackawanna Ave	237 Halstead Ave	155 Wagner Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	52 x 120	58 x 121	55 x 118	60 x 130
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1950 / 0	1946 / 0	1959 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	740	780	704	840	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1124	1158	1056	1260	1072
Att/Det Gar Sqft		528	484	280	
Prior Land	\$9,500				
Prior Total	\$60,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$13,000	\$14,000
					\$7,000
Sale Date		8/11/2020	4/7/2020	7/14/2020	11/20/2019
Sale Price		\$107,000	\$125,000	\$122,500	\$116,500
Time Adj Sale Price		\$107,000	\$125,600	\$122,500	\$118,500
TADJSP/SQFT		\$92.40	\$118.94	\$97.22	\$94.80
					\$116.60
Total Adj Factors	\$45,000	\$51,500	\$47,300	\$53,400	\$51,500
Adjusted Sale Price		\$100,500	\$123,300	\$114,100	\$112,000
					\$42,100
Comparable Estimate	\$116,000 (\$103.2/SFLA)				\$127,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-31	112.28-2-31	112.27-1-11	101.84-3-17	112.36-3-15
Owner	Guiga, Gregory	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Knope, Paul	Sulski, Tyler J
Address	329 Atlantic Ave	237 Lackawanna Ave	332 Wagner Ave	309 Michael Ave	115 Halstead Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	30 x 120	30 x 118	66 x 178	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1923 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.3	1.5	1.5	2.0
Bedrooms	5	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	888	1741	1232	1318	1196
2nd Sty Area	864	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 288	0 0	0 0	0 575	0 0
SFLA	1752	1879	1672	1893	2252
Att/Det Gar Sqft	528			352	748
Prior Land	\$11,100				
Prior Total	\$66,000				
Comp Land Estimate	\$13,000	\$8,000	\$7,000	\$9,000	\$15,000
Sale Date		11/19/2019	6/12/2019	2/7/2019	1/10/2020
Sale Price		\$77,500	\$72,000	\$110,000	\$80,000
Time Adj Sale Price		\$78,800	\$74,400	\$115,200	\$80,800
TADJSP/SQFT		\$41.94	\$44.50	\$60.86	\$50.63
Total Adj Factors	\$20,900	\$18,300	\$11,800	\$36,200	\$45,600
Adjusted Sale Price		\$81,400	\$83,500	\$99,900	\$78,100
Comparable Estimate	\$88,000 (\$50.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-63	101.84-2-11	112.43-2-24	113.37-1-3	112.28-4-4
Owner	Brady, Michael	Walkow, Benjamin J	Ponce, Yairaliz	Doruszewski, Rebecca	Plew, Jacob R
Address	332 Atlantic Ave	299 Lackawanna Ave	155 Wagner Ave	64 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 118	52 x 120	55 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1959 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	888	780	840	972	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1428	1158	1260	1414	1250
Att/Det Gar Sqft	280 624	528	280	420	484
Prior Land	\$13,500				
Prior Total	\$82,000				
Comp Land Estimate	\$16,000	\$12,000	\$13,000	\$10,000	\$14,000
Sale Date		8/11/2020	7/14/2020	2/5/2020	11/20/2019
Sale Price		\$107,000	\$122,500	\$107,000	\$116,500
Time Adj Sale Price		\$107,000	\$122,500	\$107,900	\$118,500
TADJSP/SQFT		\$92.40	\$97.22	\$76.31	\$94.80
Total Adj Factors	\$66,700	\$51,500	\$53,400	\$57,800	\$51,500
Adjusted Sale Price		\$122,200	\$135,800	\$116,800	\$133,700
Comparable Estimate	\$131,000 (\$91.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-32	112.28-4-10	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Szczygielski, Michelle M	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	333 Atlantic Ave	232 Curtiss St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 118	40 x 130	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1945 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	984	815	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 300	0 0
SFLA	984	815	1028	992	798
Att/Det Gar Sqft	484	308	308	308	288
Prior Land	\$12,300				
Prior Total	\$69,000				
Comp Land Estimate	\$15,000	\$10,000	\$12,000	\$14,000	\$9,000
Sale Date		12/16/2019	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$85,000	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$86,100	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$105.64	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$54,600	\$44,300	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$96,400	\$124,600	\$89,900	\$106,000
Comparable Estimate	\$109,000 (\$110.77/SFLA)				\$72,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-62	101.84-2-11	112.28-4-30	113.21-6-27	112.36-4-31
Owner	Ziarniak, Frederick	Walkow, Benjamin J	Terzian, Stephen P	Rizzo, Aris Q	Celej, Nicholas J
Address	336 Atlantic Ave	299 Lackawanna Ave	237 Halstead Ave	201 Crocker St	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 118	52 x 120	58 x 121	30 x 109	45 x 130
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1946 / 0	1945 / 0	1948 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	706	780	704	576	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 552	0 0	0 0	0 0	0 0
SFLA	982	1158	1056	979	990
Att/Det Gar Sqft	484	528	484	280	528
Prior Land	\$9,500				
Prior Total	\$68,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$7,000	\$12,000
Sale Date		8/11/2020	4/7/2020	8/6/2020	9/10/2019
Sale Price		\$107,000	\$125,000	\$120,000	\$137,000
Time Adj Sale Price		\$107,000	\$125,600	\$120,000	\$140,200
TADJSP/SQFT		\$92.40	\$118.94	\$122.57	\$141.62
Total Adj Factors	\$52,100	\$51,500	\$47,300	\$40,400	\$44,100
Adjusted Sale Price		\$107,600	\$130,400	\$131,700	\$148,200
Comparable Estimate	\$131,000 (\$133.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-33	101.84-2-11	112.28-4-30	113.21-6-28	112.43-2-24
Owner	Wise, Caren C	Walkow, Benjamin J	Terzian, Stephen P	Allison, Matthew E	Ponce, Yairaliz
Address	339 Atlantic Ave	299 Lackawanna Ave	237 Halstead Ave	203 Crocker St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 118	52 x 120	58 x 121	30 x 109	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1946 / 0	1950 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	780	704	660	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1050	1158	1056	1072	1260
Att/Det Gar Sqft	648	528	484		280
Prior Land	\$10,500				
Prior Total	\$65,000				
Comp Land Estimate	\$13,000	\$12,000	\$13,000	\$7,000	\$13,000
Sale Date		8/11/2020	4/7/2020	10/12/2020	7/14/2020
Sale Price		\$107,000	\$125,000	\$125,000	\$122,500
Time Adj Sale Price		\$107,000	\$125,600	\$125,000	\$122,500
TADJSP/SQFT		\$92.40	\$118.94	\$116.60	\$97.22
Total Adj Factors	\$47,300	\$51,500	\$47,300	\$42,100	\$53,400
Adjusted Sale Price		\$102,800	\$125,600	\$130,200	\$116,400
Comparable Estimate	\$120,000 (\$114.29/SFLA)				\$40,400 \$126,900



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-61	113.30-2-34	113.21-5-13	112.28-4-10	112.36-4-14	102.77-5-15
Owner	Mendez, John N	Buczkowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam	Franklin, Jessica R
Address	344 Atlantic Ave	164 Gates St	156 Crocker St	232 Curtiss St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 118	60 x 110	60 x 100	40 x 130	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1954 / 0	1945 / 0	1953 / 0	1940 / 0
Condition	4 Good	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	D Economy 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 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	3 Partial 0
1st Sty Area	1188	1223	1028	815	992	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 729	0 0	0 0	0 0	0 300	0 0
SFLA	1188	1223	1028	815	992	798
Att/Det Gar Sqft	576	352	308	308	308	288
Prior Land	\$9,500					
Prior Total	\$80,000					
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$10,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	3/18/2019	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$86,100	\$88,700	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$105.64	\$89.42	\$100.25
Total Adj Factors	\$71,500	\$72,200	\$51,300	\$44,300	\$53,400	\$28,600
Adjusted Sale Price		\$147,200	\$141,500	\$113,300	\$106,800	\$122,900
Comparable Estimate	\$126,000 (\$106.06/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-34	113.30-2-34	113.21-5-13	112.28-4-10	102.77-5-15
Owner	Polus, Sandra A	Buczkowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam
Address	345 Atlantic Ave	164 Gates St	156 Crocker St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	36 x 118	60 x 110	60 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1954 / 0	1954 / 0	1945 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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	3 Partial 0
1st Sty Area	1225	1223	1028	815	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 0	0 0	0 0	0 0
SFLA	1225	1223	1028	815	798
Att/Det Gar Sqft	280	352	308	308	288
Prior Land	\$6,000				
Prior Total	\$75,000				
Comp Land Estimate	\$9,000	\$13,000	\$12,000	\$10,000	\$9,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$105.64	\$89.42
Total Adj Factors	\$61,900	\$72,200	\$51,300	\$44,300	\$53,400
Adjusted Sale Price		\$137,600	\$131,900	\$103,700	\$97,200
Comparable Estimate	\$117,000 (\$95.51/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143089	143001	143001	143001	143001
Print Key	112.27-1-60	102.18-2-13	112.28-2-31	112.36-3-15	112.27-1-19	113.37-3-3
Owner	Mendez, John N	Leli, Susan	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Alnesaffi, Mufeed
Address	348 Atlantic Ave	138 Lemoine Ave	237 Lackawanna Ave	115 Halstead Ave	290 Wagner Ave	117 Gates St
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	301	120	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	60 x 110	30 x 120	76 x 121	36 x 118	50 x 124
Building Style	04 Cape cod	04 Cape cod	08 Old style	08 Old style	08 Old style	05 Colonial
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1961 / 0	1923 / 0	1919 / 0	1929 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1.7	2.0	1.3	2.0	1.5	2.0
Bedrooms	4	5	5	4	5	5
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1236	1338	1741	1196	1318	1593
2nd Sty Area	0	980	0	1056	0	864
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 0	0 0	0 575	0 0
SFLA	2136	2591	1879	2252	1893	2457
Att/Det Gar Sqft	672	399		748	352	
Prior Land	\$11,100					
Prior Total	\$87,000					
Comp Land Estimate	\$13,000	\$13,000	\$8,000	\$15,000	\$9,000	\$12,000
Sale Date		9/23/2020	11/19/2019	10/25/2019	2/7/2019	1/6/2020
Sale Price		\$169,900	\$77,500	\$117,000	\$110,000	\$127,000
Time Adj Sale Price		\$169,900	\$78,800	\$119,400	\$115,200	\$128,300
TADJSP/SQFT		\$65.57	\$41.94	\$53.02	\$60.86	\$52.22
Total Adj Factors	\$81,600	\$91,500	\$18,300	\$45,600	\$36,200	\$84,800
Adjusted Sale Price		\$160,000	\$142,100	\$155,400	\$160,600	\$125,100
Comparable Estimate	\$149,000 (\$69.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-35	112.35-3-24	101.84-2-11	113.37-1-3	112.43-2-24
Owner	Cwiklinski, Jason A	Chowdhury, Aminuli I	Walkow, Benjamin J	Doruszewski, Rebecca	Ponce, Yairaliz
Address	349 Atlantic Ave	169 Atlantic Ave	299 Lackawanna Ave	64 Boll St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	85 x 118	52 x 120	45 x 101	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1950 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 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
1st Sty Area	1264	1139	780	972	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 400	0 0
SFLA	1737	1709	1158	1414	1260
Att/Det Gar Sqft	260	352	528	420	280
Prior Land	\$11,100				
Prior Total	\$75,000				
Comp Land Estimate	\$13,000	\$16,000	\$12,000	\$10,000	\$13,000
Sale Date		5/2/2019	8/11/2020	2/5/2020	7/14/2020
Sale Price		\$119,900	\$107,000	\$107,000	\$122,500
Time Adj Sale Price		\$124,300	\$107,000	\$107,900	\$122,500
TADJSP/SQFT		\$72.73	\$92.40	\$76.31	\$97.22
Total Adj Factors	\$69,600	\$73,600	\$51,500	\$57,800	\$53,400
Adjusted Sale Price		\$120,300	\$125,100	\$119,700	\$138,700
Comparable Estimate	\$128,000 (\$73.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-59	101.84-2-11	112.43-2-24	112.28-4-4	113.21-2-16
Owner	Krysiak, Mary A	Walkow, Benjamin J	Ponce, Yairaliz	Plew, Jacob R	Thompson, James Lee
Address	350 Atlantic Ave	299 Lackawanna Ave	155 Wagner Ave	250 Curtiss St	176 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 118	52 x 120	55 x 118	60 x 130	45 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1959 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	864	780	840	834	768
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1296	1158	1260	1250	1056
Att/Det Gar Sqft		528	280	484	
Prior Land	\$10,100				
Prior Total	\$67,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$14,000	\$13,000
Sale Date		8/11/2020	7/14/2020	11/20/2019	4/7/2020
Sale Price		\$107,000	\$122,500	\$116,500	\$125,000
Time Adj Sale Price		\$107,000	\$122,500	\$118,500	\$125,600
TADJSP/SQFT		\$92.40	\$97.22	\$94.80	\$118.94
Total Adj Factors	\$50,400	\$51,500	\$53,400	\$51,500	\$42,900
Adjusted Sale Price		\$105,900	\$119,500	\$117,400	\$106,000
Comparable Estimate	\$116,000 (\$89.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-36	113.30-2-34	112.44-1-11	113.21-5-13	112.28-4-10
Owner	Monaco, Samuel	Buczkowski, Sally	Kochinski, Ronald	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	355 Atlantic Ave	164 Gates St	65 Lackawanna Ave	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	60 x 110	60 x 120	60 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1954 / 0	1973 / 0	1954 / 0	1945 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1502	1223	1446	1028	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1502	1223	1446	1028	815
Att/Det Gar Sqft	294	352	399	308	308
Prior Land	\$11,100				
Prior Total	\$90,000				
Comp Land Estimate	\$13,000	\$13,000	\$13,000	\$12,000	\$10,000
Sale Date		10/10/2020	9/13/2018	11/22/2019	12/16/2019
Sale Price		\$147,900	\$139,900	\$119,310	\$85,000
Time Adj Sale Price		\$147,900	\$150,400	\$121,300	\$86,100
TADJSP/SQFT		\$120.93	\$104.01	\$118.00	\$105.64
Total Adj Factors	\$84,900	\$72,200	\$72,100	\$51,300	\$44,300
Adjusted Sale Price		\$160,600	\$163,200	\$154,900	\$126,700
Comparable Estimate	\$145,000 (\$96.54/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-58	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Dablewski, Lori M	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczkowski, Sally
Address	356 Atlantic Ave	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 118	40 x 130	40 x 100	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1945 / 0	1940 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	815	798	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	704	815	798	1028	992	1223
Att/Det Gar Sqft		308	288	308	308	352
Prior Land	\$8,200					
Prior Total	\$50,200					
Comp Land Estimate	\$12,000	\$10,000	\$9,000	\$12,000	\$14,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$36,000	\$44,300	\$28,600	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$77,800	\$87,400	\$106,000	\$71,300	\$111,700
Comparable Estimate	\$91,000 (\$129.26/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-57	113.21-5-13	112.28-4-10	113.30-2-34	102.77-5-15	112.36-4-14
Owner	Kaptur, Josephine	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Buczowski, Sally	Franklin, Jessica R	Laviolette, Adam
Address	360 Atlantic Ave	156 Crocker St	232 Curtiss St	164 Gates St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 118	60 x 100	40 x 130	60 x 110	40 x 100	90 x 86
Building 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	1950 / 0	1954 / 0	1945 / 0	1954 / 0	1940 / 0	1953 / 0
Condition	3 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	D Economy 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	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0
1st Sty Area	1072	1028	815	1223	798	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1072	1028	815	1223	798	992
Att/Det Gar Sqft	550	308	308	352	288	308
Prior Land	\$10,100					
Prior Total	\$60,000					
Comp Land Estimate	\$12,000	\$12,000	\$10,000	\$13,000	\$9,000	\$14,000
Sale Date		11/22/2019	12/16/2019	10/10/2020	10/14/2020	3/18/2019
Sale Price		\$119,310	\$85,000	\$147,900	\$80,000	\$85,000
Time Adj Sale Price		\$121,300	\$86,100	\$147,900	\$80,000	\$88,700
TADJSP/SQFT		\$118.00	\$105.64	\$120.93	\$100.25	\$89.42
Total Adj Factors	\$56,300	\$51,300	\$44,300	\$72,200	\$28,600	\$53,400
Adjusted Sale Price		\$126,300	\$98,100	\$132,000	\$107,700	\$91,600
Comparable Estimate	\$111,000 (\$103.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-1-37	101.84-2-11	112.35-3-24	112.28-4-4	113.37-1-3
Owner	Stephens, Michael	Walkow, Benjamin J	Chowdhury, Aminuli I	Plew, Jacob R	Doruszewski, Rebecca
Address	365 Atlantic Ave	299 Lackawanna Ave	169 Atlantic Ave	250 Curtiss St	64 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	52 x 120	85 x 118	60 x 130	45 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1958 / 0	1947 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	780	1139	834	972
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 0	0 0	0 400
SFLA	1701	1158	1709	1250	1414
Att/Det Gar Sqft	280	528	352	420	280
Prior Land	\$11,100				
Prior Total	\$80,000				
Comp Land Estimate	\$13,000	\$12,000	\$16,000	\$14,000	\$10,000
Sale Date		8/11/2020	5/2/2019	11/20/2019	2/5/2020
Sale Price		\$107,000	\$119,900	\$116,500	\$107,000
Time Adj Sale Price		\$107,000	\$124,300	\$118,500	\$107,900
TADJSP/SQFT		\$92.40	\$72.73	\$94.80	\$76.31
Total Adj Factors	\$66,800	\$51,500	\$73,600	\$51,500	\$57,800
Adjusted Sale Price		\$122,300	\$117,500	\$133,800	\$116,900
Comparable Estimate	\$125,000 (\$73.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143001
Print Key	112.27-1-55.1	113.37-3-3	112.36-4-8	102.77-1-10	102.18-2-13
Owner	Mackiewicz, Robert E	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Strasser, Matthew F	Leli, Susan
Address	372 Atlantic Ave	117 Gates St	142 Griffith St	279 Curtiss St	138 Lemoine Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	82 x 118	50 x 124	60 x 86	105 x 130	60 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1972 / 0	1927 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	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
Stories	2.0	2.0	2.0	1.5	2.0
Bedrooms	6	5	6	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1288	1593	1150	1663	1338
2nd Sty Area	1288	864	1150	0	980
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2576	2457	2300	2597	2591
Att/Det Gar Sqft	528		420	754	399
Prior Land	\$12,900				
Prior Total	\$101,000				
Comp Land Estimate	\$15,000	\$12,000	\$11,000	\$18,000	\$13,000
Sale Date		1/6/2020	12/17/2018	11/14/2018	9/23/2020
Sale Price		\$127,000	\$120,000	\$151,000	\$169,900
Time Adj Sale Price		\$128,300	\$126,800	\$160,500	\$169,900
TADJSP/SQFT		\$52.22	\$55.13	\$61.80	\$65.57
Total Adj Factors	\$94,200	\$84,800	\$85,600	\$72,000	\$91,500
Adjusted Sale Price		\$137,700	\$135,400	\$182,700	\$172,600
Comparable Estimate	\$159,000 (\$61.72/SFLA)				\$45,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	101.84-1-10	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	Neubauer, Arthur J	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	379 Atlantic Ave	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 118	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1945 / 0	1940 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	720	815	798	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	720	815	798	1028	1223
Att/Det Gar Sqft	294	308	288	308	352
Prior Land	\$11,100				
Prior Total	\$55,000				
Comp Land Estimate	\$13,000	\$10,000	\$9,000	\$12,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$120.93
Total Adj Factors	\$41,100	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$82,900	\$92,500	\$111,100	\$116,800
Comparable Estimate	\$96,000 (\$133.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-2	102.77-5-15	113.30-2-34	112.28-4-10	113.21-5-13
Owner	Cretacci, Ryan M	Franklin, Jessica R	Buczowski, Sally	Murphy, Kenneth R	Niedzwiedz, Katarzyna
Address	13 Blick St	223 Roland St	164 Gates St	232 Curtiss St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	40 x 100	60 x 110	40 x 130	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1940 / 0	1954 / 0	1945 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	1223	815	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 0	0 0	0 0	0 0
SFLA	832	798	1223	815	1028
Att/Det Gar Sqft	792	288	352	308	308
Prior Land	\$9,800				
Prior Total	\$71,000				
Comp Land Estimate	\$12,000	\$9,000	\$13,000	\$10,000	\$12,000
Sale Date		10/14/2020	10/10/2020	12/16/2019	11/22/2019
Sale Price		\$80,000	\$147,900	\$85,000	\$119,310
Time Adj Sale Price		\$80,000	\$147,900	\$86,100	\$121,300
TADJSP/SQFT		\$100.25	\$120.93	\$105.64	\$116.95
Total Adj Factors	\$49,700	\$28,600	\$72,200	\$44,300	\$51,300
Adjusted Sale Price		\$101,100	\$125,400	\$91,500	\$119,700
Comparable Estimate	\$108,000 (\$129.81/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143089	143001	143001	143001
Print Key	113.30-1-35	113.30-1-35	124.30-3-10	102.77-5-15	113.21-6-27	112.28-4-10
Owner	Makuszewski, Maryann	Makuszewski, Maryann	Toledo, Rafael	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R
Address	14 Blick St	14 Blick St	2464 Clinton St	223 Roland St	201 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	122	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	39 x 130	40 x 100	30 x 109	40 x 130
Building Style	13 Bungalow	13 Bungalow	13 Bungalow	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	1949 / 0	1949 / 0	1948 / 0	1940 / 0	1945 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 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	0 / N
Stories	1.0	1.0	2.0	1.0	1.7	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	4 Full 2	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	680	680	912	798	576	815
2nd Sty Area	0	0	912	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	680	680	912	798	979	815
Att/Det Gar Sqft	300	300		288	280	308
Prior Land	\$7,900					
Prior Total	\$45,000					
Comp Land Estimate	\$12,000	\$12,000	\$13,800	\$9,000	\$7,000	\$10,000
Sale Date		7/23/2018	7/10/2020	10/14/2020	8/6/2020	12/16/2019
Sale Price		\$74,600	\$85,000	\$80,000	\$120,000	\$85,000
Time Adj Sale Price		\$81,100	\$85,000	\$80,000	\$120,000	\$86,100
TADJSP/SQFT		\$119.26	\$93.20	\$100.25	\$122.57	\$105.64
Total Adj Factors	\$20,800	\$20,800	\$49,200	\$28,600	\$40,400	\$44,300
Adjusted Sale Price		\$81,100	\$56,600	\$72,200	\$100,400	\$62,600
Comparable Estimate	\$75,000 (\$110.29/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-2-3	102.77-5-15	113.30-2-34	113.30-2-7	112.28-4-10	113.21-5-13
Owner	Sidell, Jamie A	Franklin, Jessica R	Buczowski, Sally	Harhigh, Andrew J	Murphy, Kenneth R	Niedzwiedz, Katarzyna
Address	19 Blick St	223 Roland St	164 Gates St	39 Blick St	232 Curtiss St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 110	40 x 100	60 x 110	50 x 110	40 x 130	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1940 / 0	1954 / 0	1955 / 0	1945 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	1223	832	815	1028
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 0
SFLA	832	798	1223	832	815	1028
Att/Det Gar Sqft	440	288	352	440	308	308
Prior Land	\$7,900					
Prior Total	\$61,900					
Comp Land Estimate	\$12,000	\$9,000	\$13,000	\$12,000	\$10,000	\$12,000
Sale Date		10/14/2020	10/10/2020	8/6/2018	12/16/2019	11/22/2019
Sale Price		\$80,000	\$147,900	\$90,000	\$85,000	\$119,310
Time Adj Sale Price		\$80,000	\$147,900	\$97,300	\$86,100	\$121,300
TADJSP/SQFT		\$100.25	\$120.93	\$116.95	\$105.64	\$118.00
Total Adj Factors	\$45,800	\$28,600	\$72,200	\$46,300	\$44,300	\$51,300
Adjusted Sale Price		\$97,200	\$121,500	\$96,800	\$87,600	\$115,800
Comparable Estimate	\$104,000 (\$125/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-34	113.37-3-3	112.36-4-8	113.47-3-20	112.28-2-31
Owner	Fox, Anita R	Alnesaffi, Mufeed	Hasan, Nasrin Akter	McGuire, Aubrey R	Siddiqui, Mohammed K
Address	20 Blick St	117 Gates St	142 Griffith St	177 Kennedy Rd	237 Lackawanna Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 124	60 x 86	52 x 102	66 x 178
Building Style	05 Colonial	05 Colonial	05 Colonial	12 Duplex	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1972 / 0	1957 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3
Bedrooms	4	5	6	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	680	1593	1150	832	1741
2nd Sty Area	680	864	1150	832	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1360	2457	2300	1664	1879
Att/Det Gar Sqft	580		420		
Prior Land	\$9,800				
Prior Total	\$61,000				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$11,000	\$8,000
Sale Date		1/6/2020	12/17/2018	2/7/2020	1/10/2020
Sale Price		\$127,000	\$120,000	\$130,000	\$80,000
Time Adj Sale Price		\$128,300	\$126,800	\$131,100	\$80,800
TADJSP/SQFT		\$52.22	\$55.13	\$78.79	\$50.63
Total Adj Factors	\$47,600	\$84,800	\$85,600	\$57,000	\$23,600
Adjusted Sale Price		\$91,100	\$88,800	\$121,700	\$104,800
Comparable Estimate	\$103,000 (\$75.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-33	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Baker, Ann M	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	24 Blick St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	60 x 110	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1060	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1060	1223	1028	992	798
Att/Det Gar Sqft	280	352	308	308	288
Prior Land	\$9,800				
Prior Total	\$70,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$54,200	\$72,200	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$129,900	\$124,200	\$89,500	\$105,600
Comparable Estimate	\$109,000 (\$102.83/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-2-4	102.77-5-15	113.30-2-34	113.30-2-7	112.28-4-10	113.21-5-13
Owner	Fissler, Robert W	Franklin, Jessica R	Buczowski, Sally	Harhigh, Andrew J	Murphy, Kenneth R	Niedzwiedz, Katarzyna
Address	25 Blick St	223 Roland St	164 Gates St	39 Blick St	232 Curtiss St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 110	40 x 100	60 x 110	50 x 110	40 x 130	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1940 / 0	1954 / 0	1955 / 0	1945 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	1223	832	815	1028
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 0
SFLA	832	798	1223	832	815	1028
Att/Det Gar Sqft		288	352	440	308	308
Prior Land	\$7,900					
Prior Total	\$59,200					
Comp Land Estimate	\$12,000	\$9,000	\$13,000	\$12,000	\$10,000	\$12,000
Sale Date		10/14/2020	10/10/2020	8/6/2018	12/16/2019	11/22/2019
Sale Price		\$80,000	\$147,900	\$90,000	\$85,000	\$119,310
Time Adj Sale Price		\$80,000	\$147,900	\$97,300	\$86,100	\$121,300
TADJSP/SQFT		\$100.25	\$120.93	\$116.95	\$105.64	\$118.00
Total Adj Factors	\$40,900	\$28,600	\$72,200	\$46,300	\$44,300	\$51,300
Adjusted Sale Price		\$92,300	\$116,600	\$91,900	\$82,700	\$110,900
Comparable Estimate	\$99,000 (\$118.99/SFLA)					

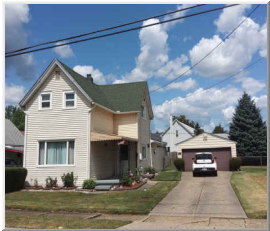
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-5	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Colon, Isnory	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	29 Blick St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	60 x 110	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1032	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1032	1223	1028	992	798
Att/Det Gar Sqft	462	352	308	308	288
Prior Land	\$9,800				
Prior Total	\$71,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$54,500	\$72,200	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$130,200	\$124,500	\$89,800	\$105,900
Comparable Estimate	\$111,000 (\$107.56/SFLA)				\$46,300 \$105,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-32	113.22-1-6	113.21-6-11	113.22-6-13	113.22-3-28
Owner	Canestro, Ronald	Sommerville, Tamika M	Ashley, Sara	Jackson, Marlon D	Chiocchio, Christina
Address	32 Blick St	96 Jackson Ave	76 Francis Ave	14 Jackson Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	35 x 109	32 x 109	38 x 109	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 2016	1927 / 0	1927 / 0	1930 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.7	1.5
Bedrooms	4	5	4	3	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1430	1272	880	880	1051
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2371	2007	1760	1540	1430
Att/Det Gar Sqft		260	484	280	528
Prior Land	\$10,800				
Prior Total	\$83,000				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$9,000	\$14,000
Sale Date		10/23/2019	9/4/2020	8/27/2019	7/16/2020
Sale Price		\$112,500	\$144,000	\$114,000	\$107,000
Time Adj Sale Price		\$114,800	\$144,000	\$117,100	\$107,000
TADJSP/SQFT		\$57.20	\$81.82	\$76.04	\$74.83
Total Adj Factors	\$38,900	\$41,500	\$39,400	\$20,000	\$35,400
Adjusted Sale Price		\$112,200	\$143,500	\$136,000	\$110,500
Comparable Estimate	\$126,000 (\$53.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-6	102.77-5-15	113.30-2-7	113.30-2-34	112.28-4-10
Owner	Hinz, Frances M	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Murphy, Kenneth R
Address	35 Blick St	223 Roland St	39 Blick St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	40 x 100	50 x 110	60 x 110	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	832	798	832	1223	815
Att/Det Gar Sqft	440	288	440	352	308
Prior Land	\$7,900				
Prior Total	\$63,500				
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$10,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	12/16/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$85,000
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$86,100
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$105.64
Total Adj Factors	\$44,400	\$28,600	\$46,300	\$72,200	\$44,300
Adjusted Sale Price		\$95,800	\$95,400	\$120,100	\$86,200
Comparable Estimate	\$102,000 (\$122.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-31	113.22-6-13	113.22-3-28	113.21-6-11	102.78-2-14
Owner	Wolcott, Scott A	Jackson, Marlon D	Chiocchio, Christina	Ashley, Sara	Williams, Bennie D
Address	36 Blick St	14 Jackson Ave	95 Rutland Ave	76 Francis Ave	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	38 x 109	70 x 108	32 x 109	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 0	1930 / 0	1925 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	2.0	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	880	880	880	864
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1560	1540	1430	1760	1404
Att/Det Gar Sqft		280	528	484	400
Prior Land	\$8,900				
Prior Total	\$64,400				
Comp Land Estimate	\$13,000	\$9,000	\$14,000	\$8,000	\$14,000
Sale Date		8/27/2019	7/16/2020	9/4/2020	8/26/2020
Sale Price		\$114,000	\$107,000	\$144,000	\$134,900
Time Adj Sale Price		\$117,100	\$107,000	\$144,000	\$134,900
TADJSP/SQFT		\$76.04	\$74.83	\$81.82	\$96.08
Total Adj Factors	\$22,800	\$20,000	\$35,400	\$39,400	\$29,800
Adjusted Sale Price		\$119,900	\$94,400	\$127,400	\$127,900
Comparable Estimate	\$118,000 (\$75.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-7	102.77-5-15	113.30-2-7	112.28-4-10	113.21-5-13
Owner	Harhigh, Andrew J	Franklin, Jessica R	Harhigh, Andrew J	Murphy, Kenneth R	Niedzwiedz, Katarzyna
Address	39 Blick St	223 Roland St	39 Blick St	232 Curtiss St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	40 x 100	50 x 110	40 x 130	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	815	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	832	798	832	815	1028
Att/Det Gar Sqft	440	288	440	308	308
Prior Land	\$9,800				
Prior Total	\$65,000				
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$10,000	\$12,000
Sale Date		10/14/2020	8/6/2018	12/16/2019	11/22/2019
Sale Price		\$80,000	\$90,000	\$85,000	\$119,310
Time Adj Sale Price		\$80,000	\$97,300	\$86,100	\$121,300
TADJSP/SQFT		\$100.25	\$116.95	\$105.64	\$118.00
Total Adj Factors	\$46,300	\$28,600	\$46,300	\$44,300	\$51,300
Adjusted Sale Price		\$97,700	\$97,300	\$88,100	\$116,300
Comparable Estimate	\$104,000 (\$125/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-30	113.22-3-28	113.22-6-15	102.78-2-14	112.28-4-20
Owner	Pitzonka, Dennis R	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Sikder, MD Nazrul
Address	42 Blick St	95 Rutland Ave	36 Franklin Ave	125 Jackson Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	70 x 108	77 x 110	34 x 108	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1925 / 0	1930 / 0	1927 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	956	880	840	864	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1383	1430	1365	1404	1216
Att/Det Gar Sqft	360	528	528	400	280
Prior Land	\$8,900				
Prior Total	\$60,300				
Comp Land Estimate	\$13,000	\$14,000	\$14,000	\$8,000	\$9,000
Sale Date		7/16/2020	10/9/2019	8/26/2020	9/9/2020
Sale Price		\$107,000	\$130,000	\$134,900	\$85,000
Time Adj Sale Price		\$107,000	\$132,600	\$134,900	\$85,000
TADJSP/SQFT		\$74.83	\$97.14	\$96.08	\$69.90
Total Adj Factors	\$22,700	\$35,400	\$35,000	\$29,800	\$4,900
Adjusted Sale Price		\$94,300	\$120,300	\$127,800	\$102,800
Comparable Estimate	\$113,000 (\$81.71/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-2-8	102.77-5-15	113.30-2-7	113.30-2-34	113.21-5-13	112.28-4-10
Owner	Raczkowski, James	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	43 Blick St	223 Roland St	39 Blick St	164 Gates St	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 110	40 x 100	50 x 110	60 x 110	60 x 100	40 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	1955 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	1028	815
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 0
SFLA	832	798	832	1223	1028	815
Att/Det Gar Sqft	440	288	440	352	308	308
Prior Land	\$7,900					
Prior Total	\$63,500					
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$12,000	\$10,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	11/22/2019	12/16/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$119,310	\$85,000
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$121,300	\$86,100
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$118.00	\$105.64
Total Adj Factors	\$44,400	\$28,600	\$46,300	\$72,200	\$51,300	\$44,300
Adjusted Sale Price		\$95,800	\$95,400	\$120,100	\$114,400	\$86,200
Comparable Estimate	\$102,000 (\$122.6/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-29	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	113.30-2-7
Owner	Ahmed, Shumon	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Harhigh, Andrew J
Address	48 Blick St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St	39 Blick St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 110	60 x 110	60 x 100	90 x 86	40 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0	1955 / 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	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1337	1223	1028	992	798	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	1337	1223	1028	992	798	832
Att/Det Gar Sqft	308	352	308	308	288	440
Prior Land	\$9,200					
Prior Total	\$80,000					
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$14,000	\$9,000	\$12,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020	8/6/2018
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000	\$90,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000	\$97,300
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25	\$116.95
Total Adj Factors	\$75,600	\$72,200	\$51,300	\$53,400	\$28,600	\$46,300
Adjusted Sale Price		\$151,300	\$145,600	\$110,900	\$127,000	\$126,600
Comparable Estimate	\$132,000 (\$98.73/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-9	102.77-5-15	113.30-2-7	113.30-2-34	113.21-5-13
Owner	Knolhoff, Heather L	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Niedzwiedz, Katarzyna
Address	49 Blick St	223 Roland St	39 Blick St	164 Gates St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	40 x 100	50 x 110	60 x 110	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1940 / 0	1955 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	832	798	832	1223	1028
Att/Det Gar Sqft	360	288	440	352	308
Prior Land	\$7,900				
Prior Total	\$63,100				
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$12,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	11/22/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$119,310
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$121,300
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$118.00
Total Adj Factors	\$43,800	\$28,600	\$46,300	\$72,200	\$51,300
Adjusted Sale Price		\$95,200	\$94,800	\$119,500	\$113,800
Comparable Estimate	\$102,000 (\$122.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143001	143089	143001
Print Key	113.30-1-28	102.18-2-13	113.37-3-3	113.70-8-1.1	112.36-3-15
Owner	Bruno, Ruthann	Leli, Susan	Alnesaffi, Mufeed	Farnham, William D	Sulski, Tyler J
Address	52 Blick St	138 Lemoine Ave	117 Gates St	207 Parker St	115 Halstead Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 110	60 x 110	50 x 124	114 x 114	76 x 121
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1950 / 0	1952 / 0	1919 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	0 / N	1 / N	0 / N
Stories	1.7	2.0	2.0	1.7	2.0
Bedrooms	5	5	5	4	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1208	1338	1593	1553	1196
2nd Sty Area	0	980	864	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2090	2591	2457	2597	2252
Att/Det Gar Sqft	484	399		552	748
Prior Land	\$9,200				
Prior Total	\$103,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$18,000	\$15,000
Sale Date		9/23/2020	1/6/2020	7/18/2018	10/25/2019
Sale Price		\$169,900	\$127,000	\$165,000	\$117,000
Time Adj Sale Price		\$169,900	\$128,300	\$179,400	\$119,400
TADJSP/SQFT		\$65.57	\$52.22	\$69.08	\$53.02
Total Adj Factors	\$93,000	\$91,500	\$84,800	\$96,600	\$45,600
Adjusted Sale Price		\$171,400	\$136,500	\$175,800	\$166,800
Comparable Estimate	\$157,000 (\$75.12/SFLA)				\$85,600

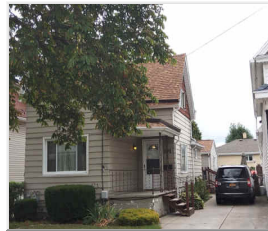
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-10	102.77-5-15	113.30-2-7	113.30-2-34	113.21-5-13
Owner	Dunkowski, Steven	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Niedzwiedz, Katarzyna
Address	55 Blick St	223 Roland St	39 Blick St	164 Gates St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	40 x 100	50 x 110	60 x 110	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	832	798	832	1223	1028
Att/Det Gar Sqft	280	288	440	352	308
Prior Land	\$7,900				
Prior Total	\$63,100				
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$12,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	11/22/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$119,310
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$121,300
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$118.00
Total Adj Factors	\$43,100	\$28,600	\$46,300	\$72,200	\$51,300
Adjusted Sale Price		\$94,500	\$94,100	\$118,800	\$113,100
Comparable Estimate	\$101,000 (\$121.39/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-27	102.77-5-15	113.30-2-7	113.21-5-13	113.30-2-34	112.28-4-10
Owner	Mazurkiewicz, Angela M	Franklin, Jessica R	Harhigh, Andrew J	Niedzwiedz, Katarzyna	Buczowski, Sally	Murphy, Kenneth R
Address	58 Blick St	223 Roland St	39 Blick St	156 Crocker St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 110	40 x 100	50 x 110	60 x 100	60 x 110	40 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	1956 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1028	1223	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 0	0 0	0 0	0 0	0 0
SFLA	832	798	832	1028	1223	815
Att/Det Gar Sqft	308	288	440	308	352	308
Prior Land	\$8,900					
Prior Total	\$63,100					
Comp Land Estimate	\$13,000	\$9,000	\$12,000	\$12,000	\$13,000	\$10,000
Sale Date		10/14/2020	8/6/2018	11/22/2019	10/10/2020	12/16/2019
Sale Price		\$80,000	\$90,000	\$119,310	\$147,900	\$85,000
Time Adj Sale Price		\$80,000	\$97,300	\$121,300	\$147,900	\$86,100
TADJSP/SQFT		\$100.25	\$116.95	\$118.00	\$120.93	\$105.64
Total Adj Factors	\$48,800	\$28,600	\$46,300	\$51,300	\$72,200	\$44,300
Adjusted Sale Price		\$100,200	\$99,800	\$118,800	\$124,500	\$90,600
Comparable Estimate	\$107,000 (\$128.61/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-11	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Zynda, Eugene M	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	61 Blick St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	82 x 110	60 x 110	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1344	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1344	1223	1028	992	798
Att/Det Gar Sqft	280	352	308	308	288
Prior Land	\$12,400				
Prior Total	\$78,000				
Comp Land Estimate	\$15,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$67,400	\$72,200	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$143,100	\$137,400	\$102,700	\$118,800
Comparable Estimate	\$124,000 (\$92.26/SFLA)				



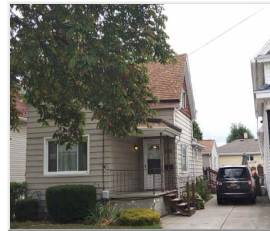
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-26	112.28-4-20	113.22-3-28	113.22-6-15	102.78-2-14	112.27-1-33
Owner	Hahn, Scott E	Sikder, MD Nazrul	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Taffe, Devane
Address	62 Blick St	191 Halstead Ave	95 Rutland Ave	36 Franklin Ave	125 Jackson Ave	307 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 110	30 x 121	70 x 108	77 x 110	34 x 108	45 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1900 / 0	1925 / 0	1930 / 0	1927 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	756	946	880	840	864	840
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 0
SFLA	916	1216	1430	1365	1404	1103
Att/Det Gar Sqft	308		528	528	400	672
Prior Land	\$4,800					
Prior Total	\$45,000					
Comp Land Estimate	\$7,000	\$8,000	\$14,000	\$14,000	\$8,000	\$11,000
Sale Date		9/9/2020	7/16/2020	10/9/2019	8/26/2020	8/20/2019
Sale Price		\$85,000	\$107,000	\$130,000	\$134,900	\$123,050
Time Adj Sale Price		\$85,000	\$107,000	\$132,600	\$134,900	\$126,400
TADJSP/SQFT		\$69.90	\$74.83	\$97.14	\$96.08	\$114.60
Total Adj Factors	\$12,600	\$4,900	\$35,400	\$35,000	\$29,800	\$31,500
Adjusted Sale Price		\$92,700	\$84,200	\$110,200	\$117,700	\$107,500
Comparable Estimate	\$102,000 (\$111.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-25	113.22-3-28	113.22-6-15	112.78-2-14	113.22-6-13
Owner	Surdej, Gertrude	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Sikder, MD Nazrul
Address	66 Blick St	95 Rutland Ave	36 Franklin Ave	125 Jackson Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	70 x 108	77 x 110	34 x 108	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1925 / 0	1930 / 0	1927 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	820	880	840	864	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1112	1430	1365	1404	1216
Att/Det Gar Sqft	400	528	528	400	280
Prior Land	\$8,900				
Prior Total	\$45,000				
Comp Land Estimate	\$13,000	\$14,000	\$14,000	\$8,000	\$8,000
Sale Date		7/16/2020	10/9/2019	8/26/2020	9/9/2020
Sale Price		\$107,000	\$130,000	\$134,900	\$85,000
Time Adj Sale Price		\$107,000	\$132,600	\$134,900	\$85,000
TADJSP/SQFT		\$74.83	\$97.14	\$96.08	\$69.90
Total Adj Factors	\$2,400	\$35,400	\$35,000	\$29,800	\$4,900
Adjusted Sale Price		\$74,000	\$100,000	\$107,500	\$82,500
Comparable Estimate	\$93,000 (\$83.63/SFLA)				

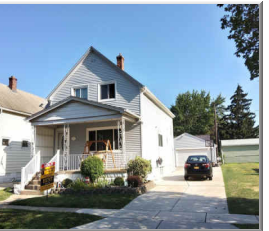
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-2-12	102.77-5-15	113.30-2-7	113.30-2-34	113.21-5-13	112.28-4-10
Owner	Wilson, Rosemarie	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	67 Blick St	223 Roland St	39 Blick St	164 Gates St	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 110	40 x 100	50 x 110	60 x 110	60 x 100	40 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	1956 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 394	0 0	0 0	0 0	0 0	0 0
SFLA	832	798	832	1223	1028	815
Att/Det Gar Sqft	352	288	440	352	308	308
Prior Land	\$8,200					
Prior Total	\$61,500					
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$12,000	\$10,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	11/22/2019	12/16/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$119,310	\$85,000
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$121,300	\$86,100
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$118.00	\$105.64
Total Adj Factors	\$45,100	\$28,600	\$46,300	\$72,200	\$51,300	\$44,300
Adjusted Sale Price		\$96,500	\$96,100	\$120,800	\$115,100	\$86,900
Comparable Estimate	\$103,000 (\$123.8/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-2-13	102.77-5-15	113.30-2-7	113.30-2-34	113.21-5-13	112.28-4-10
Owner	Jasen, Richard A	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	73 Blick St	223 Roland St	39 Blick St	164 Gates St	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 110	40 x 100	50 x 110	60 x 110	60 x 100	40 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	1956 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	1028	815
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 0
SFLA	832	798	832	1223	1028	815
Att/Det Gar Sqft	352	288	440	352	308	308
Prior Land	\$8,200					
Prior Total	\$60,300					
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$12,000	\$10,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	11/22/2019	12/16/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$119,310	\$85,000
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$121,300	\$86,100
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$118.00	\$105.64
Total Adj Factors	\$43,900	\$28,600	\$46,300	\$72,200	\$51,300	\$44,300
Adjusted Sale Price		\$95,300	\$94,900	\$119,600	\$113,900	\$85,700
Comparable Estimate	\$102,000 (\$122.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-24	101.84-3-17	112.28-2-31	112.27-1-11	112.36-3-15
Owner	Brzezowski, Susan M	Knape, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Sulski, Tyler J
Address	74 Blick St	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	115 Halstead Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	66 x 178	30 x 120	30 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1923 / 0	1916 / 0	1919 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	2.0
Bedrooms	5	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	1208	1112	1741	1232	1196
2nd Sty Area	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1642	1596	1879	1672	2252
Att/Det Gar Sqft					748
Prior Land	\$10,800				
Prior Total	\$54,000				
Comp Land Estimate	\$13,000	\$16,000	\$8,000	\$7,000	\$15,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	10/25/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$117,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$119,400
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$53.02
Total Adj Factors	\$31,400	\$23,600	\$18,300	\$11,800	\$45,600
Adjusted Sale Price		\$88,600	\$91,900	\$94,000	\$105,200
Comparable Estimate	\$98,000 (\$59.68/SFLA)				\$36,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-23	113.22-3-28	113.22-6-15	113.22-6-13	112.28-4-20
Owner	Borowski, Matthew	Chiocchio, Christina	Williams, Bennie D	Jackson, Marlon D	Sikder, MD Nazrul
Address	78 Blick St	95 Rutland Ave	125 Jackson Ave	14 Jackson Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 110	70 x 108	34 x 108	77 x 110	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1925 / 0	1927 / 0	1930 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1028	880	864	840	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1452	1430	1404	1365	1216
Att/Det Gar Sqft	280	528	400	528	280
Prior Land	\$4,800				
Prior Total	\$37,350				
Comp Land Estimate	\$7,000	\$14,000	\$8,000	\$14,000	\$9,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04
Total Adj Factors	\$20,200	\$35,400	\$29,800	\$35,000	\$20,000
Adjusted Sale Price		\$91,800	\$125,300	\$117,800	\$117,300
Comparable Estimate	\$111,000 (\$76.45/SFLA)				\$4,900 \$100,300

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-2-14	102.77-5-15	113.30-2-7	113.30-2-34	113.21-5-13	112.28-4-10
Owner	Fragale Michael	Franklin, Jessica R	Harhigh, Andrew J	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	79 Blick St	223 Roland St	39 Blick St	164 Gates St	156 Crocker St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 110	40 x 100	50 x 110	60 x 110	60 x 100	40 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	1955 / 0	1940 / 0	1955 / 0	1954 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	798	832	1223	1028	815
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 0
SFLA	832	798	832	1223	1028	815
Att/Det Gar Sqft	352	288	440	352	308	308
Prior Land	\$8,200					
Prior Total	\$62,700					
Comp Land Estimate	\$12,000	\$9,000	\$12,000	\$13,000	\$12,000	\$10,000
Sale Date		10/14/2020	8/6/2018	10/10/2020	11/22/2019	12/16/2019
Sale Price		\$80,000	\$90,000	\$147,900	\$119,310	\$85,000
Time Adj Sale Price		\$80,000	\$97,300	\$147,900	\$121,300	\$86,100
TADJSP/SQFT		\$100.25	\$116.95	\$120.93	\$118.00	\$105.64
Total Adj Factors	\$43,900	\$28,600	\$46,300	\$72,200	\$51,300	\$44,300
Adjusted Sale Price		\$95,300	\$94,900	\$119,600	\$113,900	\$85,700
Comparable Estimate	\$102,000 (\$122.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-22	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13
Owner	Schmelz, David G	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D
Address	80 Blick St	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 110	70 x 108	34 x 108	77 x 110	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	996	880	864	840	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1406	1430	1404	1365	1540
Att/Det Gar Sqft	361	528	400	528	280
Prior Land	\$8,600				
Prior Total	\$61,000				
Comp Land Estimate	\$10,000	\$14,000	\$8,000	\$14,000	\$9,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04
Total Adj Factors	\$22,800	\$35,400	\$29,800	\$35,000	\$20,000
Adjusted Sale Price		\$94,400	\$127,900	\$120,400	\$119,900
Comparable Estimate	\$113,000 (\$80.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143089	143089	143089
Print Key	113.30-1-21	102.18-2-17	113.69-3-3	113.55-3-7	113.47-3-20
Owner	Wilson Rosemary	Labib, Mahir	Rwanika, Francine	Wysocki, Robin A	McGuire, Aubrey R
Address	82 Blick St	114 Lemoine Ave	144 Alaska St	90 Iroquois Ave	177 Kennedy Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	61 x 110	75 x 110	60 x 117	51 x 108	52 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1972 / 0	1955 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4
Full/Half Baths	2 / 1	3 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1173	1320	1378	858
2nd Sty Area	1248	1260	1320	1378	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2496	2433	2640	2756	1664
Att/Det Gar Sqft	484	484	484	440	528
Prior Land	\$10,800				
Prior Total	\$92,000				
Comp Land Estimate	\$13,000	\$14,000	\$13,000	\$12,000	\$11,000
Sale Date		12/10/2019	5/19/2020	1/9/2019	2/7/2020
Sale Price		\$191,000	\$165,000	\$175,000	\$130,000
Time Adj Sale Price		\$193,600	\$165,600	\$183,800	\$131,100
TADJSP/SQFT		\$79.57	\$62.73	\$66.69	\$78.79
Total Adj Factors	\$88,600	\$121,300	\$87,100	\$89,800	\$57,000
Adjusted Sale Price		\$160,900	\$167,100	\$182,600	\$162,700
Comparable Estimate	\$172,000 (\$68.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-15	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Mika, Pamela	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	83 Blick St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	60 x 110	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1260	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 300	0 0
SFLA	1260	1223	1028	992	798
Att/Det Gar Sqft	462	352	308	308	288
Prior Land	\$8,900				
Prior Total	\$78,500				
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$65,300	\$72,200	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$141,000	\$135,300	\$100,600	\$116,700
Comparable Estimate	\$122,000 (\$96.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-18	113.37-1-13	113.37-1-11	112.43-2-24	112.28-4-30
Owner	DiCarlo, Donald L	Jank, Christopher	Eady, Aaron N	Ponce, Yairaliz	Terzian, Stephen P
Address	2 Boll St	20 Boll St	28 Boll St	155 Wagner Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	48 x 102	40 x 101	40 x 101	55 x 118	58 x 121
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1957 / 0	1959 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	745	782	720	725	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 362	0 0
SFLA	1093	1142	1056	1088	1056
Att/Det Gar Sqft	504		448	440	484
Prior Land	\$9,200				
Prior Total	\$75,000				
Comp Land Estimate	\$11,000	\$9,000	\$9,000	\$13,000	\$13,000
Sale Date		12/2/2019	10/4/2019	9/30/2019	7/14/2020
Sale Price		\$89,500	\$88,500	\$100,000	\$122,500
Time Adj Sale Price		\$90,700	\$90,300	\$102,300	\$122,500
TADJSP/SQFT		\$79.42	\$85.51	\$94.03	\$97.22
Total Adj Factors	\$47,400	\$42,700	\$45,100	\$49,400	\$47,300
Adjusted Sale Price		\$95,400	\$92,600	\$100,300	\$116,500
Comparable Estimate	\$106,000 (\$96.98/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-17	113.37-1-13	113.37-1-11	112.43-2-24	112.28-4-30
Owner	Skotarczak, Mark T	Jank, Christopher	Eady, Aaron N	Ponce, Yairaliz	Terzian, Stephen P
Address	4 Boll St	20 Boll St	28 Boll St	155 Wagner Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	55 x 118	58 x 121
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1957 / 0	1959 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	754	782	720	725	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 0	0 0	0 362	0 0
SFLA	1102	1142	1056	1088	1056
Att/Det Gar Sqft	440		448	440	484
Prior Land	\$8,200				
Prior Total	\$69,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$13,000
Sale Date		12/2/2019	10/4/2019	9/30/2019	7/14/2020
Sale Price		\$89,500	\$88,500	\$100,000	\$122,500
Time Adj Sale Price		\$90,700	\$90,300	\$102,300	\$122,500
TADJSP/SQFT		\$79.42	\$85.51	\$94.03	\$97.22
Total Adj Factors	\$47,000	\$42,700	\$45,100	\$49,400	\$47,300
Adjusted Sale Price		\$95,000	\$92,200	\$99,900	\$125,300
Comparable Estimate	\$106,000 (\$96.19/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-1-16	113.37-1-13	113.37-1-11	113.29-3-23	112.28-4-30	113.21-6-28
Owner	Wright, David W	Jank, Christopher	Eady, Aaron N	Salgado, Daisy	Terzian, Stephen P	Allison, Matthew E
Address	8 Boll St	20 Boll St	28 Boll St	121 Currier Ave	237 Halstead Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	90 x 79	58 x 121	30 x 109
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	1956 / 0	1957 / 0	1957 / 0	1955 / 0	1946 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.5	1.5	1.5	1.5	1.7
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	720	782	720	725	704	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 362	0 0	0 0
SFLA	1080	1142	1056	1088	1056	1072
Att/Det Gar Sqft	280		448	440	484	
Prior Land	\$8,200					
Prior Total	\$65,000					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$13,000	\$7,000
Sale Date		12/2/2019	10/4/2019	9/30/2019	4/7/2020	10/12/2020
Sale Price		\$89,500	\$88,500	\$100,000	\$125,000	\$125,000
Time Adj Sale Price		\$90,700	\$90,300	\$102,300	\$125,600	\$125,000
TADJSP/SQFT		\$79.42	\$85.51	\$94.03	\$118.94	\$116.60
Total Adj Factors	\$53,900	\$42,700	\$45,100	\$49,400	\$47,300	\$42,100
Adjusted Sale Price		\$101,900	\$99,100	\$106,800	\$132,200	\$136,800
Comparable Estimate	\$115,000 (\$106.48/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-1-15	113.37-1-11	113.37-1-13	112.36-4-31	113.21-6-27	102.77-4-14
Owner	Stewart, Joseph	Eady, Aaron N	Jank, Christopher	Celej, Nicholas J	Rizzo, Aris Q	McCormick, Jacqueline
Address	12 Boll St	28 Boll St	20 Boll St	183 Curtiss St	201 Crocker St	243 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	45 x 130	30 x 109	60 x 79
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1948 / 0	1945 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.5	1.5	1.5	1.5	1.7	1.5
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	720	720	782	660	576	780
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 0
SFLA	720	1056	1142	990	979	780
Att/Det Gar Sqft	280	448		528	280	
Prior Land	\$6,100					
Prior Total	\$50,000					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$12,000	\$7,000	\$11,000
Sale Date		10/4/2019	12/2/2019	9/10/2019	8/6/2020	4/5/2019
Sale Price		\$88,500	\$89,500	\$137,000	\$120,000	\$106,000
Time Adj Sale Price		\$90,300	\$90,700	\$140,200	\$120,000	\$110,300
TADJSP/SQFT		\$85.51	\$79.42	\$141.62	\$122.57	\$141.41
Total Adj Factors	\$31,700	\$45,100	\$42,700	\$44,100	\$40,400	\$32,300
Adjusted Sale Price		\$76,900	\$79,700	\$127,800	\$111,300	\$109,700
Comparable Estimate	\$101,000 (\$140.28/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-9	113.30-2-34	113.21-5-13	112.36-4-14	112.44-1-11
Owner	Rowell, Greg M	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Kochinski, Ronald
Address	13 Boll St	164 Gates St	156 Crocker St	104 Griffith St	65 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	43 x 123	60 x 110	60 x 100	90 x 86	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1954 / 0	1954 / 0	1953 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 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
1st Sty Area	1272	1223	1028	992	1446
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1272	1223	1028	992	1446
Att/Det Gar Sqft	252	352	308	308	399
Prior Land	\$9,500				
Prior Total	\$80,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$14,000	\$13,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	9/13/2018
Sale Price		\$147,900	\$119,310	\$85,000	\$139,900
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$150,400
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$104.01
Total Adj Factors	\$62,900	\$72,200	\$51,300	\$53,400	\$72,100
Adjusted Sale Price		\$138,600	\$132,900	\$98,200	\$141,200
Comparable Estimate	\$123,000 (\$96.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-14	113.37-1-13	113.37-1-11	113.37-1-3	113.29-3-23
Owner	Eckam, Amanda L	Jank, Christopher	Eady, Aaron N	Ponce, Yairaliz	Doruszewski, Rebecca
Address	16 Boll St	20 Boll St	28 Boll St	155 Wagner Ave	64 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	55 x 118	45 x 101
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	782	782	720	840	972
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 400
SFLA	1142	1142	1056	1260	1414
Att/Det Gar Sqft	352		448	280	420
Prior Land	\$8,200				
Prior Total	\$69,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$10,000
Sale Date		12/2/2019	10/4/2019	7/14/2020	2/5/2020
Sale Price		\$89,500	\$88,500	\$122,500	\$107,000
Time Adj Sale Price		\$90,700	\$90,300	\$122,500	\$107,900
TADJSP/SQFT		\$79.42	\$85.51	\$97.22	\$76.31
Total Adj Factors	\$48,300	\$42,700	\$45,100	\$53,400	\$57,800
Adjusted Sale Price		\$96,300	\$93,500	\$117,400	\$98,400
Comparable Estimate	\$101,000 (\$88.44/SFLA)				\$101,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-10	112.35-3-5	112.28-4-20	113.22-6-13	113.22-3-28
Owner	Ziolkowski, Matthew	Manroe, Alexander C	Sikder, MD Nazrul	Jackson, Marlon D	Chiocchio, Christina
Address	17 Boll St	327 Reiman St	191 Halstead Ave	14 Jackson Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 123	33 x 120	30 x 121	38 x 109	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1870 / 0	1931 / 0	1900 / 0	1930 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1340	1036	946	880	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1556	1613	1216	1540	1430
Att/Det Gar Sqft	320	484		280	528
Prior Land	\$8,500				
Prior Total	\$68,200				
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$9,000	\$14,000
Sale Date		10/29/2020	9/9/2020	8/27/2019	7/16/2020
Sale Price		\$160,000	\$85,000	\$114,000	\$107,000
Time Adj Sale Price		\$160,000	\$85,000	\$117,100	\$107,000
TADJSP/SQFT		\$99.19	\$69.90	\$76.04	\$74.83
Total Adj Factors	\$33,600	\$44,100	\$4,900	\$20,000	\$35,400
Adjusted Sale Price		\$149,500	\$113,700	\$130,700	\$105,200
Comparable Estimate	\$127,000 (\$81.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-13	113.37-1-13	112.43-2-24	113.37-1-3	113.29-3-23
Owner	Jank, Christopher	Jank, Christopher	Ponce, Yairaliz	Doruszewski, Rebecca	Salgado, Daisy
Address	20 Boll St	20 Boll St	155 Wagner Ave	64 Boll St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	55 x 118	45 x 101	90 x 79
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1959 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	782	782	720	972	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 362
SFLA	1142	1142	1056	1414	1088
Att/Det Gar Sqft			448	420	440
Prior Land	\$6,100				
Prior Total	\$59,700				
Comp Land Estimate	\$9,000	\$9,000	\$13,000	\$10,000	\$13,000
Sale Date		12/2/2019	10/4/2019	2/5/2020	9/30/2019
Sale Price		\$89,500	\$88,500	\$107,000	\$100,000
Time Adj Sale Price		\$90,700	\$90,300	\$107,900	\$102,300
TADJSP/SQFT		\$79.42	\$85.51	\$76.31	\$94.03
Total Adj Factors	\$42,700	\$42,700	\$45,100	\$57,800	\$49,400
Adjusted Sale Price		\$90,700	\$87,900	\$92,800	\$95,600
Comparable Estimate	\$96,000 (\$84.06/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-2-11	112.28-4-20	112.27-1-33	112.27-1-16	113.22-6-15	113.22-3-28
Owner	Mikoley, Katherine	Sikder, MD Nazrul	Taffe, Devane	Halor, Christopher M	Dixon, Robert E Jr	Chiocchio, Christina
Address	23 Boll St	191 Halstead Ave	307 Wagner Ave	304 Wagner Ave	36 Franklin Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 123	30 x 121	45 x 118	95 x 118	77 x 110	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1870 / 0	1900 / 0	1917 / 0	1927 / 0	1930 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	946	840	852	840	880
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 0
SFLA	763	1216	1103	1278	1365	1430
Att/Det Gar Sqft			672	484	528	528
Prior Land	\$11,300					
Prior Total	\$33,000					
Comp Land Estimate	\$14,000	\$8,000	\$11,000	\$16,000	\$14,000	\$14,000
Sale Date		9/9/2020	8/20/2019	10/2/2020	10/9/2019	7/16/2020
Sale Price		\$85,000	\$123,050	\$145,000	\$130,000	\$107,000
Time Adj Sale Price		\$85,000	\$126,400	\$145,000	\$132,600	\$107,000
TADJSP/SQFT		\$69.90	\$114.60	\$113.46	\$97.14	\$74.83
Total Adj Factors	\$1,000	\$4,900	\$31,500	\$35,500	\$35,000	\$35,400
Adjusted Sale Price		\$81,100	\$95,900	\$110,500	\$98,600	\$72,600
Comparable Estimate	\$92,000 (\$120.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143089
Print Key	113.37-1-12	113.30-1-35	113.37-1-13	113.30-2-34	124.30-3-10
Owner	Mendolera, Ruth A	Makuszewski, Maryann	Jank, Christopher	Buczowski, Sally	Toledo, Rafael
Address	24 Boll St	14 Blick St	20 Boll St	164 Gates St	2464 Clinton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	50 x 110	40 x 101	60 x 110	39 x 130
Building Style	13 Bungalow	13 Bungalow	04 Cape cod	01 Ranch	13 Bungalow
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1949 / 0	1957 / 0	1954 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.5	1.0	2.0
Bedrooms	3	2	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	826	680	782	1223	912
2nd Sty Area	0	0	0	0	912
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 0
SFLA	1174	680	1142	1223	912
Att/Det Gar Sqft	308	300		352	448
Prior Land	\$8,200				
Prior Total	\$68,000				
Comp Land Estimate	\$9,000	\$12,000	\$9,000	\$13,000	\$13,800
Sale Date		7/23/2018	12/2/2019	10/10/2020	7/10/2020
Sale Price		\$74,600	\$89,500	\$147,900	\$85,000
Time Adj Sale Price		\$81,100	\$90,700	\$147,900	\$85,000
TADJSP/SQFT		\$119.26	\$79.42	\$120.93	\$93.20
Total Adj Factors	\$47,800	\$20,800	\$42,700	\$72,200	\$49,200
Adjusted Sale Price		\$108,100	\$95,800	\$123,500	\$83,600
Comparable Estimate	\$101,000 (\$86.03/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-1-11	113.37-1-11	113.37-1-13	112.28-4-30	113.29-3-23	113.21-6-28
Owner	Eady, Aaron N	Eady, Aaron N	Jank, Christopher	Terzian, Stephen P	Salgado, Daisy	Allison, Matthew E
Address	28 Boll St	28 Boll St	20 Boll St	237 Halstead Ave	121 Currier Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	58 x 121	90 x 79	30 x 109
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	1957 / 0	1957 / 0	1957 / 0	1946 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1.5	1.5	1.5	1.5	1.5	1.7
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	720	720	782	704	725	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362	0 0
SFLA	1056	1056	1142	1056	1088	1072
Att/Det Gar Sqft	448	448		484	440	
Prior Land	\$8,200					
Prior Total	\$65,000					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$13,000	\$7,000
Sale Date		10/4/2019	12/2/2019	4/7/2020	9/30/2019	10/12/2020
Sale Price		\$88,500	\$89,500	\$125,000	\$100,000	\$125,000
Time Adj Sale Price		\$90,300	\$90,700	\$125,600	\$102,300	\$125,000
TADJSP/SQFT		\$85.51	\$79.42	\$118.94	\$94.03	\$116.60
Total Adj Factors	\$45,100	\$45,100	\$42,700	\$47,300	\$49,400	\$42,100
Adjusted Sale Price		\$90,300	\$93,100	\$123,400	\$98,000	\$128,000
Comparable Estimate	\$107,000 (\$101.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-12	112.28-4-20	113.22-6-15	113.22-3-28	112.27-1-16
Owner	William Schroeder & W	Sikder, MD Nazrul	Dixon, Robert E Jr	Chiocchio, Christina	Halor, Christopher M
Address	29 Boll St	191 Halstead Ave	36 Franklin Ave	95 Rutland Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 123	30 x 121	77 x 110	70 x 108	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1870 / 0	1900 / 0	1930 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1037	946	840	880	852
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1307	1216	1365	1430	1278
Att/Det Gar Sqft	340		528	528	484
Prior Land	\$9,200				
Prior Total	\$60,200				
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$14,000	\$16,000
Sale Date		9/9/2020	10/9/2019	7/16/2020	10/2/2020
Sale Price		\$85,000	\$130,000	\$107,000	\$145,000
Time Adj Sale Price		\$85,000	\$132,600	\$107,000	\$145,000
TADJSP/SQFT		\$69.90	\$97.14	\$74.83	\$113.46
Total Adj Factors	\$24,600	\$4,900	\$35,000	\$35,400	\$35,500
Adjusted Sale Price		\$104,700	\$122,200	\$96,200	\$134,100
Comparable Estimate	\$117,000 (\$89.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-10	113.37-1-11	113.37-1-13	113.29-3-23	113.21-6-28
Owner	Menczynski, Carol Ann	Eady, Aaron N	Jank, Christopher	Salgado, Daisy	Allison, Matthew E
Address	32 Boll St	28 Boll St	20 Boll St	121 Currier Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	58 x 121	30 x 109
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1946 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	782	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1056	1056	1142	1056	1072
Att/Det Gar Sqft	400	448		484	440
Prior Land	\$8,200				
Prior Total	\$65,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$7,000
Sale Date		10/4/2019	12/2/2019	4/7/2020	9/30/2019
Sale Price		\$88,500	\$89,500	\$125,000	\$100,000
Time Adj Sale Price		\$90,300	\$90,700	\$125,600	\$102,300
TADJSP/SQFT		\$85.51	\$79.42	\$118.94	\$94.03
Total Adj Factors	\$39,400	\$45,100	\$42,700	\$47,300	\$49,400
Adjusted Sale Price		\$84,600	\$87,400	\$117,700	\$92,300
Comparable Estimate	\$101,000 (\$95.64/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-2-13	112.28-4-20	113.22-6-15	113.22-3-28	102.78-2-14	112.27-1-16
Owner	Schroeder Elaine P	Sikder, MD Nazrul	Dixon, Robert E Jr	Chiocchio, Christina	Williams, Bennie D	Halor, Christopher M
Address	33 Boll St	191 Halstead Ave	36 Franklin Ave	95 Rutland Ave	125 Jackson Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 123	30 x 121	77 x 110	70 x 108	34 x 108	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1870 / 0	1900 / 0	1930 / 0	1925 / 0	1927 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
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	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1094	946	840	880	864	852
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 0
SFLA	1345	1216	1365	1430	1404	1278
Att/Det Gar Sqft			528	528	400	484
Prior Land	\$7,300					
Prior Total	\$55,000					
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$14,000	\$8,000	\$16,000
Sale Date		9/9/2020	10/9/2019	7/16/2020	8/26/2020	10/2/2020
Sale Price		\$85,000	\$130,000	\$107,000	\$134,900	\$145,000
Time Adj Sale Price		\$85,000	\$132,600	\$107,000	\$134,900	\$145,000
TADJSP/SQFT		\$69.90	\$97.14	\$74.83	\$96.08	\$113.46
Total Adj Factors	\$6,700	\$4,900	\$35,000	\$35,400	\$29,800	\$35,500
Adjusted Sale Price		\$86,800	\$104,300	\$78,300	\$111,800	\$116,200
Comparable Estimate	\$99,000 (\$73.61/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-14	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Lang, Thomas M	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R
Address	37 Boll St	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 123	60 x 110	60 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1091	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1091	1223	1028	992	798
Att/Det Gar Sqft	299	352	308	308	288
Prior Land	\$10,300				
Prior Total	\$70,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$56,300	\$72,200	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$132,000	\$126,300	\$91,600	\$98,100
Comparable Estimate	\$111,000 (\$101.74/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-1-9	113.37-1-11	113.37-1-13	112.36-4-31	113.21-6-27	102.77-4-14
Owner	Hoinski, Lawrence S	Eady, Aaron N	Jank, Christopher	Celej, Nicholas J	Rizzo, Aris Q	McCormick, Jacqueline
Address	38 Boll St	28 Boll St	20 Boll St	183 Curtiss St	201 Crocker St	243 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	45 x 130	30 x 109	60 x 79
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1948 / 0	1945 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.5	1.5	1.5	1.5	1.7	1.5
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	721	720	782	660	576	780
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 0
SFLA	721	1056	1142	990	979	780
Att/Det Gar Sqft	280	448		528	280	
Prior Land	\$6,100					
Prior Total	\$50,000					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$12,000	\$7,000	\$11,000
Sale Date		10/4/2019	12/2/2019	9/10/2019	8/6/2020	4/5/2019
Sale Price		\$88,500	\$89,500	\$137,000	\$120,000	\$106,000
Time Adj Sale Price		\$90,300	\$90,700	\$140,200	\$120,000	\$110,300
TADJSP/SQFT		\$85.51	\$79.42	\$141.62	\$122.57	\$141.41
Total Adj Factors	\$31,700	\$45,100	\$42,700	\$44,100	\$40,400	\$32,300
Adjusted Sale Price		\$76,900	\$79,700	\$127,800	\$111,300	\$109,700
Comparable Estimate	\$101,000 (\$140.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-15	112.36-3-15	112.28-2-31	112.27-1-19	101.84-3-17
Owner	Armstrong, Alan D	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Knape, Paul
Address	41 Boll St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 123	76 x 121	30 x 120	36 x 118	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1919 / 0	1923 / 0	1929 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	4	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1040	1196	1741	1318	1112
2nd Sty Area	1040	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	2080	2252	1879	1893	1672
Att/Det Gar Sqft	660	748		352	
Prior Land	\$9,100				
Prior Total	\$71,000				
Comp Land Estimate	\$10,000	\$15,000	\$8,000	\$9,000	\$16,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019
Sale Price		\$117,000	\$77,500	\$110,000	\$72,000
Time Adj Sale Price		\$119,400	\$78,800	\$115,200	\$74,400
TADJSP/SQFT		\$53.02	\$41.94	\$60.86	\$44.50
Total Adj Factors	\$38,900	\$45,600	\$18,300	\$36,200	\$11,800
Adjusted Sale Price		\$112,700	\$99,400	\$117,900	\$101,500
Comparable Estimate	\$106,000 (\$50.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-8	113.37-1-11	113.37-1-13	112.28-4-30	113.29-3-23
Owner	Scarpine, Vincent	Eady, Aaron N	Jank, Christopher	Terzian, Stephen P	Salgado, Daisy
Address	42 Boll St	28 Boll St	20 Boll St	237 Halstead Ave	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	58 x 121	90 x 79
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1946 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	782	704	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 0	0 0	0 0	0 362
SFLA	1056	1056	1142	1056	1088
Att/Det Gar Sqft	280	448		484	440
Prior Land	\$8,200				
Prior Total	\$60,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$13,000
Sale Date		10/4/2019	12/2/2019	4/7/2020	9/30/2019
Sale Price		\$88,500	\$89,500	\$125,000	\$100,000
Time Adj Sale Price		\$90,300	\$90,700	\$125,600	\$102,300
TADJSP/SQFT		\$85.51	\$79.42	\$118.94	\$94.03
Total Adj Factors	\$43,900	\$45,100	\$42,700	\$47,300	\$49,400
Adjusted Sale Price		\$89,100	\$91,900	\$122,200	\$96,800
Comparable Estimate	\$105,000 (\$99.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-16	113.37-1-3	113.37-1-13	113.37-1-11	113.21-2-16
Owner	Urban, Jason D	Doruszewski, Rebecca	Jank, Christopher	Eady, Aaron N	Thompson, James Lee
Address	43 Boll St	64 Boll St	20 Boll St	28 Boll St	176 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 123	45 x 101	40 x 101	55 x 118	45 x 101
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1957 / 0	1959 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1216	972	782	840	768
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1552	1414	1142	1260	1344
Att/Det Gar Sqft	308	420		280	448
Prior Land	\$11,300				
Prior Total	\$79,000				
Comp Land Estimate	\$14,000	\$10,000	\$9,000	\$13,000	\$10,000
Sale Date		2/5/2020	12/2/2019	7/14/2020	10/4/2019
Sale Price		\$107,000	\$89,500	\$122,500	\$88,500
Time Adj Sale Price		\$107,900	\$90,700	\$122,500	\$90,300
TADJSP/SQFT		\$76.31	\$79.42	\$97.22	\$85.51
Total Adj Factors	\$50,400	\$57,800	\$42,700	\$53,400	\$45,100
Adjusted Sale Price		\$100,500	\$98,400	\$119,500	\$95,600
Comparable Estimate	\$104,000 (\$67.01/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-7	113.37-1-11	113.37-1-13	112.28-4-30	113.29-3-23
Owner	Lenartowicz, Kathleen	Eady, Aaron N	Jank, Christopher	Terzian, Stephen P	Salgado, Daisy
Address	46 Boll St	28 Boll St	20 Boll St	237 Halstead Ave	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	58 x 121	90 x 79
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1946 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	782	704	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1056	1056	1142	1056	1088
Att/Det Gar Sqft		448		484	440
Prior Land	\$6,100				
Prior Total	\$58,100				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$13,000
Sale Date		10/4/2019	12/2/2019	4/7/2020	9/30/2019
Sale Price		\$88,500	\$89,500	\$125,000	\$100,000
Time Adj Sale Price		\$90,300	\$90,700	\$125,600	\$102,300
TADJSP/SQFT		\$85.51	\$79.42	\$118.94	\$94.03
Total Adj Factors	\$38,500	\$45,100	\$42,700	\$47,300	\$49,400
Adjusted Sale Price		\$83,700	\$86,500	\$116,800	\$91,400
Comparable Estimate	\$100,000 (\$94.7/SFLA)				

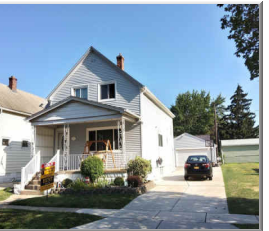
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-6	113.37-1-11	113.37-1-13	113.29-3-23	113.21-6-28
Owner	Bartkowiak, Valerie J	Eady, Aaron N	Jank, Christopher	Salgado, Daisy	Allison, Matthew E
Address	48 Boll St	28 Boll St	20 Boll St	237 Halstead Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	58 x 121	30 x 109
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1946 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	782	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1056	1056	1142	1056	1072
Att/Det Gar Sqft		448		484	440
Prior Land	\$8,200				
Prior Total	\$62,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$7,000
Sale Date		10/4/2019	12/2/2019	4/7/2020	10/12/2020
Sale Price		\$88,500	\$89,500	\$125,000	\$125,000
Time Adj Sale Price		\$90,300	\$90,700	\$125,600	\$125,000
TADJSP/SQFT		\$85.51	\$79.42	\$118.94	\$116.60
Total Adj Factors	\$41,500	\$45,100	\$42,700	\$47,300	\$42,100
Adjusted Sale Price		\$86,700	\$89,500	\$119,800	\$124,400
Comparable Estimate	\$103,000 (\$97.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-17	113.21-6-11	112.28-4-24	113.22-1-6	112.35-3-5
Owner	Stranahan, Michael P	Ashley, Sara	Young, Nicole S	Sommerville, Tamika M	Manroe, Alexander C
Address	51 Boll St	76 Francis Ave	207 Halstead Ave	96 Jackson Ave	327 Reiman St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 123	32 x 109	33 x 121	35 x 109	33 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1872 / 0	1927 / 0	1900 / 0	1927 / 0	1931 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5
Bedrooms	4	4	3	5	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1443	880	1157	1272	1036
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1895	1760	1817	2007	1613
Att/Det Gar Sqft		484	352	260	484
Prior Land	\$5,000				
Prior Total	\$55,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/4/2020	5/17/2019	10/23/2019	10/29/2020
Sale Price		\$144,000	\$103,000	\$112,500	\$160,000
Time Adj Sale Price		\$144,000	\$106,800	\$114,800	\$160,000
TADJSP/SQFT		\$81.82	\$58.78	\$57.20	\$99.19
Total Adj Factors	\$25,500	\$39,400	\$37,100	\$41,500	\$44,100
Adjusted Sale Price		\$130,100	\$95,200	\$98,800	\$141,400
Comparable Estimate	\$114,000 (\$60.16/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-1-5	113.37-1-11	113.37-1-13	112.28-4-30	113.29-3-23	113.21-6-28
Owner	Rydzyński, Jason M	Eady, Aaron N	Jank, Christopher	Terzian, Stephen P	Salgado, Daisy	Allison, Matthew E
Address	52 Boll St	28 Boll St	20 Boll St	237 Halstead Ave	121 Currier Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 101	40 x 101	40 x 101	58 x 121	90 x 79	30 x 109
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	1957 / 0	1957 / 0	1957 / 0	1946 / 0	1955 / 0	1950 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.7
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	720	720	782	704	725	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362	0 0
SFLA	1056	1056	1142	1056	1088	1072
Att/Det Gar Sqft	352	448		484	440	
Prior Land	\$8,200					
Prior Total	\$72,000					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$13,000	\$13,000	\$7,000
Sale Date		10/4/2019	12/2/2019	4/7/2020	9/30/2019	10/12/2020
Sale Price		\$88,500	\$89,500	\$125,000	\$100,000	\$125,000
Time Adj Sale Price		\$90,300	\$90,700	\$125,600	\$102,300	\$125,000
TADJSP/SQFT		\$85.51	\$79.42	\$118.94	\$94.03	\$116.60
Total Adj Factors	\$52,300	\$45,100	\$42,700	\$47,300	\$49,400	\$42,100
Adjusted Sale Price		\$97,500	\$100,300	\$130,600	\$105,200	\$135,200
Comparable Estimate	\$114,000 (\$107.95/SFLA)					

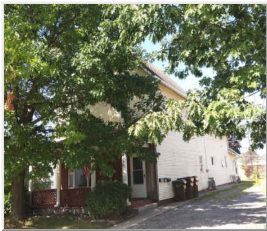
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-2-18	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19	112.27-1-11
Owner	Easley, Amanda	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr
Address	53 Boll St	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	290 Wagner Ave	332 Wagner Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 123	76 x 121	105 x 130	30 x 120	36 x 118	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1919 / 0	1927 / 0	1923 / 0	1929 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
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	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.3	1.5	1.5
Bedrooms	5	4	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1365	1196	1663	1741	1318	1232
2nd Sty Area	672	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2470	2252	2597	1879	1893	1672
Att/Det Gar Sqft	360	748	754		352	
Prior Land	\$7,300					
Prior Total	\$82,000					
Comp Land Estimate	\$8,000	\$15,000	\$18,000	\$8,000	\$9,000	\$7,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	2/7/2019	6/12/2019
Sale Price		\$117,000	\$151,000	\$77,500	\$110,000	\$72,000
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$115,200	\$74,400
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$60.86	\$44.50
Total Adj Factors	\$41,900	\$45,600	\$72,000	\$18,300	\$36,200	\$11,800
Adjusted Sale Price		\$115,700	\$130,400	\$102,400	\$120,900	\$104,500
Comparable Estimate	\$115,000 (\$46.56/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-4	113.37-1-3	113.37-1-13	113.21-2-16	113.37-1-11
Owner	Grzywna, Dennis J	Doruszewski, Rebecca	Ponce, Yairaliz	Thompson, James Lee	Eady, Aaron N
Address	58 Boll St	64 Boll St	155 Wagner Ave	176 Boll St	28 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 101	45 x 101	55 x 118	45 x 101	40 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1036	972	840	782	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1478	1414	1260	1344	1056
Att/Det Gar Sqft	616	420	280		448
Prior Land	\$8,800				
Prior Total	\$77,000				
Comp Land Estimate	\$10,000	\$10,000	\$13,000	\$9,000	\$9,000
Sale Date		2/5/2020	7/14/2020	5/31/2019	10/4/2019
Sale Price		\$107,000	\$122,500	\$95,000	\$88,500
Time Adj Sale Price		\$107,900	\$122,500	\$98,500	\$90,300
TADJSP/SQFT		\$76.31	\$97.22	\$73.29	\$85.51
Total Adj Factors	\$60,100	\$57,800	\$53,400	\$42,900	\$45,100
Adjusted Sale Price		\$110,200	\$129,200	\$115,700	\$105,300
Comparable Estimate	\$114,000 (\$77.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-19	112.28-4-20	112.27-1-16	113.22-6-15	113.22-3-28
Owner	Jaworski, Michael	Sikder, MD Nazrul	Halor, Christopher M	Dixon, Robert E Jr	Chiocchio, Christina
Address	59 Boll St	191 Halstead Ave	304 Wagner Ave	36 Franklin Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 123	30 x 121	95 x 118	77 x 110	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1870 / 0	1900 / 0	1927 / 0	1930 / 0	1925 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1011	946	852	840	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1197	1216	1278	1365	1430
Att/Det Gar Sqft	400		484	528	528
Prior Land	\$11,300				
Prior Total	\$48,000				
Comp Land Estimate	\$14,000	\$8,000	\$16,000	\$14,000	\$8,000
Sale Date		9/9/2020	10/2/2020	10/9/2019	7/16/2020
Sale Price		\$85,000	\$145,000	\$130,000	\$107,000
Time Adj Sale Price		\$85,000	\$145,000	\$132,600	\$107,000
TADJSP/SQFT		\$69.90	\$113.46	\$97.14	\$74.83
Total Adj Factors	(\$5,800)	\$4,900	\$35,500	\$35,000	\$35,400
Adjusted Sale Price		\$74,300	\$103,700	\$91,800	\$65,800
Comparable Estimate	\$87,000 (\$72.68/SFLA)				

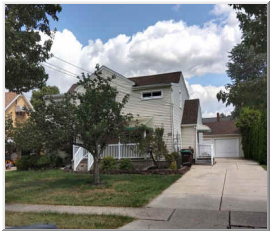
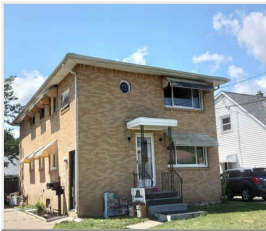
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143089	143001	143089
Print Key	113.37-2-20	113.30-1-35	124.30-3-10	112.28-4-20	123.35-8-20
Owner	Dziedzic, David P	Makuszewski, Maryann	Toledo, Rafael	Sikder, MD Nazrul	Ahner, Ross D
Address	63 Boll St	14 Blick St	2464 Clinton St	191 Halstead Ave	17 Cochrane St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	122	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 123	50 x 110	39 x 130	30 x 121	30 x 113
Building Style	13 Bungalow	13 Bungalow	13 Bungalow	08 Old style	13 Bungalow
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1870 / 0	1949 / 0	1948 / 0	1900 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	2.0	1.5	1.3
Bedrooms	2	2	2	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	4 Full 2	2 Crawl 0	4 Full 0
1st Sty Area	974	680	912	946	832
2nd Sty Area	0	0	912	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	974	680	912	1216	1048
Att/Det Gar Sqft		300		280	200
Prior Land	\$7,300				
Prior Total	\$46,000				
Comp Land Estimate	\$8,000	\$12,000	\$13,800	\$8,000	\$7,000
Sale Date		7/23/2018	7/10/2020	9/9/2020	8/6/2020
Sale Price		\$74,600	\$85,000	\$85,000	\$120,000
Time Adj Sale Price		\$81,100	\$85,000	\$85,000	\$120,000
TADJSP/SQFT		\$119.26	\$93.20	\$69.90	\$122.57
Total Adj Factors	\$24,900	\$20,800	\$49,200	\$4,900	\$37,100
Adjusted Sale Price		\$85,200	\$60,700	\$105,000	\$75,900
Comparable Estimate	\$86,000 (\$88.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-1-3	113.37-1-3	113.37-1-13	113.21-2-16	113.37-1-11
Owner	Doruszewski, Rebecca	Doruszewski, Rebecca	Ponce, Yairaliz	Thompson, James Lee	Eady, Aaron N
Address	64 Boll St	64 Boll St	155 Wagner Ave	20 Boll St	176 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 101	45 x 101	55 x 118	40 x 101	45 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	972	840	782	768
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 0
SFLA	1414	1414	1260	1142	1344
Att/Det Gar Sqft	420	420	280		448
Prior Land	\$6,900				
Prior Total	\$75,000				
Comp Land Estimate	\$10,000	\$10,000	\$13,000	\$9,000	\$10,000
Sale Date		2/5/2020	7/14/2020	12/2/2019	5/31/2019
Sale Price		\$107,000	\$122,500	\$89,500	\$95,000
Time Adj Sale Price		\$107,900	\$122,500	\$90,700	\$98,500
TADJSP/SQFT		\$76.31	\$97.22	\$79.42	\$73.29
Total Adj Factors	\$57,800	\$57,800	\$53,400	\$42,700	\$45,100
Adjusted Sale Price		\$107,900	\$126,900	\$105,800	\$113,400
Comparable Estimate	\$111,000 (\$78.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143001
Print Key	113.37-2-21	112.44-2-39.11	112.27-1-50	123.36-4-14	102.77-1-10
Owner	Darlak, Joel H	Muller, Norbert	Chowdhury Shuvo, Aaq	Mack, Scott C	Strasser, Matthew F
Address	65 Boll St	48 Halstead Ave	2067 Broadway St	2138 Clinton St	279 Curtiss St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 123	90 x 121	30 x 132	33 x 125	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1870 / 0	1921 / 0	1900 / 0	1922 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	1 No central 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
Stories	2.0	3.0	1.5	2.5	1.5
Bedrooms	8	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	2004	1794	1268	1081	1196
2nd Sty Area	828	891	0	920	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2832	3126	1970	2001	2252
Att/Det Gar Sqft			360	636	748
Prior Land	\$7,300				
Prior Total	\$68,000				
Comp Land Estimate	\$8,000	\$16,000	\$8,000	\$8,000	\$15,000
Sale Date		1/17/2020	10/10/2020	6/11/2019	10/25/2019
Sale Price		\$90,000	\$110,000	\$120,500	\$117,000
Time Adj Sale Price		\$90,900	\$110,000	\$124,500	\$119,400
TADJSP/SQFT		\$29.08	\$55.84	\$62.22	\$53.02
Total Adj Factors	\$16,400	\$19,000	\$30,000	\$64,200	\$45,600
Adjusted Sale Price		\$88,300	\$96,400	\$76,700	\$90,200
Comparable Estimate	\$91,000 (\$32.13/SFLA)				\$72,000



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-2-1	112.35-3-5	113.22-3-28	113.22-6-13	113.21-6-11	102.78-2-14
Owner	Matusiak, Sharon A	Manroe, Alexander C	Chiocchio, Christina	Jackson, Marlon D	Ashley, Sara	Williams, Bennie D
Address	69 Boll St	327 Reiman St	95 Rutland Ave	14 Jackson Ave	76 Francis Ave	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 123	33 x 120	70 x 108	38 x 109	32 x 109	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1910 / 0	1931 / 0	1925 / 0	1930 / 0	1927 / 0	1927 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	2.0	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1036	880	880	880	864
2nd Sty Area	0	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1549	1613	1430	1540	1760	1404
Att/Det Gar Sqft	440	484	528	280	484	400
Prior Land	\$11,900					
Prior Total	\$66,000					
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000	\$8,000
Sale Date		10/29/2020	7/16/2020	8/27/2019	9/4/2020	8/26/2020
Sale Price		\$160,000	\$107,000	\$114,000	\$144,000	\$134,900
Time Adj Sale Price		\$160,000	\$107,000	\$117,100	\$144,000	\$134,900
TADJSP/SQFT		\$99.19	\$74.83	\$76.04	\$81.82	\$96.08
Total Adj Factors	\$29,800	\$44,100	\$35,400	\$20,000	\$39,400	\$29,800
Adjusted Sale Price		\$145,700	\$101,400	\$126,900	\$134,400	\$134,900
Comparable Estimate	\$129,000 (\$83.28/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143089
Print Key	113.29-2-16	113.37-3-3	112.36-4-8	112.36-3-15	112.28-2-31
Owner	Solly, Joanne C	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Sulski, Tyler J	Siddiqui, Mohammed K
Address	95 Boll St	117 Gates St	142 Griffith St	115 Halstead Ave	237 Lackawanna Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	50 x 124	60 x 86	76 x 121	30 x 120
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1972 / 0	1919 / 0	1923 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3
Bedrooms	5	5	6	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1088	1593	1150	1196	1741
2nd Sty Area	1040	864	1150	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2128	2457	2300	2252	1879
Att/Det Gar Sqft	572		420	748	
Prior Land	\$10,900				
Prior Total	\$77,000				
Comp Land Estimate	\$13,000	\$12,000	\$11,000	\$15,000	\$8,000
Sale Date		1/6/2020	12/17/2018	10/25/2019	11/19/2019
Sale Price		\$127,000	\$120,000	\$117,000	\$77,500
Time Adj Sale Price		\$128,300	\$126,800	\$119,400	\$78,800
TADJSP/SQFT		\$52.22	\$55.13	\$53.02	\$41.94
Total Adj Factors	\$94,900	\$84,800	\$85,600	\$45,600	\$18,300
Adjusted Sale Price		\$138,400	\$136,100	\$168,700	\$155,400
Comparable Estimate	\$155,000 (\$72.84/SFLA)				\$72,700

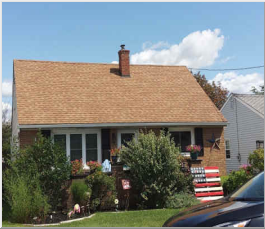
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-12	113.30-2-34	113.21-5-13	112.44-1-11	112.36-4-14
Owner	Bielaski, Theresa	Buczowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Laviolette, Adam
Address	98 Boll St	164 Gates St	156 Crocker St	65 Lackawanna Ave	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 102	60 x 110	60 x 100	60 x 120	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1954 / 0	1954 / 0	1973 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1620	1223	1028	1446	992
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1620	1223	1028	1446	992
Att/Det Gar Sqft	352	352	308	399	308
Prior Land	\$10,600				
Prior Total	\$90,000				
Comp Land Estimate	\$15,000	\$13,000	\$12,000	\$13,000	\$14,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	3/18/2019
Sale Price		\$147,900	\$119,310	\$139,900	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$150,400	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$104.01	\$89.42
Total Adj Factors	\$77,500	\$72,200	\$51,300	\$72,100	\$53,400
Adjusted Sale Price		\$153,200	\$147,500	\$155,800	\$112,800
Comparable Estimate	\$138,000 (\$85.19/SFLA)				

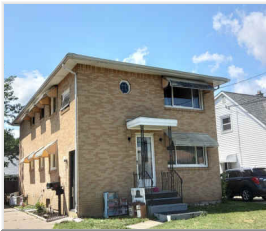


SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-17	113.37-1-3	113.21-2-16	112.43-2-24	113.37-1-13	113.29-3-23
Owner	Swist, Elizabeth L	Doruszewski, Rebecca	Thompson, James Lee	Ponce, Yairaliz	Jank, Christopher	Salgado, Daisy
Address	103 Boll St	64 Boll St	176 Boll St	155 Wagner Ave	20 Boll St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	45 x 101	45 x 101	55 x 118	40 x 101	90 x 79
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1950 / 0	1959 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	944	972	768	840	782	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 400	0 0	0 0	0 0	0 362
SFLA	1362	1414	1344	1260	1142	1088
Att/Det Gar Sqft	280	420		280		440
Prior Land	\$10,900					
Prior Total	\$75,000					
Comp Land Estimate	\$13,000	\$10,000	\$10,000	\$13,000	\$9,000	\$13,000
Sale Date		2/5/2020	5/31/2019	7/14/2020	12/2/2019	9/30/2019
Sale Price		\$107,000	\$95,000	\$122,500	\$89,500	\$100,000
Time Adj Sale Price		\$107,900	\$98,500	\$122,500	\$90,700	\$102,300
TADJSP/SQFT		\$76.31	\$73.29	\$97.22	\$79.42	\$94.03
Total Adj Factors	\$58,900	\$57,800	\$42,900	\$53,400	\$42,700	\$49,400
Adjusted Sale Price		\$109,000	\$114,500	\$128,000	\$106,900	\$111,800
Comparable Estimate	\$114,000 (\$83.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-11	113.37-1-3	113.21-2-16	113.37-1-13	112.28-4-4
Owner	Lang, Aileen M	Doruszewski, Rebecca	Ponce, Yairaliz	Jank, Christopher	Plew, Jacob R
Address	106 Boll St	64 Boll St	155 Wagner Ave	20 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	45 x 101	55 x 118	40 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1959 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	850	972	840	768	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1488	1414	1260	1142	1250
Att/Det Gar Sqft	352	420	280		
Prior Land	\$10,200				
Prior Total	\$70,000				
Comp Land Estimate	\$12,000	\$10,000	\$13,000	\$10,000	\$14,000
Sale Date		2/5/2020	7/14/2020	5/31/2019	11/20/2019
Sale Price		\$107,000	\$122,500	\$95,000	\$116,500
Time Adj Sale Price		\$107,900	\$122,500	\$98,500	\$118,500
TADJSP/SQFT		\$76.31	\$97.22	\$73.29	\$94.80
Total Adj Factors	\$60,400	\$57,800	\$53,400	\$42,900	\$51,500
Adjusted Sale Price		\$110,500	\$129,500	\$116,000	\$127,400
Comparable Estimate	\$118,000 (\$79.3/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-18	113.30-2-34	112.44-1-11	113.21-5-13	112.36-4-14	112.28-4-10
Owner	Kajfasz, Janina	Buczowski, Sally	Kochinski, Ronald	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R
Address	107 Boll St	164 Gates St	65 Lackawanna Ave	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	60 x 110	60 x 120	60 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1954 / 0	1973 / 0	1954 / 0	1953 / 0	1945 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1473	1223	1446	1028	992	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	1473	1223	1446	1028	992	815
Att/Det Gar Sqft	528	352	399	308	308	308
Prior Land	\$8,900					
Prior Total	\$86,900					
Comp Land Estimate	\$13,000	\$13,000	\$13,000	\$12,000	\$14,000	\$10,000
Sale Date		10/10/2020	9/13/2018	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$139,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$150,400	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$104.01	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$84,300	\$72,200	\$72,100	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$160,000	\$162,600	\$154,300	\$119,600	\$126,100
Comparable Estimate	\$145,000 (\$98.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-10	112.36-4-31	113.21-6-27	112.28-4-30	113.29-3-23
Owner	Kelleher, Denise	Celej, Nicholas J	Rizzo, Aris Q	Terzian, Stephen P	Salgado, Daisy
Address	108 Boll St	183 Curtiss St	201 Crocker St	237 Halstead Ave	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	45 x 130	30 x 109	58 x 121	90 x 79
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1948 / 0	1945 / 0	1946 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	648	660	576	704	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	956	990	979	1056	1088
Att/Det Gar Sqft	352	528	280	484	440
Prior Land	\$10,200				
Prior Total	\$63,000				
Comp Land Estimate	\$12,000	\$12,000	\$7,000	\$13,000	\$13,000
Sale Date		9/10/2019	8/6/2020	4/7/2020	9/30/2019
Sale Price		\$137,000	\$120,000	\$125,000	\$100,000
Time Adj Sale Price		\$140,200	\$120,000	\$125,600	\$102,300
TADJSP/SQFT		\$141.62	\$122.57	\$118.94	\$94.03
Total Adj Factors	\$43,300	\$44,100	\$40,400	\$47,300	\$49,400
Adjusted Sale Price		\$139,400	\$122,900	\$121,600	\$96,200
Comparable Estimate	\$114,000 (\$119.25/SFLA)				\$88,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143089
Print Key	113.29-2-20	113.37-3-3	112.36-4-8	102.18-2-17	102.18-2-13
Owner	Vito, Paul J	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Labib, Mahir	Leli, Susan
Address	115 Boll St	117 Gates St	142 Griffith St	114 Lemoine Ave	138 Lemoine Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	50 x 124	60 x 86	75 x 110	60 x 110
Building Style	05 Colonial	05 Colonial	05 Colonial	12 Duplex	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1972 / 0	1972 / 0	1961 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	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 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1221	1593	1150	1173	1338
2nd Sty Area	1221	864	1150	1260	980
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0
SFLA	2442	2457	2300	2433	2591
Att/Det Gar Sqft	672		420	484	399
Prior Land	\$10,900				
Prior Total	\$109,000				
Comp Land Estimate	\$13,000	\$12,000	\$11,000	\$14,000	\$13,000
Sale Date		1/6/2020	12/17/2018	12/10/2019	9/23/2020
Sale Price		\$127,000	\$120,000	\$191,000	\$169,900
Time Adj Sale Price		\$128,300	\$126,800	\$193,600	\$169,900
TADJSP/SQFT		\$52.22	\$55.13	\$79.57	\$65.57
Total Adj Factors	\$110,100	\$84,800	\$85,600	\$121,300	\$91,500
Adjusted Sale Price		\$153,600	\$151,300	\$182,400	\$188,500
Comparable Estimate	\$172,000 (\$70.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-9	112.28-4-10	113.21-5-13	102.77-5-15	112.36-4-14
Owner	Marcynski, William	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Franklin, Jessica R	Laviolette, Adam
Address	116 Boll St	232 Curtiss St	156 Crocker St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	100 x 101	40 x 130	60 x 100	40 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1945 / 0	1954 / 0	1940 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	891	815	1028	798	992
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 0	0 300
SFLA	891	815	1028	798	992
Att/Det Gar Sqft	368	308	308	288	308
Prior Land	\$13,200				
Prior Total	\$70,000				
Comp Land Estimate	\$16,000	\$10,000	\$12,000	\$9,000	\$14,000
Sale Date		12/16/2019	11/22/2019	10/14/2020	3/18/2019
Sale Price		\$85,000	\$119,310	\$80,000	\$85,000
Time Adj Sale Price		\$86,100	\$121,300	\$80,000	\$88,700
TADJSP/SQFT		\$105.64	\$118.00	\$100.25	\$89.42
Total Adj Factors	\$51,300	\$44,300	\$51,300	\$28,600	\$53,400
Adjusted Sale Price		\$93,100	\$121,300	\$102,700	\$86,600
Comparable Estimate	\$106,000 (\$118.97/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-1-8	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Hartinger, Karen D	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczowski, Sally
Address	120 Boll St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 101	40 x 130	40 x 100	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1952 / 0	1945 / 0	1940 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	891	815	798	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	891	815	798	1028	992	1223
Att/Det Gar Sqft		308	288	308	308	352
Prior Land	\$7,600					
Prior Total	\$60,300					
Comp Land Estimate	\$11,000	\$10,000	\$9,000	\$12,000	\$14,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$43,000	\$44,300	\$28,600	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$84,800	\$94,400	\$113,000	\$78,300	\$118,700
Comparable Estimate	\$98,000 (\$109.99/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-21	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Barrett, Brian M	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczkowski, Sally
Address	123 Boll St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 113	40 x 130	40 x 100	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1940 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	815	798	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	832	815	798	1028	992	1223
Att/Det Gar Sqft	330	308	288	308	308	352
Prior Land	\$7,400					
Prior Total	\$59,800					
Comp Land Estimate	\$11,000	\$10,000	\$9,000	\$12,000	\$14,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$43,200	\$44,300	\$28,600	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$85,000	\$94,600	\$113,200	\$78,500	\$118,900
Comparable Estimate	\$98,000 (\$117.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-7	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	Piendel, Robert P	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	126 Boll St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 101	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1940 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	832	815	798	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	832	815	798	1028	1223
Att/Det Gar Sqft	280	308	288	308	352
Prior Land	\$7,600				
Prior Total	\$59,400				
Comp Land Estimate	\$11,000	\$10,000	\$9,000	\$12,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$120.93
Total Adj Factors	\$42,900	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$84,700	\$94,300	\$112,900	\$118,600
Comparable Estimate	\$98,000 (\$117.79/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-22	102.77-5-15	112.28-4-10	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Hyziak, Karen A	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczkowski, Sally
Address	127 Boll St	223 Roland St	232 Curtiss St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 113	40 x 100	40 x 130	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1952 / 0	1940 / 0	1945 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	798	815	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	780	798	815	1028	992	1223
Att/Det Gar Sqft	308	288	308	308	308	352
Prior Land	\$9,300					
Prior Total	\$59,000					
Comp Land Estimate	\$11,000	\$9,000	\$10,000	\$12,000	\$14,000	\$13,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$80,000	\$85,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$42,300	\$28,600	\$44,300	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$93,700	\$84,100	\$112,300	\$77,600	\$118,000
Comparable Estimate	\$97,000 (\$124.36/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-6	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	McNamara, Diane	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	130 Boll St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 101	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1945 / 0	1940 / 0	1954 / 0	1954 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	768	815	798	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	768	815	798	1028	1223
Att/Det Gar Sqft	308	308	288	308	352
Prior Land	\$7,600				
Prior Total	\$63,400				
Comp Land Estimate	\$11,000	\$10,000	\$9,000	\$12,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$120.93
Total Adj Factors	\$35,700	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$77,500	\$87,100	\$105,700	\$111,400
Comparable Estimate	\$91,000 (\$118.49/SFLA)				



SWIS	143001	143089	143089	143089	143001	143089
Print Key	113.29-2-23	113.69-3-3	113.55-3-7	102.18-2-17	113.37-3-3	113.47-3-20
Owner	Weigand, Kathleen	Rwanika, Francine	Wysocki, Robin A	Labib, Mahir	Alnesaffi, Mufeed	McGuire, Aubrey R
Address	133 Boll St	144 Alaska St	90 Iroquois Ave	114 Lemoine Ave	117 Gates St	177 Kennedy 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	301	120	120	120	301	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	60 x 117	51 x 108	75 x 110	50 x 124	52 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	05 Colonial	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1957 / 0	1972 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	6	6	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1368	1320	1378	1173	1593	832
2nd Sty Area	1368	1320	1378	1260	864	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	2736	2640	2756	2433	2457	1664
Att/Det Gar Sqft		420	484	440		
Prior Land	\$10,900					
Prior Total	\$105,000					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$14,000	\$12,000	\$11,000
Sale Date		5/19/2020	1/9/2019	12/10/2019	1/6/2020	2/7/2020
Sale Price		\$165,000	\$175,000	\$191,000	\$127,000	\$130,000
Time Adj Sale Price		\$165,600	\$183,800	\$193,600	\$128,300	\$131,100
TADJSP/SQFT		\$62.73	\$66.69	\$79.57	\$52.22	\$78.79
Total Adj Factors	\$94,000	\$87,100	\$89,800	\$121,300	\$84,800	\$57,000
Adjusted Sale Price		\$172,500	\$188,000	\$166,300	\$137,500	\$168,100
Comparable Estimate	\$166,000 (\$60.67/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-1-5	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	Wolowski, Garret I	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	136 Boll St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 101	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1945 / 0	1940 / 0	1954 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	768	815	798	1028	992
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 0	0 0	0 0	0 300
SFLA	768	815	798	1028	992
Att/Det Gar Sqft	308	308	288	308	308
Prior Land	\$9,300				
Prior Total	\$61,000				
Comp Land Estimate	\$11,000	\$10,000	\$9,000	\$12,000	\$14,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	3/18/2019
Sale Price		\$85,000	\$80,000	\$119,310	\$85,000
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$88,700
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$89.42
Total Adj Factors	\$43,100	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$84,900	\$94,500	\$113,100	\$78,400
Comparable Estimate	\$98,000 (\$127.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-24.1	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Graczyk, Nicholas A	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	139 Boll St	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	60 x 110	60 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1293	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1293	1223	1028	992	798
Att/Det Gar Sqft	484	352	308	308	288
Prior Land	\$8,900				
Prior Total	\$80,600				
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$64,600	\$72,200	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$140,300	\$134,600	\$99,900	\$106,400
Comparable Estimate	\$119,000 (\$92.03/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-17	101.84-2-11	112.28-4-30	113.21-6-28	113.29-3-23
Owner	Kemp, John S	Walkow, Benjamin J	Terzian, Stephen P	Allison, Matthew E	Salgado, Daisy
Address	172 Boll St	299 Lackawanna Ave	237 Halstead Ave	203 Crocker St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 101	52 x 120	58 x 121	30 x 109	90 x 79
Building Style	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
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1946 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	780	704	660	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1152	1158	1056	1072	1088
Att/Det Gar Sqft		528	484		440
Prior Land	\$8,800				
Prior Total	\$57,000				
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$7,000	\$13,000
Sale Date		8/11/2020	4/7/2020	10/12/2020	9/30/2019
Sale Price		\$107,000	\$125,000	\$125,000	\$100,000
Time Adj Sale Price		\$107,000	\$125,600	\$125,000	\$102,300
TADJSP/SQFT		\$92.40	\$118.94	\$116.60	\$94.03
Total Adj Factors	\$41,700	\$51,500	\$47,300	\$42,100	\$49,400
Adjusted Sale Price		\$97,200	\$120,000	\$124,600	\$94,600
Comparable Estimate	\$112,000 (\$97.22/SFLA)				\$121,300



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-2-16	113.21-2-16	113.37-1-3	112.28-4-4	101.84-2-11	112.28-4-30
Owner	Thompson, James Lee	Thompson, James Lee	Doruszewski, Rebecca	Plew, Jacob R	Walkow, Benjamin J	Terzian, Stephen P
Address	176 Boll St	176 Boll St	64 Boll St	250 Curtiss St	299 Lackawanna Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 101	45 x 101	45 x 101	60 x 130	52 x 120	58 x 121
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1957 / 0	1947 / 0	1950 / 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 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	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	972	834	780	704
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	1344	1344	1414	1250	1158	1056
Att/Det Gar Sqft			420		528	484
Prior Land	\$8,800					
Prior Total	\$73,000					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$14,000	\$12,000	\$13,000
Sale Date		5/31/2019	2/5/2020	11/20/2019	8/11/2020	4/7/2020
Sale Price		\$95,000	\$107,000	\$116,500	\$107,000	\$125,000
Time Adj Sale Price		\$98,500	\$107,900	\$118,500	\$107,000	\$125,600
TADJSP/SQFT		\$73.29	\$76.31	\$94.80	\$92.40	\$118.94
Total Adj Factors	\$42,900	\$42,900	\$57,800	\$51,500	\$51,500	\$47,300
Adjusted Sale Price		\$98,500	\$93,000	\$109,900	\$98,400	\$121,200
Comparable Estimate	\$104,000 (\$77.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-16.1	113.30-2-34	113.21-5-13	112.44-1-11	102.77-5-15
Owner	Bracikowski, Mark	Buczowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Franklin, Jessica R
Address	181 Boll St	164 Gates St	156 Crocker St	65 Lackawanna Ave	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	120 x 113	60 x 110	60 x 100	60 x 120	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1954 / 0	1954 / 0	1973 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1457	1223	1028	1446	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1457	1223	1028	1446	798
Att/Det Gar Sqft	576	352	308	399	288
Prior Land	\$10,900				
Prior Total	\$75,330				
Comp Land Estimate	\$18,000	\$13,000	\$12,000	\$13,000	\$9,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	10/14/2020
Sale Price		\$147,900	\$119,310	\$139,900	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$150,400	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$104.01	\$100.25
Total Adj Factors	\$73,300	\$72,200	\$51,300	\$72,100	\$28,600
Adjusted Sale Price		\$149,000	\$143,300	\$151,600	\$124,700
Comparable Estimate	\$135,000 (\$92.66/SFLA)				\$53,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-15	113.21-2-16	113.37-1-3	112.43-2-24	101.84-2-11
Owner	Jordan, Cecilly Noelle	Thompson, James Lee	Doruszewski, Rebecca	Ponce, Yairaliz	Walkow, Benjamin J
Address	182 Boll St	176 Boll St	250 Curtiss St	155 Wagner Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	45 x 101	60 x 130	45 x 101	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1947 / 0	1957 / 0	1950 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	834	840	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1308	1344	1250	1260	1158
Att/Det Gar Sqft	308			420	528
Prior Land	\$10,200				
Prior Total	\$84,000				
Comp Land Estimate	\$12,000	\$10,000	\$14,000	\$13,000	\$12,000
Sale Date		5/31/2019	11/20/2019	7/14/2020	8/11/2020
Sale Price		\$95,000	\$116,500	\$122,500	\$107,000
Time Adj Sale Price		\$98,500	\$118,500	\$122,500	\$107,000
TADJSP/SQFT		\$73.29	\$94.80	\$97.22	\$92.40
Total Adj Factors	\$65,600	\$42,900	\$51,500	\$53,400	\$51,500
Adjusted Sale Price		\$121,200	\$132,600	\$134,700	\$121,100
Comparable Estimate	\$125,000 (\$95.57/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-18	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Halko, Patricia A	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	185 Boll St	156 Crocker St	164 Gates St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	60 x 100	60 x 110	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1014	1028	1223	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1014	1028	1223	798	815	992
Att/Det Gar Sqft	396	308	352	288	308	308
Prior Land	\$10,900					
Prior Total	\$67,000					
Comp Land Estimate	\$13,000	\$12,000	\$13,000	\$9,000	\$10,000	\$14,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$54,100	\$51,300	\$72,200	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$124,100	\$129,800	\$105,500	\$95,900	\$89,400
Comparable Estimate	\$109,000 (\$107.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-13.1	113.21-2-16	113.37-1-3	112.28-4-4	112.28-4-30
Owner	Schiske Jeremy	Thompson, James Lee	Doruszewski, Rebecca	Plew, Jacob R	Walkow, Benjamin J
Address	188 Boll St	176 Boll St	64 Boll St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 104	45 x 101	45 x 101	60 x 130	52 x 120
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1957 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	768	972	834	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1372	1344	1414	1250	1158
Att/Det Gar Sqft	484		420	528	484
Prior Land	\$10,400				
Prior Total	\$72,000				
Comp Land Estimate	\$13,000	\$10,000	\$10,000	\$14,000	\$12,000
Sale Date		5/31/2019	2/5/2020	11/20/2019	8/11/2020
Sale Price		\$95,000	\$107,000	\$116,500	\$107,000
Time Adj Sale Price		\$98,500	\$107,900	\$118,500	\$107,000
TADJSP/SQFT		\$73.29	\$76.31	\$94.80	\$92.40
Total Adj Factors	\$56,900	\$42,900	\$57,800	\$51,500	\$51,500
Adjusted Sale Price		\$112,500	\$107,000	\$123,900	\$112,400
Comparable Estimate	\$118,000 (\$86.01/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-19	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.44-1-11
Owner	Sutton, Michael D	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Kochinski, Ronald
Address	189 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	65 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	60 x 110	60 x 100	40 x 100	40 x 130	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1973 / 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	D Economy 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1480	1223	1028	798	815	1446
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 252	0 0	0 0	0 0	0 0	0 0
SFLA	1680	1223	1028	798	815	1446
Att/Det Gar Sqft	352	352	308	288	308	399
Prior Land	\$10,900					
Prior Total	\$92,000					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$9,000	\$10,000	\$13,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	9/13/2018
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$139,900
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$150,400
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$104.01
Total Adj Factors	\$81,500	\$72,200	\$51,300	\$28,600	\$44,300	\$72,100
Adjusted Sale Price		\$157,200	\$151,500	\$132,900	\$123,300	\$159,800
Comparable Estimate	\$145,000 (\$86.31/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-20	112.28-2-31	101.84-3-17	112.27-1-11	112.36-3-15
Owner	Schieder, Scott L	Siddiqui, Mohammed K	Knope, Paul	Kowalow, Andrew P Jr	Thompson, LaSean
Address	197 Boll St	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	30 x 120	66 x 178	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1923 / 0	1922 / 0	1916 / 0	1929 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5
Bedrooms	4	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	840	1741	1112	1232	1318
2nd Sty Area	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1680	1879	1596	1672	1893
Att/Det Gar Sqft	616				352
Prior Land	\$10,900				
Prior Total	\$71,000				
Comp Land Estimate	\$13,000	\$8,000	\$16,000	\$7,000	\$9,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	2/7/2019
Sale Price		\$77,500	\$80,000	\$72,000	\$110,000
Time Adj Sale Price		\$78,800	\$80,800	\$74,400	\$115,200
TADJSP/SQFT		\$41.94	\$50.63	\$44.50	\$60.86
Total Adj Factors	\$36,900	\$18,300	\$23,600	\$11,800	\$36,200
Adjusted Sale Price		\$97,400	\$94,100	\$99,500	\$115,900
Comparable Estimate	\$104,000 (\$61.9/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-2-11.1	112.28-4-20	112.27-1-16	102.78-2-14	112.27-1-33	113.22-3-28
Owner	Lichota, Barbara	Sikder, MD Nazrul	Halor, Christopher M	Williams, Bennie D	Taffe, Devane	Chiocchio, Christina
Address	198 Boll St	191 Halstead Ave	304 Wagner Ave	125 Jackson Ave	307 Wagner Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 101	30 x 121	95 x 118	34 x 108	45 x 118	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1900 / 0	1927 / 0	1927 / 0	1917 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	946	852	864	840	880
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 0
SFLA	1100	1216	1278	1404	1103	1430
Att/Det Gar Sqft	400		484	400	672	528
Prior Land	\$12,400					
Prior Total	\$61,000					
Comp Land Estimate	\$15,000	\$8,000	\$16,000	\$8,000	\$11,000	\$14,000
Sale Date		9/9/2020	10/2/2020	8/26/2020	8/20/2019	7/16/2020
Sale Price		\$85,000	\$145,000	\$134,900	\$123,050	\$107,000
Time Adj Sale Price		\$85,000	\$145,000	\$134,900	\$126,400	\$107,000
TADJSP/SQFT		\$69.90	\$113.46	\$96.08	\$114.60	\$74.83
Total Adj Factors	\$31,800	\$4,900	\$35,500	\$29,800	\$31,500	\$35,400
Adjusted Sale Price		\$111,900	\$141,300	\$136,900	\$126,700	\$103,400
Comparable Estimate	\$124,000 (\$112.73/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-10	112.28-2-31	112.36-3-15	101.84-3-17	112.27-1-11
Owner	Matyjakowski, Diana	Siddiqui, Mohammed K	Sulski, Tyler J	Knope, Paul	Kowalow, Andrew P Jr
Address	200 Boll St	237 Lackawanna Ave	115 Halstead Ave	309 Michael Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 101	30 x 120	76 x 121	66 x 178	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1922 / 0	1923 / 0	1919 / 0	1929 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.3	2.0	1.5	1.5
Bedrooms	6	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1012	1741	1196	1318	1232
2nd Sty Area	1012	0	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	2024	1879	2252	1893	1596
Att/Det Gar Sqft	440		748	352	
Prior Land	\$8,800				
Prior Total	\$75,000				
Comp Land Estimate	\$10,000	\$8,000	\$15,000	\$9,000	\$16,000
					\$7,000
Sale Date		11/19/2019	10/25/2019	2/7/2019	1/10/2020
Sale Price		\$77,500	\$117,000	\$110,000	\$80,000
Time Adj Sale Price		\$78,800	\$119,400	\$115,200	\$80,800
TADJSP/SQFT		\$41.94	\$53.02	\$60.86	\$50.63
					\$44.50
Total Adj Factors	\$38,000	\$18,300	\$45,600	\$36,200	\$23,600
Adjusted Sale Price		\$98,500	\$111,800	\$117,000	\$95,200
					\$11,800
Comparable Estimate	\$105,000 (\$51.88/SFLA)				\$100,600

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-21	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Getz, Frank A Jr	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	203 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1150	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1150	1223	1028	798	815	992
Att/Det Gar Sqft	552	352	308	288	308	308
Prior Land	\$10,900					
Prior Total	\$73,000					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$53,500	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$129,200	\$123,500	\$104,900	\$95,300	\$88,800
Comparable Estimate	\$108,000 (\$93.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-9	113.21-2-16	113.37-1-3	101.84-2-11	112.28-4-30
Owner	Kulik Lynda A	Thompson, James Lee	Doruszewski, Rebecca	Walkow, Benjamin J	Terzian, Stephen P
Address	204 Boll St	176 Boll St	250 Curtiss St	299 Lackawanna Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 101	45 x 101	60 x 130	45 x 101	58 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1950 / 0	1947 / 0	1957 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	768	834	972	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1344	1344	1250	1414	1056
Att/Det Gar Sqft	352			420	484
Prior Land	\$8,800				
Prior Total	\$69,000				
Comp Land Estimate	\$10,000	\$10,000	\$14,000	\$10,000	\$13,000
Sale Date		5/31/2019	11/20/2019	2/5/2020	4/7/2020
Sale Price		\$95,000	\$116,500	\$107,000	\$125,000
Time Adj Sale Price		\$98,500	\$118,500	\$107,000	\$125,600
TADJSP/SQFT		\$73.29	\$94.80	\$76.31	\$118.94
Total Adj Factors	\$53,800	\$42,900	\$51,500	\$57,800	\$47,300
Adjusted Sale Price		\$109,400	\$120,800	\$103,900	\$132,100
Comparable Estimate	\$115,000 (\$85.57/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-22.1	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Alles, Rae E	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	207 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 113	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1200	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0	0 300
SFLA	1200	1223	1028	798	815	992
Att/Det Gar Sqft	528	352	308	288	308	308
Prior Land	\$8,500					
Prior Total	\$75,200					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$61,100	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$136,800	\$131,100	\$112,500	\$102,900	\$96,400
Comparable Estimate	\$116,000 (\$96.67/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-8	113.37-1-3	113.21-2-16	112.28-4-4	101.84-2-11
Owner	Chuckles Revocable Tr	Doruszewski, Rebecca	Thompson, James Lee	Plew, Jacob R	Walkow, Benjamin J
Address	212 Boll St	64 Boll St	176 Boll St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	45 x 101	45 x 101	60 x 130	52 x 120
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1957 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	944	972	768	834	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1392	1414	1344	1250	1158
Att/Det Gar Sqft	484	420		528	484
Prior Land	\$10,200				
Prior Total	\$73,000				
Comp Land Estimate	\$12,000	\$10,000	\$10,000	\$14,000	\$12,000
Sale Date		2/5/2020	5/31/2019	11/20/2019	8/11/2020
Sale Price		\$107,000	\$95,000	\$116,500	\$107,000
Time Adj Sale Price		\$107,900	\$98,500	\$118,500	\$107,000
TADJSP/SQFT		\$76.31	\$73.29	\$94.80	\$92.40
Total Adj Factors	\$57,400	\$57,800	\$42,900	\$51,500	\$51,500
Adjusted Sale Price		\$107,500	\$113,000	\$124,400	\$112,900
Comparable Estimate	\$119,000 (\$85.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-23.1	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19
Owner	Kielbasa, Nancy A	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean
Address	213 Boll St	115 Halstead Ave	237 Lackawanna Ave	279 Curtiss St	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 113	76 x 121	30 x 120	105 x 130	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1919 / 0	1923 / 0	1927 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	6	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1122	1196	1741	1663	1318
2nd Sty Area	1122	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2244	2252	1879	2597	1893
Att/Det Gar Sqft	589	748		754	352
Prior Land	\$7,700				
Prior Total	\$77,000				
Comp Land Estimate	\$8,000	\$15,000	\$8,000	\$18,000	\$9,000
Sale Date		10/25/2019	11/19/2019	11/14/2018	2/7/2019
Sale Price		\$117,000	\$77,500	\$151,000	\$110,000
Time Adj Sale Price		\$119,400	\$78,800	\$160,500	\$115,200
TADJSP/SQFT		\$53.02	\$41.94	\$61.80	\$60.86
Total Adj Factors	\$59,700	\$45,600	\$18,300	\$72,000	\$36,200
Adjusted Sale Price		\$133,500	\$120,200	\$148,200	\$138,700
Comparable Estimate	\$132,000 (\$58.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-7	113.21-6-11	112.35-3-5	112.28-4-24	113.22-1-6
Owner	Francisco Marin Diaz, A	Ashley, Sara	Manroe, Alexander C	Young, Nicole S	Sommerville, Tamika M
Address	216 Boll St	76 Francis Ave	327 Reiman St	207 Halstead Ave	96 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 102	32 x 109	33 x 120	33 x 121	35 x 109
Building Style	03 Split level	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1927 / 0	1931 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 452	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	1.5	1.5
Bedrooms	3	4	3	3	5
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1360	880	1036	1157	1272
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	452 0	0 0	0 0	0 0	0 400
SFLA	1812	1760	1613	1817	2007
Att/Det Gar Sqft	600	484	484	352	260
Prior Land	\$10,300				
Prior Total	\$110,000				
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		9/4/2020	10/29/2020	5/17/2019	10/23/2019
Sale Price		\$144,000	\$160,000	\$103,000	\$112,500
Time Adj Sale Price		\$144,000	\$160,000	\$106,800	\$114,800
TADJSP/SQFT		\$81.82	\$99.19	\$58.78	\$57.20
Total Adj Factors	\$84,300	\$39,400	\$44,100	\$37,100	\$41,500
Adjusted Sale Price		\$188,900	\$200,200	\$154,000	\$157,600
Comparable Estimate	\$167,000 (\$92.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-24	113.22-3-28	102.78-2-14	112.28-4-20	113.22-6-15
Owner	Morabito, Dominic H	Chiocchio, Christina	Williams, Bennie D	Sikder, MD Nazrul	Dixon, Robert E Jr
Address	219 Boll St	95 Rutland Ave	125 Jackson Ave	191 Halstead Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	70 x 108	34 x 108	30 x 121	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1925 / 0	1927 / 0	1900 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	4	3
Full/Half Baths	2 / 1	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1188	880	864	946	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1216	1365
Att/Det Gar Sqft		528	400		528
Prior Land	\$10,900				
Prior Total	\$74,000				
Comp Land Estimate	\$13,000	\$14,000	\$8,000	\$8,000	\$14,000
Sale Date		7/16/2020	8/26/2020	9/9/2020	10/9/2019
Sale Price		\$107,000	\$134,900	\$85,000	\$130,000
Time Adj Sale Price		\$107,000	\$134,900	\$85,000	\$132,600
TADJSP/SQFT		\$74.83	\$96.08	\$69.90	\$97.14
Total Adj Factors	\$35,400	\$35,400	\$29,800	\$4,900	\$35,000
Adjusted Sale Price		\$107,000	\$140,500	\$115,500	\$133,000
Comparable Estimate	\$127,000 (\$88.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-6	113.21-6-11	112.35-3-5	102.78-2-17	102.78-1-22
Owner	Maslowski, Lorraine M	Ashley, Sara	Manroe, Alexander C	Lyons, Christopher L	Patterson, Eric K
Address	224 Boll St	76 Francis Ave	327 Reiman St	137 Jackson Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	32 x 109	33 x 120	34 x 108	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1931 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	2.0
Bedrooms	3	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1188	880	1036	1051	1008
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1752	1760	1613	1591	1558
Att/Det Gar Sqft		484	484	288	484
Prior Land	\$8,400				
Prior Total	\$71,900				
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$8,000	\$17,000
Sale Date		9/4/2020	10/29/2020	11/4/2019	9/3/2019
Sale Price		\$144,000	\$160,000	\$115,000	\$130,000
Time Adj Sale Price		\$144,000	\$160,000	\$116,900	\$133,100
TADJSP/SQFT		\$81.82	\$99.19	\$73.48	\$85.43
Total Adj Factors	\$33,800	\$39,400	\$44,100	\$30,500	\$42,400
Adjusted Sale Price		\$138,400	\$149,700	\$120,200	\$124,500
Comparable Estimate	\$128,000 (\$73.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-25	112.28-4-20	102.78-2-14	113.22-3-28	112.27-1-16
Owner	Goodrich, Sean E	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Halor, Christopher M
Address	225 Boll St	191 Halstead Ave	125 Jackson Ave	95 Rutland Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 113	30 x 121	34 x 108	70 x 108	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1900 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1039	946	864	880	852
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1256	1216	1404	1430	1278
Att/Det Gar Sqft	480		400	528	484
Prior Land	\$11,300				
Prior Total	\$58,200				
Comp Land Estimate	\$16,000	\$8,000	\$8,000	\$14,000	\$16,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/2/2020
Sale Price		\$85,000	\$134,900	\$107,000	\$145,000
Time Adj Sale Price		\$85,000	\$134,900	\$107,000	\$145,000
TADJSP/SQFT		\$69.90	\$96.08	\$74.83	\$113.46
Total Adj Factors	\$24,300	\$4,900	\$29,800	\$35,400	\$35,500
Adjusted Sale Price		\$104,400	\$129,400	\$95,900	\$133,800
Comparable Estimate	\$117,000 (\$93.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-5	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10
Owner	Trinh, Tu Ngoc	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R
Address	230 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	60 x 110	60 x 100	40 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1265	1223	1028	798	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1265	1223	1028	798	815
Att/Det Gar Sqft	330	352	308	288	308
Prior Land	\$10,200				
Prior Total	\$82,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$10,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64
Total Adj Factors	\$64,400	\$72,200	\$51,300	\$28,600	\$44,300
Adjusted Sale Price		\$140,100	\$134,400	\$115,800	\$106,200
Comparable Estimate	\$119,000 (\$94.07/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-2-4	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Brunn, Raymond H	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	232 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 101	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
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	1955 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1224	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1224	1223	1028	798	815	992
Att/Det Gar Sqft	528	352	308	288	308	308
Prior Land	\$10,200					
Prior Total	\$74,000					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$63,000	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$138,700	\$133,000	\$114,400	\$104,800	\$98,300
Comparable Estimate	\$118,000 (\$96.41/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-26	113.37-1-3	112.28-4-4	113.21-2-16	113.21-6-28	101.84-2-11
Owner	Fisher, Sandra	Doruszewski, Rebecca	Plew, Jacob R	Thompson, James Lee	Allison, Matthew E	Walkow, Benjamin J
Address	233 Boll St	64 Boll St	250 Curtiss St	176 Boll St	203 Crocker St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 113	45 x 101	60 x 130	45 x 101	30 x 109	52 x 120
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1957 / 0	1947 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1152	972	834	768	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 400	0 0	0 0	0 0	0 0
SFLA	1536	1414	1250	1344	1072	1158
Att/Det Gar Sqft	720	420				528
Prior Land	\$9,700					
Prior Total	\$78,000					
Comp Land Estimate	\$11,000	\$10,000	\$14,000	\$10,000	\$7,000	\$12,000
Sale Date		2/5/2020	11/20/2019	5/31/2019	10/12/2020	8/11/2020
Sale Price		\$107,000	\$116,500	\$95,000	\$125,000	\$107,000
Time Adj Sale Price		\$107,900	\$118,500	\$98,500	\$125,000	\$107,000
TADJSP/SQFT		\$76.31	\$94.80	\$73.29	\$116.60	\$92.40
Total Adj Factors	\$67,600	\$57,800	\$51,500	\$42,900	\$42,100	\$51,500
Adjusted Sale Price		\$117,700	\$134,600	\$123,200	\$150,500	\$123,100
Comparable Estimate	\$130,000 (\$84.64/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-27	112.28-4-4	113.21-6-28	101.84-2-11	113.21-2-16
Owner	Williams, Kathi	Plew, Jacob R	Allison, Matthew E	Walkow, Benjamin J	Thompson, James Lee
Address	239 Boll St	250 Curtiss St	203 Crocker St	299 Lackawanna Ave	176 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	48 x 113	60 x 130	30 x 109	52 x 120	45 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1947 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	750	834	660	780	768
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1313	1250	1072	1158	1344
Att/Det Gar Sqft	300			528	
Prior Land	\$7,900				
Prior Total	\$80,000				
Comp Land Estimate	\$11,000	\$14,000	\$7,000	\$12,000	\$10,000
Sale Date		11/20/2019	10/12/2020	8/11/2020	5/31/2019
Sale Price		\$116,500	\$125,000	\$107,000	\$95,000
Time Adj Sale Price		\$118,500	\$125,000	\$107,000	\$98,500
TADJSP/SQFT		\$94.80	\$116.60	\$92.40	\$73.29
Total Adj Factors	\$54,700	\$51,500	\$42,100	\$51,500	\$42,900
Adjusted Sale Price		\$121,700	\$137,600	\$110,200	\$110,300
Comparable Estimate	\$123,000 (\$93.68/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-2-3	112.28-4-4	101.84-2-11	113.21-6-28	112.28-4-30	113.21-6-27
Owner	Bogdan, Jolene	Plew, Jacob R	Walkow, Benjamin J	Allison, Matthew E	Terzian, Stephen P	Rizzo, Aris Q
Address	242 Boll St	250 Curtiss St	299 Lackawanna Ave	203 Crocker St	237 Halstead Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	47 x 102	60 x 130	52 x 120	30 x 109	58 x 121	30 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1947 / 0	1950 / 0	1950 / 0	1946 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	842	834	780	660	704	576
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 0
SFLA	1245	1250	1158	1072	1056	979
Att/Det Gar Sqft			528		484	280
Prior Land	\$9,100					
Prior Total	\$83,000					
Comp Land Estimate	\$11,000	\$14,000	\$12,000	\$7,000	\$13,000	\$7,000
Sale Date		11/20/2019	8/11/2020	10/12/2020	4/7/2020	8/6/2020
Sale Price		\$116,500	\$107,000	\$125,000	\$125,000	\$120,000
Time Adj Sale Price		\$118,500	\$107,000	\$125,000	\$125,600	\$120,000
TADJSP/SQFT		\$94.80	\$92.40	\$116.60	\$118.94	\$122.57
Total Adj Factors	\$42,500	\$51,500	\$51,500	\$42,100	\$47,300	\$40,400
Adjusted Sale Price		\$109,500	\$98,000	\$125,400	\$120,800	\$122,100
Comparable Estimate	\$115,000 (\$92.37/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-28	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Gorlewski, Bernice M	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	243 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1254	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1254	1223	1028	798	815	992
Att/Det Gar Sqft	440	352	308	288	308	308
Prior Land	\$9,900					
Prior Total	\$79,000					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$63,100	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$138,800	\$133,100	\$114,500	\$104,900	\$98,400
Comparable Estimate	\$118,000 (\$94.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-2-2	113.37-1-3	102.78-2-14	112.22-3-28	112.28-4-4
Owner	Aggi, Ibrahim M	Doruszewski, Rebecca	Williams, Bennie D	Chiocchio, Christina	Plew, Jacob R
Address	246 Boll St	64 Boll St	125 Jackson Ave	95 Rutland Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	42 x 102	45 x 101	34 x 108	70 x 108	60 x 130
Building Style	03 Split level	04 Cape cod	08 Old style	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1927 / 0	1925 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	756	972	864	880	834
2nd Sty Area	709	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 0
SFLA	1465	1414	1404	1430	1250
Att/Det Gar Sqft	392	420	400	528	
Prior Land	\$8,500				
Prior Total	\$80,000				
Comp Land Estimate	\$10,000	\$10,000	\$8,000	\$14,000	\$10,000
Sale Date		2/5/2020	8/26/2020	7/16/2020	11/20/2019
Sale Price		\$107,000	\$134,900	\$107,000	\$116,500
Time Adj Sale Price		\$107,900	\$134,900	\$107,000	\$118,500
TADJSP/SQFT		\$76.31	\$96.08	\$74.83	\$94.80
Total Adj Factors	\$65,500	\$57,800	\$29,800	\$35,400	\$51,500
Adjusted Sale Price		\$115,600	\$170,600	\$137,100	\$132,500
Comparable Estimate	\$135,000 (\$92.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-29	113.22-3-28	102.78-2-14	102.78-1-22	113.21-6-11
Owner	Montanino Cynthia	Chiocchio, Christina	Williams, Bennie D	Patterson, Eric K	Ashley, Sara
Address	249 Boll St	95 Rutland Ave	125 Jackson Ave	145 Francis Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	63 x 113	70 x 108	34 x 108	102 x 112	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1925 / 0	1927 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1210	880	864	1008	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1450	1430	1404	1558	1760
Att/Det Gar Sqft	320	528	400	484	484
Prior Land	\$9,200				
Prior Total	\$61,100				
Comp Land Estimate	\$13,000	\$14,000	\$8,000	\$17,000	\$8,000
Sale Date		7/16/2020	8/26/2020	9/3/2019	9/9/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$85,000
Time Adj Sale Price		\$107,000	\$134,900	\$133,100	\$85,000
TADJSP/SQFT		\$74.83	\$96.08	\$85.43	\$69.90
Total Adj Factors	\$33,500	\$35,400	\$29,800	\$42,400	\$39,400
Adjusted Sale Price		\$105,100	\$138,600	\$124,200	\$113,600
Comparable Estimate	\$124,000 (\$85.52/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-2-1	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.44-1-11
Owner	Mavludov, Khayitboy	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Kochinski, Ronald
Address	250 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	65 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 101	60 x 110	60 x 100	40 x 100	40 x 130	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 100	D Economy 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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1656	1223	1028	798	815	1446
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 0	0 0	0 0	0 0
SFLA	1656	1223	1028	798	815	1446
Att/Det Gar Sqft	294	352	308	288	308	399
Prior Land	\$8,100					
Prior Total	\$78,200					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$10,000	\$13,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	9/13/2018
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$139,900
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$150,400
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$104.01
Total Adj Factors	\$58,000	\$72,200	\$51,300	\$28,600	\$44,300	\$72,100
Adjusted Sale Price		\$133,700	\$128,000	\$109,400	\$99,800	\$136,300
Comparable Estimate	\$121,000 (\$73.07/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-14	112.36-3-15	112.28-2-31	112.27-1-19	101.84-3-17
Owner	Krupp, Michael	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Knoppe, Paul
Address	253 Boll St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	37 x 113	76 x 121	30 x 120	36 x 118	105 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1919 / 0	1923 / 0	1929 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	3	4	5	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1120	1196	1741	1318	1663
2nd Sty Area	1001	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	2121	2252	1879	1893	2597
Att/Det Gar Sqft	432	748		352	754
Prior Land	\$6,000				
Prior Total	\$60,000				
Comp Land Estimate	\$9,000	\$15,000	\$8,000	\$9,000	\$18,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	11/14/2018
Sale Price		\$117,000	\$77,500	\$110,000	\$151,000
Time Adj Sale Price		\$119,400	\$78,800	\$115,200	\$160,500
TADJSP/SQFT		\$53.02	\$41.94	\$60.86	\$61.80
Total Adj Factors	\$37,000	\$45,600	\$18,300	\$36,200	\$72,000
Adjusted Sale Price		\$110,800	\$97,500	\$116,000	\$125,500
Comparable Estimate	\$109,000 (\$51.39/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-15	112.28-4-20	112.27-1-33	102.78-2-14	113.22-3-28
Owner	Ham, Glenn D	Sikder, MD Nazrul	Taffe, Devane	Williams, Bennie D	Chiocchio, Christina
Address	257 Boll St	191 Halstead Ave	307 Wagner Ave	125 Jackson Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	37 x 113	30 x 121	45 x 118	34 x 108	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1852 / 0	1900 / 0	1917 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1012	946	840	864	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1012	1216	1103	1404	1430
Att/Det Gar Sqft	576		672	400	528
Prior Land	\$6,000				
Prior Total	\$53,900				
Comp Land Estimate	\$9,000	\$8,000	\$11,000	\$8,000	\$14,000
Sale Date		9/9/2020	8/20/2019	8/26/2020	7/16/2020
Sale Price		\$85,000	\$123,050	\$134,900	\$107,000
Time Adj Sale Price		\$85,000	\$126,400	\$134,900	\$107,000
TADJSP/SQFT		\$69.90	\$114.60	\$96.08	\$74.83
Total Adj Factors	\$26,000	\$4,900	\$31,500	\$29,800	\$35,400
Adjusted Sale Price		\$106,100	\$120,900	\$131,100	\$97,600
Comparable Estimate	\$118,000 (\$116.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-2-12	112.28-4-20	102.78-2-14	112.27-1-33	112.27-1-16
Owner	Lesinski, Dennis B	Sikder, MD Nazrul	Williams, Bennie D	Taffe, Devane	Halor, Christopher M
Address	258 Boll St	191 Halstead Ave	125 Jackson Ave	307 Wagner Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	30 x 121	34 x 108	45 x 118	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1927 / 0	1917 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1132	946	864	840	852
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1132	1216	1404	1103	1278
Att/Det Gar Sqft			400	672	484
Prior Land	\$10,200				
Prior Total	\$56,000				
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$11,000	\$16,000
Sale Date		9/9/2020	8/26/2020	8/20/2019	10/2/2020
Sale Price		\$85,000	\$134,900	\$123,050	\$145,000
Time Adj Sale Price		\$85,000	\$134,900	\$126,400	\$145,000
TADJSP/SQFT		\$69.90	\$96.08	\$114.60	\$113.46
Total Adj Factors	\$26,100	\$4,900	\$29,800	\$31,500	\$35,500
Adjusted Sale Price		\$106,200	\$131,200	\$121,000	\$135,600
Comparable Estimate	\$118,000 (\$104.24/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-2-11	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Jaszka, Richard W	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	260 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 101	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1266	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 0	0 0	0 0	0 300
SFLA	1266	1223	1028	798	815	992
Att/Det Gar Sqft		352	308	288	308	308
Prior Land	\$7,600					
Prior Total	\$73,400					
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$58,800	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$134,500	\$128,800	\$110,200	\$100,600	\$94,100
Comparable Estimate	\$114,000 (\$90.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-16	112.36-3-15	112.28-2-31	102.77-1-10	101.84-3-17
Owner	Shahidullah, Sam	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Knape, Paul
Address	261 Boll St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	37 x 113	76 x 121	30 x 120	105 x 130	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1919 / 0	1923 / 0	1927 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	4	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1157	1196	1741	1663	1112
2nd Sty Area	989	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 920	0 0	0 0	0 0	0 0
SFLA	2242	2252	1879	2597	1596
Att/Det Gar Sqft	480	748		754	352
Prior Land	\$8,200				
Prior Total	\$77,000				
Comp Land Estimate	\$9,000	\$15,000	\$8,000	\$18,000	\$16,000
Sale Date		10/25/2019	11/19/2019	11/14/2018	1/10/2020
Sale Price		\$117,000	\$77,500	\$151,000	\$80,000
Time Adj Sale Price		\$119,400	\$78,800	\$160,500	\$80,800
TADJSP/SQFT		\$53.02	\$41.94	\$61.80	\$50.63
Total Adj Factors	\$41,700	\$45,600	\$18,300	\$72,000	\$23,600
Adjusted Sale Price		\$115,500	\$102,200	\$130,200	\$98,900
Comparable Estimate	\$114,000 (\$50.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-17	102.78-2-14	113.22-3-28	113.22-6-15	102.78-1-22
Owner	Woehrling, Richard R	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Patterson, Eric K
Address	263 Boll St	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 113	34 x 108	70 x 108	77 x 110	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	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
1st Sty Area	924	864	880	840	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1386	1404	1430	1365	1558
Att/Det Gar Sqft		400	528	528	484
Prior Land	\$7,700				
Prior Total	\$61,000				
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$14,000	\$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/3/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$132,600	\$133,100
TADJSP/SQFT		\$96.08	\$74.83	\$97.14	\$85.43
Total Adj Factors	\$28,000	\$29,800	\$35,400	\$35,000	\$42,400
Adjusted Sale Price		\$133,100	\$99,600	\$125,600	\$118,700
Comparable Estimate	\$123,000 (\$88.74/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-2-10	113.21-6-27	112.28-4-30	113.21-6-28	101.84-2-11	112.36-4-31
Owner	McCarville, Stacy M	Rizzo, Aris Q	Terzian, Stephen P	Allison, Matthew E	Walkow, Benjamin J	Celej, Nicholas J
Address	266 Boll St	201 Crocker St	237 Halstead Ave	203 Crocker St	299 Lackawanna Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 101	30 x 109	58 x 121	30 x 109	52 x 120	45 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1945 / 0	1946 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	928	576	704	660	780	660
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 0
SFLA	928	979	1056	1072	1158	990
Att/Det Gar Sqft		280	484		528	528
Prior Land	\$9,200					
Prior Total	\$60,000					
Comp Land Estimate	\$13,000	\$7,000	\$13,000	\$7,000	\$12,000	\$12,000
Sale Date		8/6/2020	4/7/2020	10/12/2020	8/11/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$107,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,600	\$125,000	\$107,000	\$140,200
TADJSP/SQFT		\$122.57	\$118.94	\$116.60	\$92.40	\$141.62
Total Adj Factors	\$38,600	\$40,400	\$47,300	\$42,100	\$51,500	\$44,100
Adjusted Sale Price		\$118,200	\$116,900	\$121,500	\$94,100	\$134,700
Comparable Estimate	\$117,000 (\$126.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-18	102.78-2-14	113.22-3-28	102.78-1-22	113.22-6-15
Owner	Brennan, Patrick J	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Dixon, Robert E Jr
Address	267 Boll St	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	33 x 113	34 x 108	70 x 108	102 x 112	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1925 / 0	1927 / 0	1930 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1127	864	880	1008	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1416	1404	1430	1558	1365
Att/Det Gar Sqft	480	400	528	484	528
Prior Land	\$5,300				
Prior Total	\$63,400				
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$17,000	\$14,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	10/9/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$132,600
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$97.14
Total Adj Factors	\$22,400	\$29,800	\$35,400	\$42,400	\$35,000
Adjusted Sale Price		\$127,500	\$94,000	\$113,100	\$120,000
Comparable Estimate	\$113,000 (\$79.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-24	112.35-1-9	112.28-2-16	113.21-2-38	102.77-5-25
Owner	Murszewski, Patricia An	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Sherry, Raymond
Address	269 Boll St	218 Wagner Ave	224 Michael Ave	243 Griffith St	261 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	60 x 118	45 x 181	40 x 86	70 x 100
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1956 / 0	1940 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	832	1020	941	624	598
2nd Sty Area	896	540	621	624	598
Fin Bsmt/Fin Rec Rm	0 832	0 0	0 0	0 0	0 0
SFLA	1728	1560	1562	1248	1250
Att/Det Gar Sqft	240	440	420		576
Prior Land	\$10,900				
Prior Total	\$75,000				
Comp Land Estimate	\$13,000	\$13,000	\$13,000	\$9,000	\$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	12/28/2018
Sale Price		\$106,000	\$105,000	\$87,000	\$115,000
Time Adj Sale Price		\$109,600	\$110,900	\$91,400	\$121,500
TADJSP/SQFT		\$70.26	\$71.00	\$73.24	\$97.20
Total Adj Factors	\$73,400	\$55,500	\$65,500	\$50,000	\$48,200
Adjusted Sale Price		\$127,500	\$118,800	\$114,800	\$146,700
Comparable Estimate	\$126,000 (\$72.92/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-2-9	102.77-5-15	112.28-4-10	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Pontrello, Jonathan	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczkowski, Sally
Address	274 Boll St	223 Roland St	232 Curtiss St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 101	40 x 100	40 x 130	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1956 / 0	1940 / 0	1945 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	858	798	815	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	858	798	815	1028	992	1223
Att/Det Gar Sqft	352	288	308	308	308	352
Prior Land	\$10,200					
Prior Total	\$61,000					
Comp Land Estimate	\$12,000	\$9,000	\$10,000	\$12,000	\$14,000	\$13,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$80,000	\$85,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$45,100	\$28,600	\$44,300	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$96,500	\$86,900	\$115,100	\$80,400	\$120,800
Comparable Estimate	\$100,000 (\$116.55/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-19.1	112.28-4-20	102.78-2-14	113.22-3-28	112.27-1-16
Owner	Sarago, Anthony F	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Halor, Christopher M
Address	279 Boll St	191 Halstead Ave	125 Jackson Ave	95 Rutland Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 113	30 x 121	34 x 108	70 x 108	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1900 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	994	946	864	880	852
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1256	1216	1404	1430	1278
Att/Det Gar Sqft			400	528	484
Prior Land	\$10,900				
Prior Total	\$60,000				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$14,000	\$16,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/2/2020
Sale Price		\$85,000	\$134,900	\$107,000	\$145,000
Time Adj Sale Price		\$85,000	\$134,900	\$107,000	\$145,000
TADJSP/SQFT		\$69.90	\$96.08	\$74.83	\$113.46
Total Adj Factors	\$30,600	\$4,900	\$29,800	\$35,400	\$35,500
Adjusted Sale Price		\$110,700	\$135,700	\$102,200	\$140,100
Comparable Estimate	\$123,000 (\$97.93/SFLA)				

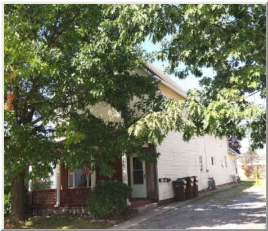
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-2-8	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10
Owner	Smith, Clarence C	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R
Address	282 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	60 x 110	60 x 100	40 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1343	1223	1028	798	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1343	1223	1028	798	815
Att/Det Gar Sqft	576	352	308	288	308
Prior Land	\$10,200				
Prior Total	\$80,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$10,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64
Total Adj Factors	\$68,000	\$72,200	\$51,300	\$28,600	\$44,300
Adjusted Sale Price		\$143,700	\$138,000	\$119,400	\$109,800
Comparable Estimate	\$123,000 (\$91.59/SFLA)				

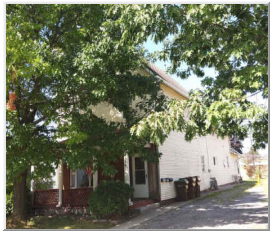
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-21	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10
Owner	Jacobs, Carl C	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R
Address	283 Boll St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 113	60 x 110	60 x 100	40 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1485	1223	1028	798	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	1485	1223	1028	798	815
Att/Det Gar Sqft	400	352	308	288	308
Prior Land	\$9,300				
Prior Total	\$83,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$9,000	\$10,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64
Total Adj Factors	\$71,300	\$72,200	\$51,300	\$28,600	\$44,300
Adjusted Sale Price		\$147,000	\$141,300	\$122,700	\$113,100
Comparable Estimate	\$135,000 (\$90.91/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-2-6	102.77-5-15	112.28-4-10	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Pilarski, Mary Ann	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczkowski, Sally
Address	288 Boll St	223 Roland St	232 Curtiss St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 101	40 x 100	40 x 130	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	2003 / 0	1940 / 0	1945 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	798	815	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	884	798	815	1028	992	1223
Att/Det Gar Sqft		288	308	308	308	352
Prior Land	\$6,600					
Prior Total	\$63,000					
Comp Land Estimate	\$7,000	\$9,000	\$10,000	\$12,000	\$14,000	\$13,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$80,000	\$85,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$44,500	\$28,600	\$44,300	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$95,900	\$86,300	\$114,500	\$79,800	\$120,200
Comparable Estimate	\$99,000 (\$111.99/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143089	143089	143089
Print Key	102.77-2-5	102.18-2-17	113.47-3-20	113.69-3-3	113.48-8-2
Owner	Hayes, Joseph M	Labib, Mahir	McGuire, Aubrey R	Rwanika, Francine	Williams, Duane
Address	290 Boll St	114 Lemoine Ave	177 Kennedy Rd	144 Alaska St	70 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 101	75 x 110	52 x 102	60 x 117	50 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1972 / 0	1957 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	4	6	4
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1173	832	1320	858
2nd Sty Area	1080	1260	832	1320	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2136	2433	1664	2640	1716
Att/Det Gar Sqft		484		484	528
Prior Land	\$8,400				
Prior Total	\$85,000				
Comp Land Estimate	\$12,000	\$14,000	\$11,000	\$13,000	\$11,000
Sale Date		12/10/2019	2/7/2020	5/19/2020	9/12/2019
Sale Price		\$191,000	\$130,000	\$165,000	\$160,000
Time Adj Sale Price		\$193,600	\$131,100	\$165,600	\$163,800
TADJSP/SQFT		\$79.57	\$78.79	\$62.73	\$95.45
Total Adj Factors	\$73,300	\$121,300	\$57,000	\$87,100	\$65,300
Adjusted Sale Price		\$145,600	\$147,400	\$151,800	\$171,800
Comparable Estimate	\$156,000 (\$73.03/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-49.2	112.27-1-50	112.44-2-39.11	123.36-4-14	102.77-1-10
Owner	Maurer, Peter F	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Strasser, Matthew F
Address	2065 Broadway St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	279 Curtiss St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	29 x 77	30 x 132	90 x 121	33 x 125	105 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1895 / 0	1900 / 0	1921 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110
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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	3.0	2.5	1.5
Bedrooms	6	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1320	1268	1794	1081	1663
2nd Sty Area	1320	0	891	920	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2640	1970	3126	2001	2597
Att/Det Gar Sqft		360		636	754
Prior Land	\$4,000				
Prior Total	\$65,000				
Comp Land Estimate	\$6,000	\$8,000	\$16,000	\$8,000	\$18,000
					\$15,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	11/14/2018
Sale Price		\$110,000	\$90,000	\$120,500	\$151,000
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$160,500
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$61.80
					\$53.02
Total Adj Factors	\$40,700	\$30,000	\$19,000	\$64,200	\$72,000
Adjusted Sale Price		\$120,700	\$112,600	\$101,000	\$129,200
					\$45,600
					\$114,500
Comparable Estimate	\$116,000 (\$43.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-50	112.27-1-50	112.44-2-39.11	123.36-4-14	112.28-2-31
Owner	Chowdhury Shuvo, Aaq	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Siddiqui, Mohammed K
Address	2067 Broadway St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	237 Lackawanna Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 132	30 x 132	90 x 121	33 x 125	30 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1921 / 0	1922 / 0	1923 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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
Stories	1.5	1.5	3.0	2.5	1.3
Bedrooms	6	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1268	1268	1794	1081	1741
2nd Sty Area	0	0	891	920	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1970	1970	3126	2001	1879
Att/Det Gar Sqft	360	360		636	
Prior Land	\$7,500				
Prior Total	\$71,000				
Comp Land Estimate	\$8,000	\$8,000	\$16,000	\$8,000	\$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	11/19/2019
Sale Price		\$110,000	\$90,000	\$120,500	\$77,500
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$78,800
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$41.94
Total Adj Factors	\$30,000	\$30,000	\$19,000	\$64,200	\$18,300
Adjusted Sale Price		\$110,000	\$101,900	\$90,300	\$99,700
Comparable Estimate	\$98,000 (\$49.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-51	112.35-3-5	112.27-1-16	112.28-4-20	112.27-1-40
Owner	Heiss, Richard	Manroe, Alexander C	Halor, Christopher M	Sikder, MD Nazrul	Wellar, Garrett M
Address	2069 Broadway St	327 Reiman St	304 Wagner Ave	191 Halstead Ave	341 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 137	33 x 120	95 x 118	30 x 121	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1931 / 0	1927 / 0	1900 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.3
Bedrooms	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	880	1036	852	946	930
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1613	1278	1216	1620
Att/Det Gar Sqft	378	484	484	380	
Prior Land	\$7,700				
Prior Total	\$68,000				
Comp Land Estimate	\$8,000	\$8,000	\$16,000	\$8,000	\$7,000
Sale Date		10/29/2020	10/2/2020	9/9/2020	8/24/2018
Sale Price		\$160,000	\$145,000	\$85,000	\$125,000
Time Adj Sale Price		\$160,000	\$145,000	\$85,000	\$135,100
TADJSP/SQFT		\$99.19	\$113.46	\$69.90	\$83.40
Total Adj Factors	\$34,100	\$44,100	\$35,500	\$4,900	\$34,000
Adjusted Sale Price		\$150,000	\$143,600	\$114,200	\$135,200
Comparable Estimate	\$137,000 (\$88.96/SFLA)				\$20,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-52	112.35-3-5	113.21-6-11	112.28-4-24	112.27-1-40
Owner	Lieu, Nhu	Manroe, Alexander C	Ashley, Sara	Young, Nicole S	Wellar, Garrett M
Address	2073 Broadway St	327 Reiman St	76 Francis Ave	207 Halstead Ave	341 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	56 x 129	33 x 120	32 x 109	33 x 121	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1931 / 0	1927 / 0	1900 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5
Bedrooms	4	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1036	880	1157	930
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1794	1613	1760	1817	1620
Att/Det Gar Sqft	420	484	484	352	380
Prior Land	\$11,200				
Prior Total	\$78,000				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$8,000	\$7,000
Sale Date		10/29/2020	9/4/2020	5/17/2019	8/24/2018
Sale Price		\$160,000	\$144,000	\$103,000	\$125,000
Time Adj Sale Price		\$160,000	\$144,000	\$106,800	\$135,100
TADJSP/SQFT		\$99.19	\$81.82	\$58.78	\$83.40
Total Adj Factors	\$42,500	\$44,100	\$39,400	\$37,100	\$34,000
Adjusted Sale Price		\$158,400	\$147,100	\$112,200	\$143,600
Comparable Estimate	\$143,000 (\$79.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.27-1-53	112.27-1-16	112.27-1-33	112.28-1-4	112.35-3-5
Owner	Chau, Le M	Halor, Christopher M	Sikder, MD Nazrul	Griffin, Latisha	Manroe, Alexander C
Address	2079 Broadway St	304 Wagner Ave	191 Halstead Ave	276 Lackawanna Ave	327 Reiman St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 124	95 x 118	30 x 121	45 x 118	33 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1924 / 0	1927 / 0	1900 / 0	1917 / 0	1931 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	840	852	946	840	1036
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1234	1278	1216	1103	1613
Att/Det Gar Sqft	378	484		672	484
Prior Land	\$9,400				
Prior Total	\$56,000				
Comp Land Estimate	\$14,000	\$16,000	\$8,000	\$11,000	\$8,000
Sale Date		10/2/2020	9/9/2020	8/20/2019	10/29/2020
Sale Price		\$145,000	\$85,000	\$123,050	\$160,000
Time Adj Sale Price		\$145,000	\$85,000	\$126,400	\$160,000
TADJSP/SQFT		\$113.46	\$69.90	\$114.60	\$99.19
Total Adj Factors	\$20,100	\$35,500	\$4,900	\$31,500	\$44,100
Adjusted Sale Price		\$129,600	\$100,200	\$115,000	\$136,000
Comparable Estimate	\$122,000 (\$98.87/SFLA)				

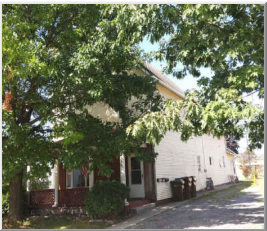
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	101.84-1-5	112.28-4-10	101.84-2-11	102.77-5-15	112.28-4-30
Owner	B&L Realty Holdings LL	Murphy, Kenneth R	Walkow, Benjamin J	Franklin, Jessica R	Terzian, Stephen P
Address	2111 Broadway St	232 Curtiss St	299 Lackawanna Ave	223 Roland St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	2	1	1	1	1
Land Size	65 x 40	40 x 130	52 x 120	40 x 100	58 x 121
Building Style	14 other	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	05 Concrete	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1945 / 0	1950 / 0	1940 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.5	1.0	1.5
Bedrooms	1	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	783	815	780	798	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	783	815	1158	798	1056
Att/Det Gar Sqft	391	308	528	288	484
Prior Land	\$5,200				
Prior Total	\$110,000				
Comp Land Estimate	\$1,000	\$10,000	\$12,000	\$9,000	\$13,000
Sale Date		12/16/2019	8/11/2020	10/14/2020	4/7/2020
Sale Price		\$85,000	\$107,000	\$80,000	\$125,000
Time Adj Sale Price		\$86,100	\$107,000	\$80,000	\$125,600
TADJSP/SQFT		\$105.64	\$92.40	\$100.25	\$118.94
Total Adj Factors	\$16,700	\$44,300	\$51,500	\$28,600	\$47,300
Adjusted Sale Price		\$58,500	\$72,200	\$68,100	\$95,000
Comparable Estimate	\$78,000 (\$99.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	101.84-1-6	112.28-4-24	112.35-3-5	113.21-6-11	113.22-1-6
Owner	Santiago Efrain	Young, Nicole S	Manroe, Alexander C	Ashley, Sara	Sommerville, Tamika M
Address	2113 Broadway St	207 Halstead Ave	327 Reiman St	76 Francis Ave	96 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 152	33 x 121	33 x 120	32 x 109	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1835 / 0	1900 / 0	1931 / 0	1927 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	5	3	3	4	5
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1488	1157	1036	880	1272
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1928	1817	1613	1760	2007
Att/Det Gar Sqft	400	352	484	484	260
Prior Land	\$8,000				
Prior Total	\$48,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		5/17/2019	10/29/2020	9/4/2020	10/23/2019
Sale Price		\$103,000	\$160,000	\$144,000	\$112,500
Time Adj Sale Price		\$106,800	\$160,000	\$144,000	\$114,800
TADJSP/SQFT		\$58.78	\$99.19	\$81.82	\$57.20
Total Adj Factors	\$32,800	\$37,100	\$44,100	\$39,400	\$41,500
Adjusted Sale Price		\$102,500	\$148,700	\$137,400	\$106,100
Comparable Estimate	\$126,000 (\$65.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	101.84-2-2	112.27-1-50	112.28-2-31	113.22-1-6	112.28-4-24
Owner	Bristol, Charles E Jr	Chowdhury Shuvo, Aaq	Siddiqui, Mohammed K	Sommerville, Tamika M	Young, Nicole S
Address	2129 Broadway St	2067 Broadway St	237 Lackawanna Ave	96 Jackson Ave	207 Halstead Ave
Property Class	283 Res w/Comuse	230 3 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 77	30 x 132	30 x 120	35 x 109	33 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1900 / 0	1923 / 0	1927 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5
Bedrooms	2	6	5	5	3
Full/Half Baths	1 / 0	3 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1242	1268	1741	1272	1157
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	2018	1970	1879	2007	1817
Att/Det Gar Sqft		360		260	352
Prior Land	\$6,000				
Prior Total	\$112,050				
Comp Land Estimate	\$6,000	\$8,000	\$8,000	\$8,000	\$9,000
Sale Date		10/10/2020	11/19/2019	10/23/2019	5/17/2019
Sale Price		\$110,000	\$77,500	\$112,500	\$103,000
Time Adj Sale Price		\$110,000	\$78,800	\$114,800	\$106,800
TADJSP/SQFT		\$55.84	\$41.94	\$57.20	\$58.78
Total Adj Factors	\$36,000	\$30,000	\$18,300	\$41,500	\$37,100
Adjusted Sale Price		\$116,000	\$96,500	\$109,300	\$105,700
Comparable Estimate	\$109,000 (\$54.01/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-3-5	112.28-2-31	101.84-3-17	112.27-1-11	112.27-1-19	112.36-3-15
Owner	Walkowski, Joseph M	Siddiqui, Mohammed K	Knobe, Paul	Kowalow, Andrew P Jr	Thompson, LaSean	Sulski, Tyler J
Address	2183 Broadway St	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	290 Wagner Ave	115 Halstead Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	31 x 108	30 x 120	66 x 178	30 x 118	36 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1873 / 0	1923 / 0	1922 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	3 Normal	3 Normal	2 Fair	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 No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5	2.0
Bedrooms	3	5	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1092	1741	1112	1232	1318	1196
2nd Sty Area	560	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1820	1879	1596	1672	1893	2252
Att/Det Gar Sqft	484				352	748
Prior Land	\$7,000					
Prior Total	\$55,000					
Comp Land Estimate	\$7,000	\$8,000	\$16,000	\$7,000	\$9,000	\$15,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	2/7/2019	10/25/2019
Sale Price		\$77,500	\$80,000	\$72,000	\$110,000	\$117,000
Time Adj Sale Price		\$78,800	\$80,800	\$74,400	\$115,200	\$119,400
TADJSP/SQFT		\$41.94	\$50.63	\$44.50	\$60.86	\$53.02
Total Adj Factors	\$34,700	\$18,300	\$23,600	\$11,800	\$36,200	\$45,600
Adjusted Sale Price		\$95,200	\$91,900	\$97,300	\$113,700	\$108,500
Comparable Estimate	\$101,000 (\$55.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143089	143089
Print Key	101.84-4-5	112.44-2-39.11	112.27-1-50	102.45-5-38	123.36-4-14
Owner	Phillips, Victor	Muller, Norbert	Chowdhury Shuvo, Aaq	Ha, Andrew	Mack, Scott C
Address	2209 Broadway St	48 Halstead Ave	2067 Broadway St	121 Reo Ave	2138 Clinton St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	301	301	301	105	120
School Code	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	75 x 120	90 x 121	30 x 132	30 x 134	33 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1921 / 0	1900 / 0	1940 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	3.0	1.5	2.0	2.5
Bedrooms	8	6	6	7	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	2928	1794	1268	1992	1674
2nd Sty Area	1180	891	0	1104	1584
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	4108	3126	1970	3320	3258
Att/Det Gar Sqft			360		
Prior Land	\$7,400				
Prior Total	\$75,000				
Comp Land Estimate	\$15,000	\$16,000	\$8,000	\$0	\$8,000
Sale Date		1/17/2020	10/10/2020	10/18/2019	9/3/2019
Sale Price		\$90,000	\$110,000	\$92,500	\$166,000
Time Adj Sale Price		\$90,900	\$110,000	\$94,400	\$169,900
TADJSP/SQFT		\$29.08	\$55.84	\$28.43	\$52.15
Total Adj Factors	\$62,800	\$19,000	\$30,000	\$0	\$64,200
Adjusted Sale Price		\$134,700	\$142,800	\$0	\$123,100
Comparable Estimate	\$134,000 (\$32.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-2-3	102.77-1-10	112.36-3-15	112.28-2-31	112.51-1-2
Owner	Paliwodzinski, Theresa	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Carousel Development
Address	2261 Broadway St	279 Curtiss St	115 Halstead Ave	237 Lackawanna Ave	1325 Lovejoy St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	43 x 102	105 x 130	76 x 121	30 x 120	60 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1927 / 0	1919 / 0	1923 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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
Stories	2.0	1.5	2.0	1.3	2.0
Bedrooms	6	5	4	5	7
Full/Half Baths	2 / 0	3 / 1	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0
1st Sty Area	1366	1663	1196	1741	1992
2nd Sty Area	1300	0	1056	0	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2666	2597	2252	1879	3320
Att/Det Gar Sqft		754	748		
Prior Land	\$8,600				
Prior Total	\$88,000				
Comp Land Estimate	\$10,000	\$18,000	\$15,000	\$8,000	\$0
Sale Date		11/14/2018	10/25/2019	11/19/2019	10/18/2019
Sale Price		\$151,000	\$117,000	\$77,500	\$92,500
Time Adj Sale Price		\$160,500	\$119,400	\$78,800	\$94,400
TADJSP/SQFT		\$61.80	\$53.02	\$41.94	\$28.43
Total Adj Factors	\$41,700	\$72,000	\$45,600	\$18,300	\$0
Adjusted Sale Price		\$130,200	\$115,500	\$102,200	\$0
Comparable Estimate	\$117,000 (\$43.89/SFLA)				\$36,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-1	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19
Owner	Nuszkowski, Ronald P	Knope, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean
Address	2271 Broadway St	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 115	66 x 178	30 x 120	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	1 No central Yes	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.3	1.5	1.5
Bedrooms	3	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1210	1112	1741	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1705	1596	1879	1672	1893
Att/Det Gar Sqft	374				352
Prior Land	\$10,000				
Prior Total	\$55,000				
Comp Land Estimate	\$12,000	\$16,000	\$8,000	\$7,000	\$9,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$110,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$115,200
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$60.86
Total Adj Factors	\$34,000	\$23,600	\$18,300	\$11,800	\$36,200
Adjusted Sale Price		\$91,200	\$94,500	\$96,600	\$113,000
Comparable Estimate	\$101,000 (\$59.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-2	112.28-4-20	102.78-2-14	112.27-1-33	113.22-3-28
Owner	Robinson, Capresha	Sikder, MD Nazrul	Williams, Bennie D	Taffe, Devane	Chiocchio, Christina
Address	2275 Broadway St	191 Halstead Ave	125 Jackson Ave	307 Wagner Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 122	30 x 121	34 x 108	45 x 118	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1927 / 0	1917 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	966	946	864	840	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	966	1216	1404	1103	1430
Att/Det Gar Sqft	240		400	672	528
Prior Land	\$7,300				
Prior Total	\$45,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$14,000
Sale Date		9/9/2020	8/26/2020	8/20/2019	7/16/2020
Sale Price		\$85,000	\$134,900	\$123,050	\$107,000
Time Adj Sale Price		\$85,000	\$134,900	\$126,400	\$107,000
TADJSP/SQFT		\$69.90	\$96.08	\$114.60	\$74.83
Total Adj Factors	\$15,400	\$4,900	\$29,800	\$31,500	\$35,400
Adjusted Sale Price		\$95,500	\$120,500	\$110,300	\$87,000
Comparable Estimate	\$108,000 (\$111.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-3	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Carcaci Mulvenna 2020	Siddiqui, Mohammed K	Knoppe, Paul	Thompson, LaSean	Kowalow, Andrew P Jr
Address	2279 Broadway St	237 Lackawanna Ave	309 Michael Ave	290 Wagner Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 127	30 x 120	66 x 178	36 x 118	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1910 / 0	1923 / 0	1922 / 0	1929 / 0	1916 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5
Bedrooms	7	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1266	1741	1112	1318	1232
2nd Sty Area	478	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	1875	1879	1596	1893	1672
Att/Det Gar Sqft	240			352	
Prior Land	\$8,300				
Prior Total	\$40,000				
Comp Land Estimate	\$9,000	\$8,000	\$16,000	\$9,000	\$7,000
Sale Date		11/19/2019	1/10/2020	2/7/2019	6/12/2019
Sale Price		\$77,500	\$80,000	\$110,000	\$72,000
Time Adj Sale Price		\$78,800	\$80,800	\$115,200	\$74,400
TADJSP/SQFT		\$41.94	\$50.63	\$60.86	\$44.50
Total Adj Factors	\$34,300	\$18,300	\$23,600	\$36,200	\$11,800
Adjusted Sale Price		\$94,800	\$91,500	\$113,300	\$96,900
Comparable Estimate	\$101,000 (\$53.87/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-3-4	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Pakula, Wanda	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	2283 Broadway St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 110	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1247	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1247	1223	1028	798	815	992
Att/Det Gar Sqft	280	352	308	288	308	308
Prior Land	\$8,600					
Prior Total	\$70,550					
Comp Land Estimate	\$10,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$60,600	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$136,300	\$130,600	\$112,000	\$102,400	\$95,900
Comparable Estimate	\$115,000 (\$92.22/SFLA)					

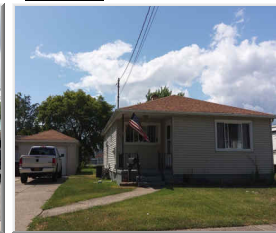


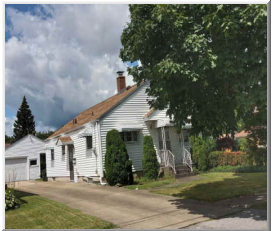
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-3-5.1	112.28-2-31	112.36-3-15	112.27-1-19	101.84-3-17	102.77-1-10
Owner	King, Amy	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Knobe, Paul	Strasser, Matthew F
Address	2287 Broadway St	237 Lackawanna Ave	115 Halstead Ave	290 Wagner Ave	309 Michael Ave	279 Curtiss St
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 153	30 x 120	76 x 121	36 x 118	66 x 178	105 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1923 / 0	1919 / 0	1929 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.3	2.0	1.5	1.5	1.5
Bedrooms	5	5	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1341	1741	1196	1318	1112	1663
2nd Sty Area	0	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2074	1879	2252	1893	1596	2597
Att/Det Gar Sqft	440		748	352		754
Prior Land	\$10,100					
Prior Total	\$72,000					
Comp Land Estimate	\$11,000	\$8,000	\$15,000	\$9,000	\$16,000	\$18,000
Sale Date		11/19/2019	10/25/2019	2/7/2019	1/10/2020	11/14/2018
Sale Price		\$77,500	\$117,000	\$110,000	\$80,000	\$151,000
Time Adj Sale Price		\$78,800	\$119,400	\$115,200	\$80,800	\$160,500
TADJSP/SQFT		\$41.94	\$53.02	\$60.86	\$50.63	\$61.80
Total Adj Factors	\$39,400	\$18,300	\$45,600	\$36,200	\$23,600	\$72,000
Adjusted Sale Price		\$99,900	\$113,200	\$118,400	\$96,600	\$127,900
Comparable Estimate	\$111,000 (\$53.52/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-3	102.77-1-10	112.36-3-15	101.84-3-17	112.28-2-31
Owner	Williams, Amy L	Strasser, Matthew F	Sulski, Tyler J	Knobe, Paul	Siddiqui, Mohammed K
Address	2331 Broadway St	279 Curtiss St	115 Halstead Ave	309 Michael Ave	237 Lackawanna Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 109	105 x 130	76 x 121	66 x 178	30 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1947 / 0	1927 / 0	1919 / 0	1922 / 0	1923 / 0
Condition	2 Fair	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	D Economy	C Average 110	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.5	2.0	1.5	1.3
Bedrooms	6	5	4	4	5
Full/Half Baths	2 / 0	3 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1156	1663	1196	1112	1741
2nd Sty Area	1418	0	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2574	2597	2252	1596	1879
Att/Det Gar Sqft	432	754	748		
Prior Land	\$7,600				
Prior Total	\$57,270				
Comp Land Estimate	\$8,000	\$18,000	\$15,000	\$16,000	\$8,000
Sale Date		11/14/2018	10/25/2019	1/10/2020	11/19/2019
Sale Price		\$151,000	\$117,000	\$80,000	\$77,500
Time Adj Sale Price		\$160,500	\$119,400	\$80,800	\$78,800
TADJSP/SQFT		\$61.80	\$53.02	\$50.63	\$41.94
Total Adj Factors	(\$14,400)	\$72,000	\$45,600	\$23,600	\$18,300
Adjusted Sale Price		\$74,100	\$59,400	\$42,800	\$46,100
Comparable Estimate	\$57,000 (\$22.14/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-2-11	113.30-2-34	112.28-4-10	102.77-5-15	112.36-4-14	113.21-5-13
Owner	Silvestri, Kara W	Buczkowski, Sally	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	14 Celina St	164 Gates St	232 Curtiss St	223 Roland St	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 108	60 x 110	40 x 130	40 x 100	90 x 86	60 x 100
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	1951 / 0	1954 / 0	1945 / 0	1940 / 0	1953 / 0	1954 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	864	1223	815	798	992	1028
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	864	1223	815	798	992	1028
Att/Det Gar Sqft	320	352	308	288	308	308
Prior Land	\$8,600					
Prior Total	\$62,000					
Comp Land Estimate	\$10,000	\$13,000	\$10,000	\$9,000	\$14,000	\$12,000
Sale Date		10/10/2020	12/16/2019	10/14/2020	3/18/2019	11/22/2019
Sale Price		\$147,900	\$85,000	\$80,000	\$85,000	\$119,310
Time Adj Sale Price		\$147,900	\$86,100	\$80,000	\$88,700	\$121,300
TADJSP/SQFT		\$120.93	\$105.64	\$100.25	\$89.42	\$118.00
Total Adj Factors	\$45,800	\$72,200	\$44,300	\$28,600	\$53,400	\$51,300
Adjusted Sale Price		\$121,500	\$87,600	\$97,200	\$81,100	\$115,800
Comparable Estimate	\$101,000 (\$116.9/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-20	113.30-2-34	112.28-4-10	102.77-5-15	112.36-4-14	113.21-5-13
Owner	Sheehan, Cheryl L	Buczkowski, Sally	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	17 Celina St	164 Gates St	232 Curtiss St	223 Roland St	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 108	60 x 110	40 x 130	40 x 100	90 x 86	60 x 100
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	1952 / 0	1954 / 0	1945 / 0	1940 / 0	1953 / 0	1954 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	864	1223	815	798	992	1028
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	864	1223	815	798	992	1028
Att/Det Gar Sqft	440	352	308	288	308	308
Prior Land	\$10,600					
Prior Total	\$64,000					
Comp Land Estimate	\$13,000	\$13,000	\$10,000	\$9,000	\$14,000	\$12,000
Sale Date		10/10/2020	12/16/2019	10/14/2020	3/18/2019	11/22/2019
Sale Price		\$147,900	\$85,000	\$80,000	\$85,000	\$119,310
Time Adj Sale Price		\$147,900	\$86,100	\$80,000	\$88,700	\$121,300
TADJSP/SQFT		\$120.93	\$105.64	\$100.25	\$89.42	\$118.00
Total Adj Factors	\$43,200	\$72,200	\$44,300	\$28,600	\$53,400	\$51,300
Adjusted Sale Price		\$118,900	\$85,000	\$94,600	\$78,500	\$113,200
Comparable Estimate	\$98,000 (\$113.43/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-10	113.30-2-34	112.28-4-10	112.77-5-15	112.36-4-14
Owner	Seidel, Alicia C	Buczkowski, Sally	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam
Address	18 Celina St	164 Gates St	232 Curtiss St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 108	60 x 110	40 x 130	40 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1954 / 0	1945 / 0	1940 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	864	1223	815	798	992
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 778	0 0	0 0	0 0	0 300
SFLA	864	1223	815	798	992
Att/Det Gar Sqft	280	352	308	288	308
Prior Land	\$8,600				
Prior Total	\$65,000				
Comp Land Estimate	\$10,000	\$13,000	\$10,000	\$9,000	\$14,000
Sale Date		10/10/2020	12/16/2019	10/14/2020	3/18/2019
Sale Price		\$147,900	\$85,000	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$86,100	\$80,000	\$88,700
TADJSP/SQFT		\$120.93	\$105.64	\$100.25	\$89.42
Total Adj Factors	\$44,800	\$72,200	\$44,300	\$28,600	\$53,400
Adjusted Sale Price		\$120,500	\$86,600	\$96,200	\$80,100
Comparable Estimate	\$100,000 (\$115.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-9	113.30-2-34	112.28-4-10	102.77-5-15	112.36-4-14
Owner	Pittner, Gregory P	Buczowski, Sally	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam
Address	22 Celina St	164 Gates St	232 Curtiss St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 108	60 x 110	40 x 130	40 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1954 / 0	1945 / 0	1940 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	864	1223	815	798	992
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	864	1223	815	798	992
Att/Det Gar Sqft	308	352	308	288	308
Prior Land	\$8,600				
Prior Total	\$64,000				
Comp Land Estimate	\$10,000	\$13,000	\$10,000	\$9,000	\$14,000
Sale Date		10/10/2020	12/16/2019	10/14/2020	3/18/2019
Sale Price		\$147,900	\$85,000	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$86,100	\$80,000	\$88,700
TADJSP/SQFT		\$120.93	\$105.64	\$100.25	\$89.42
Total Adj Factors	\$45,100	\$72,200	\$44,300	\$28,600	\$53,400
Adjusted Sale Price		\$120,800	\$86,900	\$96,500	\$80,400
Comparable Estimate	\$100,000 (\$115.74/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-21	113.30-2-34	112.28-4-10	102.77-5-15	113.30-2-7	113.21-5-13
Owner	Koteras, Kenneth E	Buczkowski, Sally	Murphy, Kenneth R	Franklin, Jessica R	Harhigh, Andrew J	Niedzwiedz, Katarzyna
Address	25 Celina St	164 Gates St	232 Curtiss St	223 Roland St	39 Blick St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 108	60 x 110	40 x 130	40 x 100	50 x 110	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1954 / 0	1945 / 0	1940 / 0	1955 / 0	1954 / 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	D Economy 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	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	850	1223	815	798	832	1028
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 0
SFLA	850	1223	815	798	832	1028
Att/Det Gar Sqft	322	352	308	288	440	308
Prior Land	\$10,600					
Prior Total	\$70,000					
Comp Land Estimate	\$13,000	\$13,000	\$10,000	\$9,000	\$12,000	\$12,000
Sale Date		10/10/2020	12/16/2019	10/14/2020	8/6/2018	11/22/2019
Sale Price		\$147,900	\$85,000	\$80,000	\$90,000	\$119,310
Time Adj Sale Price		\$147,900	\$86,100	\$80,000	\$97,300	\$121,300
TADJSP/SQFT		\$120.93	\$105.64	\$100.25	\$116.95	\$118.00
Total Adj Factors	\$45,400	\$72,200	\$44,300	\$28,600	\$46,300	\$51,300
Adjusted Sale Price		\$121,100	\$87,200	\$96,800	\$96,400	\$115,400
Comparable Estimate	\$103,000 (\$121.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-3-22	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Lewandowski, Anthony	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	29 Celina St	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 108	60 x 110	60 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1166	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 190	0 0	0 0	0 300	0 0
SFLA	1166	1223	1028	992	798
Att/Det Gar Sqft	352	352	308	308	288
Prior Land	\$11,000				
Prior Total	\$75,300				
Comp Land Estimate	\$15,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$61,900	\$72,200	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$137,600	\$131,900	\$97,200	\$103,700
Comparable Estimate	\$117,000 (\$100.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-8	113.21-6-11	112.35-3-5	113.22-3-28	102.78-2-17
Owner	Prellwitz, Diana P	Ashley, Sara	Manroe, Alexander C	Chiocchio, Christina	Lyons, Christopher L
Address	30 Celina St	76 Francis Ave	327 Reiman St	95 Rutland Ave	14 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 109	32 x 109	33 x 120	70 x 108	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1931 / 0	1925 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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
Stories	1.5	2.0	1.5	1.5	1.7
Bedrooms	4	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1188	880	1036	880	880
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1672	1760	1613	1430	1540
Att/Det Gar Sqft		484	484	528	280
Prior Land	\$13,000				
Prior Total	\$78,000				
Comp Land Estimate	\$15,000	\$8,000	\$8,000	\$14,000	\$9,000
Sale Date		9/4/2020	10/29/2020	7/16/2020	8/27/2019
Sale Price		\$144,000	\$160,000	\$107,000	\$114,000
Time Adj Sale Price		\$144,000	\$160,000	\$107,000	\$117,100
TADJSP/SQFT		\$81.82	\$99.19	\$74.83	\$76.04
Total Adj Factors	\$38,300	\$39,400	\$44,100	\$35,400	\$20,000
Adjusted Sale Price		\$142,900	\$154,200	\$109,900	\$135,400
Comparable Estimate	\$133,000 (\$79.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-7	113.53-2-6	113.54-1-14	113.37-1-3	112.43-2-24
Owner	Thompson, James C	Gibson, Bonnie	Caughill, Marsha J	Doruszewski, Rebecca	Ponce, Yairaliz
Address	36 Celina St	44 Celina St	25 Lehigh St	64 Boll St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	60 x 108	42 x 108	45 x 101	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1978 / 0	1957 / 0	1956 / 0	1957 / 0	1959 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	868	696	972	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0
SFLA	1338	1216	1044	1414	1260
Att/Det Gar Sqft	624	440	400	420	280
Prior Land	\$10,600				
Prior Total	\$80,000				
Comp Land Estimate	\$13,000	\$13,000	\$10,000	\$10,000	\$13,000
Sale Date		1/23/2020	11/19/2019	2/5/2020	7/14/2020
Sale Price		\$120,000	\$112,000	\$107,000	\$122,500
Time Adj Sale Price		\$121,200	\$113,900	\$107,900	\$122,500
TADJSP/SQFT		\$99.67	\$109.10	\$76.31	\$97.22
Total Adj Factors	\$67,900	\$50,800	\$45,500	\$57,800	\$53,400
Adjusted Sale Price		\$138,300	\$136,300	\$118,000	\$137,000
Comparable Estimate	\$129,000 (\$96.41/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-3-23	113.30-2-34	113.21-5-13	112.36-4-14	112.44-1-11	102.77-5-15
Owner	Moskal, James R	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Kochinski, Ronald	Franklin, Jessica R
Address	39 Celina St	164 Gates St	156 Crocker St	104 Griffith St	65 Lackawanna Ave	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 108	60 x 110	60 x 100	90 x 86	60 x 120	40 x 100
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	1960 / 0	1954 / 0	1954 / 0	1953 / 0	1973 / 0	1940 / 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	D Economy 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	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	3 Partial 0
1st Sty Area	1260	1223	1028	992	1446	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1260	0 0	0 0	0 300	0 0	0 0
SFLA	1260	1223	1028	992	1446	798
Att/Det Gar Sqft	440	352	308	308	399	288
Prior Land	\$11,000					
Prior Total	\$79,700					
Comp Land Estimate	\$15,000	\$13,000	\$12,000	\$14,000	\$13,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	9/13/2018	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$139,900	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$150,400	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$104.01	\$100.25
Total Adj Factors	\$65,400	\$72,200	\$51,300	\$53,400	\$72,100	\$28,600
Adjusted Sale Price		\$141,100	\$135,400	\$100,700	\$143,700	\$116,800
Comparable Estimate	\$128,000 (\$101.59/SFLA)					

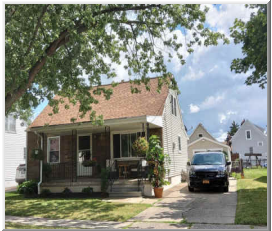
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-2-6	113.53-2-6	113.54-1-14	113.37-1-13	112.43-2-24	113.37-1-11
Owner	Gibson, Bonnie	Gibson, Bonnie	Caughill, Marsha J	Jank, Christopher	Ponce, Yairaliz	Eady, Aaron N
Address	44 Celina St	44 Celina St	25 Lehigh St	20 Boll St	155 Wagner Ave	28 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 108	60 x 108	42 x 108	40 x 101	55 x 118	40 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1957 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	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	868	868	696	782	840	720
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 0
SFLA	1216	1216	1044	1142	1260	1056
Att/Det Gar Sqft	440	440	400		280	448
Prior Land	\$10,600					
Prior Total	\$71,000					
Comp Land Estimate	\$13,000	\$13,000	\$10,000	\$9,000	\$13,000	\$9,000
Sale Date		1/23/2020	11/19/2019	12/2/2019	7/14/2020	10/4/2019
Sale Price		\$120,000	\$112,000	\$89,500	\$122,500	\$88,500
Time Adj Sale Price		\$121,200	\$113,900	\$90,700	\$122,500	\$90,300
TADJSP/SQFT		\$99.67	\$109.10	\$79.42	\$97.22	\$85.51
Total Adj Factors	\$50,800	\$50,800	\$45,500	\$42,700	\$53,400	\$45,100
Adjusted Sale Price		\$121,200	\$119,200	\$98,800	\$119,900	\$96,000
Comparable Estimate	\$111,000 (\$91.28/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-3-25	113.30-2-34	113.21-5-13	112.36-4-14	112.44-1-11	102.77-5-15
Owner	Tobolski, Brendan E	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Kochinski, Ronald	Franklin, Jessica R
Address	49 Celina St	164 Gates St	156 Crocker St	104 Griffith St	65 Lackawanna Ave	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 108	60 x 110	60 x 100	90 x 86	60 x 120	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1953 / 0	1973 / 0	1940 / 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	D Economy 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	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1230	1223	1028	992	1446	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	1230	1223	1028	992	1446	798
Att/Det Gar Sqft	440	352	308	308	399	288
Prior Land	\$6,800					
Prior Total	\$72,000					
Comp Land Estimate	\$7,000	\$13,000	\$12,000	\$14,000	\$13,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	9/13/2018	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$139,900	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$150,400	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$104.01	\$100.25
Total Adj Factors	\$58,400	\$72,200	\$51,300	\$53,400	\$72,100	\$28,600
Adjusted Sale Price		\$134,100	\$128,400	\$93,700	\$136,700	\$109,800
Comparable Estimate	\$121,000 (\$98.37/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-5	113.22-3-28	113.22-6-13	112.35-3-5	102.78-2-14
Owner	Cyrankowski, Edward H	Chiocchio, Christina	Jackson, Marlon D	Manroe, Alexander C	Williams, Bennie D
Address	50 Celina St	95 Rutland Ave	14 Jackson Ave	327 Reiman St	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 108	70 x 108	38 x 109	33 x 120	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1920 / 0	1925 / 0	1930 / 0	1931 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1172	880	880	1036	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1514	1430	1540	1613	1404
Att/Det Gar Sqft	336	528	280	484	400
Prior Land	\$11,000				
Prior Total	\$55,000				
Comp Land Estimate	\$13,000	\$14,000	\$9,000	\$8,000	\$14,000
Sale Date		7/16/2020	8/27/2019	10/29/2020	8/26/2020
Sale Price		\$107,000	\$114,000	\$160,000	\$134,900
Time Adj Sale Price		\$107,000	\$117,100	\$160,000	\$134,900
TADJSP/SQFT		\$74.83	\$76.04	\$99.19	\$96.08
Total Adj Factors	\$23,600	\$35,400	\$20,000	\$44,100	\$29,800
Adjusted Sale Price		\$95,200	\$120,700	\$139,500	\$128,700
Comparable Estimate	\$121,000 (\$79.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-4	113.53-2-6	113.37-1-3	113.54-1-14	112.43-2-24
Owner	Czapla, Thomas F	Gibson, Bonnie	Doruszewski, Rebecca	Caughill, Marsha J	Ponce, Yairaliz
Address	54 Celina St	44 Celina St	64 Boll St	25 Lehigh St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 108	60 x 108	45 x 101	42 x 108	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1956 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	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
1st Sty Area	1073	868	972	696	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1421	1216	1414	1044	1260
Att/Det Gar Sqft	546	440	420	400	280
Prior Land	\$10,200				
Prior Total	\$79,000				
Comp Land Estimate	\$12,000	\$13,000	\$10,000	\$10,000	\$13,000
					\$9,000
Sale Date		1/23/2020	2/5/2020	11/19/2019	7/14/2020
Sale Price		\$120,000	\$107,000	\$112,000	\$122,500
Time Adj Sale Price		\$121,200	\$107,900	\$113,900	\$122,500
TADJSP/SQFT		\$99.67	\$76.31	\$109.10	\$97.22
					\$79.42
Total Adj Factors	\$56,600	\$50,800	\$57,800	\$45,500	\$53,400
Adjusted Sale Price		\$127,000	\$106,700	\$125,000	\$125,700
					\$42,700
Comparable Estimate	\$118,000 (\$83.04/SFLA)				\$104,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-3-26	113.53-2-6	113.37-1-3	113.54-1-14	112.43-2-24
Owner	Glinski, Karen M	Gibson, Bonnie	Doruszewski, Rebecca	Caughill, Marsha J	Ponce, Yairaliz
Address	55 Celina St	44 Celina St	64 Boll St	25 Lehigh St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	60 x 108	45 x 101	42 x 108	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1957 / 0	1956 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	868	972	696	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1440	1216	1414	1044	1260
Att/Det Gar Sqft	352	440	420	400	280
Prior Land	\$9,100				
Prior Total	\$76,000				
Comp Land Estimate	\$11,000	\$13,000	\$10,000	\$10,000	\$13,000
Sale Date		1/23/2020	2/5/2020	11/19/2019	7/14/2020
Sale Price		\$120,000	\$107,000	\$112,000	\$122,500
Time Adj Sale Price		\$121,200	\$107,900	\$113,900	\$122,500
TADJSP/SQFT		\$99.67	\$76.31	\$109.10	\$97.22
Total Adj Factors	\$58,100	\$50,800	\$57,800	\$45,500	\$53,400
Adjusted Sale Price		\$128,500	\$108,200	\$126,500	\$127,200
Comparable Estimate	\$119,000 (\$82.64/SFLA)				\$9,000



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-3-27	113.53-2-6	113.37-1-3	113.54-1-14	112.43-2-24	113.37-1-13
Owner	Utech, Deborah	Gibson, Bonnie	Doruszewski, Rebecca	Caughill, Marsha J	Ponce, Yairaliz	Jank, Christopher
Address	59 Celina St	44 Celina St	64 Boll St	25 Lehigh St	155 Wagner Ave	20 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 108	60 x 108	45 x 101	42 x 108	55 x 118	40 x 101
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1957 / 0	1956 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	1081	868	972	696	840	782
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	1506	1216	1414	1044	1260	1142
Att/Det Gar Sqft	280	440	420	400	280	
Prior Land	\$9,100					
Prior Total	\$78,000					
Comp Land Estimate	\$11,000	\$13,000	\$10,000	\$10,000	\$13,000	\$9,000
Sale Date		1/23/2020	2/5/2020	11/19/2019	7/14/2020	12/2/2019
Sale Price		\$120,000	\$107,000	\$112,000	\$122,500	\$89,500
Time Adj Sale Price		\$121,200	\$107,900	\$113,900	\$122,500	\$90,700
TADJSP/SQFT		\$99.67	\$76.31	\$109.10	\$97.22	\$79.42
Total Adj Factors	\$58,500	\$50,800	\$57,800	\$45,500	\$53,400	\$42,700
Adjusted Sale Price		\$128,900	\$108,600	\$126,900	\$127,600	\$106,500
Comparable Estimate	\$120,000 (\$79.68/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-2-3	113.54-1-14	113.53-2-6	113.37-1-11	113.29-3-23
Owner	Smith, James A Jr	Caughill, Marsha J	Gibson, Bonnie	Eady, Aaron N	Salgado, Daisy
Address	60 Celina St	25 Lehigh St	44 Celina St	28 Boll St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	42 x 108	60 x 108	40 x 101	90 x 79
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	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
1st Sty Area	720	696	868	720	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1068	1044	1216	1056	1088
Att/Det Gar Sqft	440	400	440	448	440
Prior Land	\$10,600				
Prior Total	\$71,000				
Comp Land Estimate	\$13,000	\$10,000	\$13,000	\$9,000	\$13,000
Sale Date		11/19/2019	1/23/2020	10/4/2019	12/2/2019
Sale Price		\$112,000	\$120,000	\$88,500	\$89,500
Time Adj Sale Price		\$113,900	\$121,200	\$90,300	\$90,700
TADJSP/SQFT		\$109.10	\$99.67	\$85.51	\$79.42
Total Adj Factors	\$50,600	\$45,500	\$50,800	\$45,100	\$49,400
Adjusted Sale Price		\$119,000	\$121,000	\$95,800	\$103,500
Comparable Estimate	\$108,000 (\$101.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-3-28	113.53-2-6	113.54-1-14	113.37-1-13	112.43-2-24
Owner	Dukat, Christopher M	Gibson, Bonnie	Caughill, Marsha J	Jank, Christopher	Ponce, Yairaliz
Address	63 Celina St	44 Celina St	25 Lehigh St	20 Boll St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	60 x 108	42 x 108	40 x 101	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1956 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	858	868	696	782	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 140	0 0	0 0	0 0	0 0
SFLA	1206	1216	1044	1142	1260
Att/Det Gar Sqft	440	440	400	280	448
Prior Land	\$9,100				
Prior Total	\$72,000				
Comp Land Estimate	\$11,000	\$13,000	\$10,000	\$9,000	\$13,000
Sale Date		1/23/2020	11/19/2019	12/2/2019	7/14/2020
Sale Price		\$120,000	\$112,000	\$89,500	\$122,500
Time Adj Sale Price		\$121,200	\$113,900	\$90,700	\$122,500
TADJSP/SQFT		\$99.67	\$109.10	\$79.42	\$97.22
Total Adj Factors	\$50,600	\$50,800	\$45,500	\$42,700	\$53,400
Adjusted Sale Price		\$121,000	\$119,000	\$98,600	\$119,700
Comparable Estimate	\$111,000 (\$92.04/SFLA)				

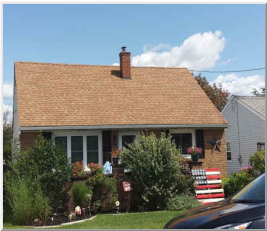


SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-3-29	113.54-1-14	113.53-2-6	113.37-1-11	113.37-1-13	113.29-3-23
Owner	Kutera, John J	Caughill, Marsha J	Gibson, Bonnie	Eady, Aaron N	Jank, Christopher	Salgado, Daisy
Address	67 Celina St	25 Lehigh St	44 Celina St	28 Boll St	20 Boll St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 108	42 x 108	60 x 108	40 x 101	40 x 101	90 x 79
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1957 / 0	1957 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	696	696	868	720	782	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 362
SFLA	1044	1044	1216	1056	1142	1088
Att/Det Gar Sqft	308	400	440	448		440
Prior Land	\$7,100					
Prior Total	\$66,000					
Comp Land Estimate	\$11,000	\$10,000	\$13,000	\$9,000	\$9,000	\$13,000
Sale Date		11/19/2019	1/23/2020	10/4/2019	12/2/2019	9/30/2019
Sale Price		\$112,000	\$120,000	\$88,500	\$89,500	\$100,000
Time Adj Sale Price		\$113,900	\$121,200	\$90,300	\$90,700	\$102,300
TADJSP/SQFT		\$109.10	\$99.67	\$85.51	\$79.42	\$94.03
Total Adj Factors	\$42,800	\$45,500	\$50,800	\$45,100	\$42,700	\$49,400
Adjusted Sale Price		\$111,200	\$113,200	\$88,000	\$90,800	\$95,700
Comparable Estimate	\$100,000 (\$95.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.53-3-30	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Maly, Paul E	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	71 Celina St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	60 x 110	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	4 Electric No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	960	1223	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	960	1223	1028	992	798
Att/Det Gar Sqft	400	352	308	308	288
Prior Land	\$9,100				
Prior Total	\$60,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$14,000	\$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$50,000	\$72,200	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$125,700	\$120,000	\$85,300	\$101,400
Comparable Estimate	\$105,000 (\$109.38/SFLA)				\$44,300 \$91,800

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-3-1	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	112.28-4-10
Owner	Krebuszewski, Josephi	Buczowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Murphy, Kenneth R
Address	75 Celina St	164 Gates St	156 Crocker St	104 Griffith St	223 Roland St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 108	60 x 110	60 x 100	90 x 86	40 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0	1945 / 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	D Economy 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	960	1223	1028	992	798	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	960	1223	1028	992	798	815
Att/Det Gar Sqft	440	352	308	308	288	308
Prior Land	\$7,100					
Prior Total	\$67,900					
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$14,000	\$9,000	\$10,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	10/14/2020	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$80,000	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$100.25	\$105.64
Total Adj Factors	\$48,900	\$72,200	\$51,300	\$53,400	\$28,600	\$44,300
Adjusted Sale Price		\$124,600	\$118,900	\$84,200	\$100,300	\$90,700
Comparable Estimate	\$104,000 (\$108.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143089	143001	143089
Print Key	113.53-2-2.2	113.54-8-3	113.69-4-1	113.54-1-14	113.61-5-22
Owner	Smaszcz, Chantell	Plante, Anjolie R	Wilson, Amanda	Caughill, Marsha J	Simons, Patricia E
Address	78 Celina St	32 Linden St	80 Colby St	25 Lehigh St	91 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	120	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 109	54 x 123	35 x 125	42 x 108	63 x 120
Building Style	03 Split level	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1950 / 0	1964 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 192	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.0	1.5	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	785	800	1020	696	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	192 0	0 0	0 300	0 0	0 0
SFLA	977	998	1020	1044	990
Att/Det Gar Sqft	616	440	300	400	260
Prior Land	\$9,700				
Prior Total	\$55,000				
Comp Land Estimate	\$12,000	\$13,000	\$9,000	\$10,000	\$14,000
Sale Date		8/21/2020	4/11/2020	11/19/2019	2/10/2020
Sale Price		\$139,000	\$115,000	\$112,000	\$105,000
Time Adj Sale Price		\$139,000	\$115,600	\$113,900	\$105,900
TADJSP/SQFT		\$139.28	\$113.33	\$109.10	\$106.97
Total Adj Factors	\$48,600	\$45,500	\$51,200	\$45,500	\$43,600
Adjusted Sale Price		\$142,100	\$113,000	\$117,000	\$110,900
Comparable Estimate	\$120,000 (\$122.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-35	113.21-6-27	113.21-6-28	113.29-3-23	112.28-4-30
Owner	Szatkowski, Norman J	Rizzo, Aris Q	Allison, Matthew E	Celej, Nicholas J	Terzian, Stephen P
Address	45 Crocker St	201 Crocker St	203 Crocker St	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 114	30 x 109	30 x 109	45 x 130	90 x 79
Building Style	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1950 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	696	576	660	660	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	936	979	1072	990	1088
Att/Det Gar Sqft	352	280		528	440
Prior Land	\$10,400				
Prior Total	\$61,000				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$12,000	\$13,000
Sale Date		8/6/2020	10/12/2020	9/10/2019	9/30/2019
Sale Price		\$120,000	\$125,000	\$137,000	\$100,000
Time Adj Sale Price		\$120,000	\$125,000	\$140,200	\$102,300
TADJSP/SQFT		\$122.57	\$116.60	\$141.62	\$94.03
Total Adj Factors	\$42,100	\$40,400	\$42,100	\$44,100	\$49,400
Adjusted Sale Price		\$121,700	\$125,000	\$138,200	\$95,000
Comparable Estimate	\$120,000 (\$128.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-36	113.21-6-27	113.21-6-28	113.29-3-23	112.28-4-30
Owner	Kablak, Stefan	Rizzo, Aris Q	Allison, Matthew E	Celej, Nicholas J	Terzian, Stephen P
Address	51 Crocker St	201 Crocker St	203 Crocker St	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 113	30 x 109	30 x 109	45 x 130	90 x 79
Building Style	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1950 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	656	576	660	660	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	976	979	1072	990	1088
Att/Det Gar Sqft	345	280		528	440
Prior Land	\$10,400				
Prior Total	\$63,000				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$12,000	\$13,000
Sale Date		8/6/2020	10/12/2020	9/10/2019	9/30/2019
Sale Price		\$120,000	\$125,000	\$137,000	\$100,000
Time Adj Sale Price		\$120,000	\$125,000	\$140,200	\$102,300
TADJSP/SQFT		\$122.57	\$116.60	\$141.62	\$94.03
Total Adj Factors	\$43,300	\$40,400	\$42,100	\$44,100	\$49,400
Adjusted Sale Price		\$122,900	\$126,200	\$139,400	\$96,200
Comparable Estimate	\$121,000 (\$123.98/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-14	102.77-5-15	112.28-4-10	113.30-2-34	113.21-5-13	113.30-2-7
Owner	Kiebzak, Theresa M	Franklin, Jessica R	Murphy, Kenneth R	Buczowski, Sally	Niedzwiedz, Katarzyna	Harhigh, Andrew J
Address	52 Crocker St	223 Roland St	232 Curtiss St	164 Gates St	156 Crocker St	39 Blick St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	80 x 101	40 x 100	40 x 130	60 x 110	60 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1940 / 0	1945 / 0	1954 / 0	1954 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	640	798	815	1223	1028	832
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 0
SFLA	640	798	815	1223	1028	832
Att/Det Gar Sqft	308	288	308	352	308	440
Prior Land	\$11,700					
Prior Total	\$52,000					
Comp Land Estimate	\$14,000	\$9,000	\$10,000	\$13,000	\$12,000	\$12,000
Sale Date		10/14/2020	12/16/2019	10/10/2020	11/22/2019	8/6/2018
Sale Price		\$80,000	\$85,000	\$147,900	\$119,310	\$90,000
Time Adj Sale Price		\$80,000	\$86,100	\$147,900	\$121,300	\$97,300
TADJSP/SQFT		\$100.25	\$105.64	\$120.93	\$118.00	\$116.95
Total Adj Factors	\$30,300	\$28,600	\$44,300	\$72,200	\$51,300	\$46,300
Adjusted Sale Price		\$81,700	\$72,100	\$106,000	\$100,300	\$81,300
Comparable Estimate	\$88,000 (\$137.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-37	113.21-6-27	113.21-6-28	112.28-4-30	113.29-3-23
Owner	Gasiorowski, Deborah	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Salgado, Daisy
Address	57 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 113	30 x 109	30 x 109	58 x 121	90 x 79
Building Style	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
Year Built/Eff Yr Built	1947 / 0	1945 / 0	1950 / 0	1946 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	696	576	660	704	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1044	979	1072	1056	1088
Att/Det Gar Sqft	294	280		484	440
Prior Land	\$10,400				
Prior Total	\$66,000				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$13,000	\$13,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/30/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$100,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$102,300
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$94.03
Total Adj Factors	\$45,000	\$40,400	\$42,100	\$47,300	\$49,400
Adjusted Sale Price		\$124,600	\$127,900	\$123,300	\$97,900
Comparable Estimate	\$113,000 (\$108.24/SFLA)				\$90,200



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-12.1	113.21-6-11	113.22-6-13	113.22-3-28	112.35-3-5	102.78-2-17
Owner	Light, James J	Ashley, Sara	Jackson, Marlon D	Chiocchio, Christina	Manroe, Alexander C	Lyons, Christopher L
Address	58 Crocker St	76 Francis Ave	14 Jackson Ave	95 Rutland Ave	327 Reiman St	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	32 x 109	38 x 109	70 x 108	33 x 120	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1930 / 0	1925 / 0	1931 / 0	1927 / 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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1185	880	880	880	1036	1051
2nd Sty Area	0	880	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1688	1760	1540	1430	1613	1591
Att/Det Gar Sqft	400	484	280	528	484	288
Prior Land	\$10,600					
Prior Total	\$53,100					
Comp Land Estimate	\$12,000	\$8,000	\$9,000	\$14,000	\$8,000	\$8,000
Sale Date		9/4/2020	8/27/2019	7/16/2020	10/29/2020	11/4/2019
Sale Price		\$144,000	\$114,000	\$107,000	\$160,000	\$115,000
Time Adj Sale Price		\$144,000	\$117,100	\$107,000	\$160,000	\$116,900
TADJSP/SQFT		\$81.82	\$76.04	\$74.83	\$99.19	\$73.48
Total Adj Factors	\$24,100	\$39,400	\$20,000	\$35,400	\$44,100	\$30,500
Adjusted Sale Price		\$128,700	\$121,200	\$95,700	\$140,000	\$110,500
Comparable Estimate	\$119,000 (\$70.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-2-1	113.21-6-27	113.21-6-28	112.36-4-31	112.29-3-23
Owner	Sylves, Dawn M	Rizzo, Aris Q	Allison, Matthew E	Celej, Nicholas J	Salgado, Daisy
Address	63 Crocker St	201 Crocker St	203 Crocker St	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 114	30 x 109	30 x 109	45 x 130	90 x 79
Building Style	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1950 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	656	576	660	660	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	816	979	1072	990	1088
Att/Det Gar Sqft	240	280		528	440
Prior Land	\$10,400				
Prior Total	\$56,000				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$12,000	\$13,000
Sale Date		8/6/2020	10/12/2020	9/10/2019	9/30/2019
Sale Price		\$120,000	\$125,000	\$137,000	\$100,000
Time Adj Sale Price		\$120,000	\$125,000	\$140,200	\$102,300
TADJSP/SQFT		\$122.57	\$116.60	\$141.62	\$94.03
Total Adj Factors	\$37,900	\$40,400	\$42,100	\$44,100	\$49,400
Adjusted Sale Price		\$117,500	\$120,800	\$134,000	\$90,800
Comparable Estimate	\$116,000 (\$142.16/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-11	112.28-2-31	112.36-3-15	112.27-1-19	112.27-1-11	101.84-3-17
Owner	Hughson, Nicholas	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Kowalow, Andrew P Jr	Knobe, Paul
Address	68 Crocker St	237 Lackawanna Ave	115 Halstead Ave	290 Wagner Ave	332 Wagner Ave	309 Michael Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	30 x 120	76 x 121	36 x 118	30 x 118	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1923 / 0	1919 / 0	1929 / 0	1916 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.3	2.0	1.5	1.5	1.5
Bedrooms	4	5	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1283	1741	1196	1318	1232	1112
2nd Sty Area	0	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2006	1879	2252	1893	1672	1596
Att/Det Gar Sqft	440		748	352		
Prior Land	\$10,200					
Prior Total	\$71,000					
Comp Land Estimate	\$12,000	\$8,000	\$15,000	\$9,000	\$7,000	\$16,000
Sale Date		11/19/2019	10/25/2019	2/7/2019	6/12/2019	1/10/2020
Sale Price		\$77,500	\$117,000	\$110,000	\$72,000	\$80,000
Time Adj Sale Price		\$78,800	\$119,400	\$115,200	\$74,400	\$80,800
TADJSP/SQFT		\$41.94	\$53.02	\$60.86	\$44.50	\$50.63
Total Adj Factors	\$39,000	\$18,300	\$45,600	\$36,200	\$11,800	\$23,600
Adjusted Sale Price		\$99,500	\$112,800	\$118,000	\$101,600	\$96,200
Comparable Estimate	\$106,000 (\$52.84/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-10	113.37-1-3	113.21-2-16	113.29-3-23	113.37-1-13	112.43-2-24
Owner	Walter, Jerome F	Doruszewski, Rebecca	Thompson, James Lee	Salgado, Daisy	Jank, Christopher	Ponce, Yairaliz
Address	70 Crocker St	64 Boll St	176 Boll St	121 Currier Ave	20 Boll St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	58 x 100	45 x 101	45 x 101	90 x 79	40 x 101	55 x 118
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	02 Brick
Year Built/Eff Yr Built	1952 / 0	1957 / 0	1950 / 0	1955 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 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	1.7	1.5	1.7	1.5	1.5	1.5
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	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	860	972	768	725	782	840
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 362	0 0	0 0
SFLA	1355	1414	1344	1088	1142	1260
Att/Det Gar Sqft	400	420		440		280
Prior Land	\$10,000					
Prior Total	\$67,000					
Comp Land Estimate	\$12,000	\$10,000	\$10,000	\$13,000	\$9,000	\$13,000
Sale Date		2/5/2020	5/31/2019	9/30/2019	12/2/2019	7/14/2020
Sale Price		\$107,000	\$95,000	\$100,000	\$89,500	\$122,500
Time Adj Sale Price		\$107,900	\$98,500	\$102,300	\$90,700	\$122,500
TADJSP/SQFT		\$76.31	\$73.29	\$94.03	\$79.42	\$97.22
Total Adj Factors	\$46,400	\$57,800	\$42,900	\$49,400	\$42,700	\$53,400
Adjusted Sale Price		\$96,500	\$102,000	\$99,300	\$94,400	\$115,500
Comparable Estimate	\$102,000 (\$75.28/SFLA)					

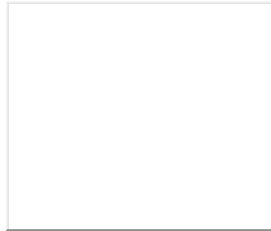
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-36	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19
Owner	Soltanieh, Cheryl	Knape, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean
Address	73 Crocker St	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 114	66 x 178	30 x 120	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.3	1.5	1.5
Bedrooms	3	4	5	4	5
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	748	1112	1741	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1309	1596	1879	1672	1893
Att/Det Gar Sqft	280				352
Prior Land	\$10,400				
Prior Total	\$58,000				
Comp Land Estimate	\$12,000	\$16,000	\$8,000	\$7,000	\$9,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$110,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$115,200
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$60.86
Total Adj Factors	\$30,600	\$23,600	\$18,300	\$11,800	\$36,200
Adjusted Sale Price		\$87,800	\$91,100	\$93,200	\$109,600
Comparable Estimate	\$97,000 (\$74.1/SFLA)				

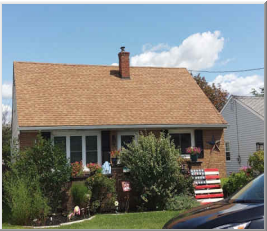


SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-9	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Franklin, Alicia E	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	76 Crocker St	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 100	70 x 108	34 x 108	77 x 110	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 2016	1925 / 0	1927 / 0	1930 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540	1760
Att/Det Gar Sqft	306	528	400	528	280	484
Prior Land	\$5,000					
Prior Total	\$62,700					
Comp Land Estimate	\$7,000	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04	\$81.82
Total Adj Factors	\$29,500	\$35,400	\$29,800	\$35,000	\$20,000	\$39,400
Adjusted Sale Price		\$101,100	\$134,600	\$127,100	\$126,600	\$134,100
Comparable Estimate	\$125,000 (\$87.41/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-37	113.37-1-3	112.35-3-24	113.21-2-16	113.21-6-28	112.28-4-4
Owner	Hackett Christina M	Doruszewski, Rebecca	Chowdhury, Aminuli I	Thompson, James Lee	Allison, Matthew E	Plew, Jacob R
Address	77 Crocker St	64 Boll St	169 Atlantic Ave	176 Boll St	203 Crocker St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 114	45 x 101	85 x 118	45 x 101	30 x 109	60 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1957 / 0	1958 / 0	1950 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.5
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1096	972	1139	768	660	834
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	1681	1414	1709	1344	1072	1250
Att/Det Gar Sqft	440	420	352			
Prior Land	\$10,400					
Prior Total	\$65,000					
Comp Land Estimate	\$12,000	\$10,000	\$16,000	\$10,000	\$7,000	\$14,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	10/12/2020	11/20/2019
Sale Price		\$107,000	\$119,900	\$95,000	\$125,000	\$116,500
Time Adj Sale Price		\$107,900	\$124,300	\$98,500	\$125,000	\$118,500
TADJSP/SQFT		\$76.31	\$72.73	\$73.29	\$116.60	\$94.80
Total Adj Factors	\$59,300	\$57,800	\$73,600	\$42,900	\$42,100	\$51,500
Adjusted Sale Price		\$109,400	\$110,000	\$114,900	\$142,200	\$126,300
Comparable Estimate	\$121,000 (\$71.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-4-8	113.37-1-3	113.21-6-28	113.21-2-16	112.28-4-4
Owner	Krajewski, Adam	Doruszewski, Rebecca	Allison, Matthew E	Thompson, James Lee	Plew, Jacob R
Address	80 Crocker St	64 Boll St	203 Crocker St	176 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 100	45 x 101	30 x 109	45 x 101	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1957 / 0	1950 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	751	972	660	768	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 362
SFLA	1288	1414	1072	1344	1250
Att/Det Gar Sqft	280	420			
Prior Land	\$9,500				
Prior Total	\$75,000				
Comp Land Estimate	\$11,000	\$10,000	\$7,000	\$10,000	\$14,000
					\$13,000
Sale Date		2/5/2020	10/12/2020	5/31/2019	11/20/2019
Sale Price		\$107,000	\$125,000	\$95,000	\$116,500
Time Adj Sale Price		\$107,900	\$125,000	\$98,500	\$118,500
TADJSP/SQFT		\$76.31	\$116.60	\$73.29	\$94.80
					\$94.03
Total Adj Factors	\$53,000	\$57,800	\$42,100	\$42,900	\$51,500
Adjusted Sale Price		\$103,100	\$135,900	\$108,600	\$120,000
					\$49,400
Comparable Estimate	\$115,000 (\$89.29/SFLA)				\$105,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-4-7	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31
Owner	Musielak, Maryann	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J
Address	84 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 100	30 x 109	30 x 109	58 x 121	45 x 130
Building Style	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
Year Built/Eff Yr Built	1946 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	576	660	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	994	979	1072	1056	990
Att/Det Gar Sqft	352	280		484	528
Prior Land	\$7,700				
Prior Total	\$65,500				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$42,000	\$40,400	\$42,100	\$47,300	\$44,100
Adjusted Sale Price		\$121,600	\$124,900	\$120,300	\$138,100
Comparable Estimate	\$120,000 (\$120.72/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-6	113.37-1-3	112.28-4-4	113.21-6-28	113.29-3-23	113.21-2-16
Owner	Ernst, Tammy K	Doruszewski, Rebecca	Plew, Jacob R	Allison, Matthew E	Salgado, Daisy	Thompson, James Lee
Address	86 Crocker St	64 Boll St	250 Curtiss St	203 Crocker St	121 Currier Ave	176 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 100	45 x 101	60 x 130	30 x 109	90 x 79	45 x 101
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1957 / 0	1947 / 0	1950 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	731	972	834	660	725	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 362	0 0
SFLA	1279	1414	1250	1072	1088	1344
Att/Det Gar Sqft		420			440	
Prior Land	\$9,500					
Prior Total	\$67,000					
Comp Land Estimate	\$11,000	\$10,000	\$14,000	\$7,000	\$13,000	\$10,000
Sale Date		2/5/2020	11/20/2019	10/12/2020	9/30/2019	5/31/2019
Sale Price		\$107,000	\$116,500	\$125,000	\$100,000	\$95,000
Time Adj Sale Price		\$107,900	\$118,500	\$125,000	\$102,300	\$98,500
TADJSP/SQFT		\$76.31	\$94.80	\$116.60	\$94.03	\$73.29
Total Adj Factors	\$49,400	\$57,800	\$51,500	\$42,100	\$49,400	\$42,900
Adjusted Sale Price		\$99,500	\$116,400	\$132,300	\$102,300	\$105,000
Comparable Estimate	\$111,000 (\$86.79/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-5	113.21-6-27	113.21-6-28	113.29-3-23	112.36-4-31	112.28-4-30
Owner	Wiza, Nicole	Rizzo, Aris Q	Allison, Matthew E	Salgado, Daisy	Celej, Nicholas J	Terzian, Stephen P
Address	88 Crocker St	201 Crocker St	203 Crocker St	121 Currier Ave	183 Curtiss St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 100	30 x 109	30 x 109	90 x 79	45 x 130	58 x 121
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1945 / 0	1950 / 0	1955 / 0	1948 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
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	672	576	660	725	660	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 362	0 0	0 0
SFLA	994	979	1072	1088	990	1056
Att/Det Gar Sqft	300	280		440	528	484
Prior Land	\$9,600					
Prior Total	\$73,000					
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$13,000	\$12,000	\$13,000
Sale Date		8/6/2020	10/12/2020	9/30/2019	9/10/2019	4/7/2020
Sale Price		\$120,000	\$125,000	\$100,000	\$137,000	\$125,000
Time Adj Sale Price		\$120,000	\$125,000	\$102,300	\$140,200	\$125,600
TADJSP/SQFT		\$122.57	\$116.60	\$94.03	\$141.62	\$118.94
Total Adj Factors	\$44,000	\$40,400	\$42,100	\$49,400	\$44,100	\$47,300
Adjusted Sale Price		\$123,600	\$126,900	\$96,900	\$140,100	\$122,300
Comparable Estimate	\$122,000 (\$122.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-4-4	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10
Owner	Gaik, Robert P	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Murphy, Kenneth R
Address	102 Crocker St	156 Crocker St	164 Gates St	223 Roland St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	60 x 100	60 x 110	40 x 100	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	946	1028	1223	798	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	946	1028	1223	798	815
Att/Det Gar Sqft	280	308	352	288	308
Prior Land	\$10,200				
Prior Total	\$71,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$9,000	\$10,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	12/16/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$105.64
Total Adj Factors	\$56,500	\$51,300	\$72,200	\$28,600	\$44,300
Adjusted Sale Price		\$126,500	\$132,200	\$107,900	\$98,300
Comparable Estimate	\$111,000 (\$117.34/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-3	113.22-6-13	113.22-3-28	102.78-2-14	113.21-6-11	113.22-6-15
Owner	Rolando, Mark	Jackson, Marlon D	Chiocchio, Christina	Williams, Bennie D	Ashley, Sara	Dixon, Robert E Jr
Address	108 Crocker St	14 Jackson Ave	95 Rutland Ave	125 Jackson Ave	76 Francis Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	38 x 109	70 x 108	34 x 108	32 x 109	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	2.0	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	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	1012	880	880	864	880	840
2nd Sty Area	0	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1534	1540	1430	1404	1760	1365
Att/Det Gar Sqft	441	280	528	400	484	528
Prior Land	\$8,200					
Prior Total	\$67,700					
Comp Land Estimate	\$12,000	\$9,000	\$14,000	\$8,000	\$8,000	\$14,000
Sale Date		8/27/2019	7/16/2020	8/26/2020	9/4/2020	10/9/2019
Sale Price		\$114,000	\$107,000	\$134,900	\$144,000	\$130,000
Time Adj Sale Price		\$117,100	\$107,000	\$134,900	\$144,000	\$132,600
TADJSP/SQFT		\$76.04	\$74.83	\$96.08	\$81.82	\$97.14
Total Adj Factors	\$34,000	\$20,000	\$35,400	\$29,800	\$39,400	\$35,000
Adjusted Sale Price		\$131,100	\$105,600	\$139,100	\$138,600	\$131,600
Comparable Estimate	\$129,000 (\$84.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-4-2	113.21-6-27	112.28-4-30	112.36-4-31	113.29-3-23
Owner	Mickiewicz, Wanda	Rizzo, Aris Q	Terzian, Stephen P	Celej, Nicholas J	Salgado, Daisy
Address	110 Crocker St	201 Crocker St	237 Halstead Ave	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	72 x 100	30 x 109	30 x 109	45 x 130	90 x 79
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1945 / 0	1950 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	827	576	660	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	827	979	1072	1056	1088
Att/Det Gar Sqft		280		484	528
Prior Land	\$11,100				
Prior Total	\$55,000				
Comp Land Estimate	\$13,000	\$7,000	\$7,000	\$13,000	\$13,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$35,100	\$40,400	\$42,100	\$47,300	\$44,100
Adjusted Sale Price		\$114,700	\$118,000	\$113,400	\$131,200
Comparable Estimate	\$113,000 (\$136.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-18	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31
Owner	Sisti, Maria A	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J
Address	134 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 89	30 x 109	30 x 109	58 x 121	45 x 130
Building Style	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	04 Composition
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	621	576	660	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	945	979	1072	1056	990
Att/Det Gar Sqft	308	280		484	528
Prior Land	\$10,700				
Prior Total	\$62,000				
Comp Land Estimate	\$13,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$42,200	\$40,400	\$42,100	\$47,300	\$44,100
Adjusted Sale Price		\$121,800	\$125,100	\$120,500	\$138,300
Comparable Estimate	\$120,000 (\$126.98/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-17	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31	113.29-3-23
Owner	McNamara, Timothy P	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J	Salgado, Daisy
Address	136 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 100	30 x 109	30 x 109	58 x 121	45 x 130	90 x 79
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
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	621	576	660	704	660	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 362
SFLA	945	979	1072	1056	990	1088
Att/Det Gar Sqft	352	280		484	528	440
Prior Land	\$8,700					
Prior Total	\$62,000					
Comp Land Estimate	\$10,000	\$7,000	\$7,000	\$13,000	\$12,000	\$13,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019	9/30/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000	\$100,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200	\$102,300
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62	\$94.03
Total Adj Factors	\$41,800	\$40,400	\$42,100	\$47,300	\$44,100	\$49,400
Adjusted Sale Price		\$121,400	\$124,700	\$120,100	\$137,900	\$94,700
Comparable Estimate	\$120,000 (\$126.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-16	102.77-1-10	112.36-3-15	112.28-2-31	112.27-1-19
Owner	Moore-Edwards, Lisa	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean
Address	142 Crocker St	279 Curtiss St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	105 x 130	76 x 121	30 x 120	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1919 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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
Stories	2.0	1.5	2.0	1.3	1.5
Bedrooms	4	5	4	5	5
Full/Half Baths	2 / 0	3 / 1	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1216	1663	1196	1741	1318
2nd Sty Area	1056	0	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	2588	2597	2252	1879	1893
Att/Det Gar Sqft	440	754	748	352	3320
Prior Land	\$8,200				
Prior Total	\$69,500				
Comp Land Estimate	\$12,000	\$18,000	\$15,000	\$8,000	\$9,000
					\$0
Sale Date		11/14/2018	10/25/2019	11/19/2019	2/7/2019
Sale Price		\$151,000	\$117,000	\$77,500	\$110,000
Time Adj Sale Price		\$160,500	\$119,400	\$78,800	\$115,200
TADJSP/SQFT		\$61.80	\$53.02	\$41.94	\$60.86
					\$28.43
Total Adj Factors	\$44,500	\$72,000	\$45,600	\$18,300	\$36,200
Adjusted Sale Price		\$133,000	\$118,300	\$105,000	\$123,500
					\$0
Comparable Estimate	\$120,000 (\$46.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-15	112.28-2-31	101.84-3-17	112.27-1-11	112.36-3-15
Owner	Pieczynski, Steven J	Siddiqui, Mohammed K	Knape, Paul	Kowalow, Andrew P Jr	Sulski, Tyler J
Address	146 Crocker St	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	115 Halstead Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 101	30 x 120	66 x 178	30 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1923 / 0	1922 / 0	1916 / 0	1919 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	2.0
Bedrooms	5	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1134	1741	1112	1232	1196
2nd Sty Area	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1701	1879	1596	1672	2252
Att/Det Gar Sqft	440			748	
Prior Land	\$6,600				
Prior Total	\$65,000				
Comp Land Estimate	\$7,000	\$8,000	\$16,000	\$7,000	\$15,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	10/25/2019
Sale Price		\$77,500	\$80,000	\$72,000	\$117,000
Time Adj Sale Price		\$78,800	\$80,800	\$74,400	\$119,400
TADJSP/SQFT		\$41.94	\$50.63	\$44.50	\$53.02
Total Adj Factors	\$32,700	\$18,300	\$23,600	\$11,800	\$45,600
Adjusted Sale Price		\$93,200	\$89,900	\$95,300	\$106,500
Comparable Estimate	\$99,000 (\$58.2/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-14	113.30-2-34	113.21-5-13	102.77-5-15	112.36-4-14	112.28-4-10
Owner	Hearn, Daniel	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Laviolette, Adam	Murphy, Kenneth R
Address	152 Crocker St	164 Gates St	156 Crocker St	223 Roland St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	60 x 110	60 x 100	40 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1940 / 0	1953 / 0	1945 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1212	1223	1028	798	992	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	1212	1223	1028	798	992	815
Att/Det Gar Sqft		352	308	288	308	308
Prior Land	\$8,200					
Prior Total	\$69,400					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$9,000	\$14,000	\$10,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	3/18/2019	12/16/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$89.42	\$105.64
Total Adj Factors	\$54,300	\$72,200	\$51,300	\$28,600	\$53,400	\$44,300
Adjusted Sale Price		\$130,000	\$124,300	\$105,700	\$89,600	\$96,100
Comparable Estimate	\$109,000 (\$89.93/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-13	113.21-5-13	113.30-2-34	102.77-5-15	112.36-4-14	112.28-4-10
Owner	Niedzwiedz, Katarzyna	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Laviolette, Adam	Murphy, Kenneth R
Address	156 Crocker St	156 Crocker St	164 Gates St	223 Roland St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	60 x 100	60 x 110	40 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1940 / 0	1953 / 0	1945 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1028	1028	1223	798	992	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	1028	1028	1223	798	992	815
Att/Det Gar Sqft	308	308	352	288	308	308
Prior Land	\$8,200					
Prior Total	\$63,200					
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$9,000	\$14,000	\$10,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	3/18/2019	12/16/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$88,700	\$86,100
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$89.42	\$105.64
Total Adj Factors	\$51,300	\$51,300	\$72,200	\$28,600	\$53,400	\$44,300
Adjusted Sale Price		\$121,300	\$127,000	\$102,700	\$86,600	\$93,100
Comparable Estimate	\$106,000 (\$103.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-12	113.21-6-28	112.28-4-4	113.21-6-27	101.84-2-11
Owner	Borowiak, Nicholas W	Allison, Matthew E	Plew, Jacob R	Rizzo, Aris Q	Walkow, Benjamin J
Address	160 Crocker St	203 Crocker St	250 Curtiss St	201 Crocker St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	30 x 109	60 x 130	30 x 109	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1947 / 0	1945 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	848	660	834	576	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	1256	1072	1250	979	1158
Att/Det Gar Sqft	352			280	528
Prior Land	\$10,200				
Prior Total	\$71,000				
Comp Land Estimate	\$12,000	\$7,000	\$14,000	\$7,000	\$12,000
Sale Date		10/12/2020	11/20/2019	8/6/2020	8/11/2020
Sale Price		\$125,000	\$116,500	\$120,000	\$107,000
Time Adj Sale Price		\$125,000	\$118,500	\$120,000	\$107,000
TADJSP/SQFT		\$116.60	\$94.80	\$122.57	\$92.40
Total Adj Factors	\$53,300	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$136,200	\$120,300	\$132,900	\$108,800
Comparable Estimate	\$126,000 (\$100.32/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-11	113.21-6-28	113.21-6-27	112.28-4-30	113.29-3-23	101.84-2-11
Owner	Taft, Lucinda M	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Salgado, Daisy	Walkow, Benjamin J
Address	166 Crocker St	203 Crocker St	201 Crocker St	237 Halstead Ave	121 Currier Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	30 x 109	30 x 109	58 x 121	90 x 79	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	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	1947 / 0	1950 / 0	1945 / 0	1946 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	716	660	576	704	725	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362	0 0
SFLA	1066	1072	979	1056	1088	1158
Att/Det Gar Sqft	484		280	484	440	528
Prior Land	\$9,300					
Prior Total	\$63,000					
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	9/30/2019	8/11/2020
Sale Price		\$125,000	\$120,000	\$125,000	\$100,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$102,300	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$94.03	\$92.40
Total Adj Factors	\$44,900	\$42,100	\$40,400	\$47,300	\$49,400	\$51,500
Adjusted Sale Price		\$127,800	\$124,500	\$123,200	\$97,800	\$100,400
Comparable Estimate	\$115,000 (\$107.88/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-10	113.37-1-3	113.21-6-28	113.21-2-16	113.21-6-27
Owner	Domagala, Stephen	Doruszewski, Rebecca	Allison, Matthew E	Thompson, James Lee	Rizzo, Aris Q
Address	174 Crocker St	64 Boll St	203 Crocker St	176 Boll St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 100	45 x 101	30 x 109	45 x 101	30 x 109
Building Style	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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1957 / 0	1950 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1087	972	660	768	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1597	1414	1072	1344	979
Att/Det Gar Sqft	576	420			280
Prior Land	\$9,700				
Prior Total	\$81,000				
Comp Land Estimate	\$12,000	\$10,000	\$7,000	\$10,000	\$7,000
					\$14,000
Sale Date		2/5/2020	10/12/2020	5/31/2019	8/6/2020
Sale Price		\$107,000	\$125,000	\$95,000	\$120,000
Time Adj Sale Price		\$107,900	\$125,000	\$98,500	\$120,000
TADJSP/SQFT		\$76.31	\$116.60	\$73.29	\$122.57
					\$94.80
Total Adj Factors	\$65,400	\$57,800	\$42,100	\$42,900	\$40,400
Adjusted Sale Price		\$115,500	\$148,300	\$121,000	\$145,000
					\$51,500
Comparable Estimate	\$132,000 (\$82.65/SFLA)				\$132,400

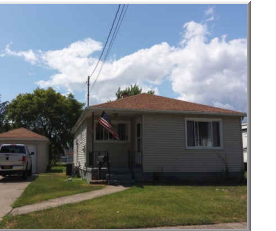


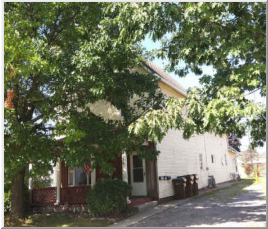
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-20	112.27-1-50	112.44-2-39.11	113.21-6-11	113.22-1-6
Owner	Desanto, Martin	Chowdhury Shuvo, Aaq	Muller, Norbert	Ashley, Sara	Sommerville, Tamika M
Address	175 Crocker St	2067 Broadway St	48 Halstead Ave	76 Francis Ave	96 Jackson Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	32 x 109	30 x 132	90 x 121	32 x 109	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1900 / 0	1921 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	3.0	2.5	1.5
Bedrooms	5	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1188	1268	1794	1081	1272
2nd Sty Area	0	0	891	920	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1897	1970	3126	2001	2007
Att/Det Gar Sqft	600	360		636	260
Prior Land	\$7,200				
Prior Total	\$74,000				
Comp Land Estimate	\$8,000	\$8,000	\$16,000	\$8,000	\$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	9/4/2020
Sale Price		\$110,000	\$90,000	\$120,500	\$144,000
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$144,000
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$81.82
Total Adj Factors	\$40,400	\$30,000	\$19,000	\$64,200	\$41,500
Adjusted Sale Price		\$120,400	\$112,300	\$100,700	\$113,700
Comparable Estimate	\$118,000 (\$62.2/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-9	112.36-3-15	112.28-2-31	102.77-1-10	101.84-3-17
Owner	Bielecki, Dustin D	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean
Address	178 Crocker St	115 Halstead Ave	237 Lackawanna Ave	279 Curtiss St	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 100	76 x 121	30 x 120	105 x 130	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1919 / 0	1923 / 0	1927 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	5	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1194	1196	1741	1663	1318
2nd Sty Area	1048	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2242	2252	1879	2597	1893
Att/Det Gar Sqft	400	748		754	352
Prior Land	\$11,300				
Prior Total	\$88,000				
Comp Land Estimate	\$13,000	\$15,000	\$8,000	\$18,000	\$9,000
Sale Date		10/25/2019	11/19/2019	11/14/2018	2/7/2019
Sale Price		\$117,000	\$77,500	\$151,000	\$110,000
Time Adj Sale Price		\$119,400	\$78,800	\$160,500	\$115,200
TADJSP/SQFT		\$53.02	\$41.94	\$61.80	\$60.86
Total Adj Factors	\$56,500	\$45,600	\$18,300	\$72,000	\$36,200
Adjusted Sale Price		\$130,300	\$117,000	\$145,000	\$135,500
Comparable Estimate	\$128,000 (\$57.09/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-6-21	102.77-5-15	112.28-4-10	113.21-5-13	113.30-2-34	113.30-2-7
Owner	Ruda, Paul T	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczowski, Sally	Harhigh, Andrew J
Address	181 Crocker St	223 Roland St	232 Curtiss St	156 Crocker St	164 Gates St	39 Blick St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 109	40 x 100	40 x 130	60 x 100	60 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1940 / 0	1945 / 0	1954 / 0	1954 / 0	1955 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 110	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	751	798	815	1028	1223	832
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 0
SFLA	751	798	815	1028	1223	832
Att/Det Gar Sqft	308	288	308	308	352	440
Prior Land	\$10,100					
Prior Total	\$61,000					
Comp Land Estimate	\$12,000	\$9,000	\$10,000	\$12,000	\$13,000	\$12,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	10/10/2020	8/6/2018
Sale Price		\$80,000	\$85,000	\$119,310	\$147,900	\$90,000
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$147,900	\$97,300
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$120.93	\$116.95
Total Adj Factors	\$47,000	\$28,600	\$44,300	\$51,300	\$72,200	\$46,300
Adjusted Sale Price		\$98,400	\$88,800	\$117,000	\$122,700	\$98,000
Comparable Estimate	\$105,000 (\$139.81/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-7	112.28-2-31	112.27-1-19	112.36-3-15	101.84-3-17
Owner	Szymanski, Leo	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J	Knope, Paul
Address	188 Crocker St	237 Lackawanna Ave	290 Wagner Ave	115 Halstead Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	30 x 120	36 x 118	76 x 121	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1925 / 0	1923 / 0	1929 / 0	1919 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	1 / N
Stories	1.5	1.3	1.5	2.0	1.5
Bedrooms	4	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1166	1741	1318	1196	1112
2nd Sty Area	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0
SFLA	1895	1879	1893	2252	1596
Att/Det Gar Sqft	528		352	748	
Prior Land	\$6,600				
Prior Total	\$69,000				
Comp Land Estimate	\$7,000	\$8,000	\$9,000	\$15,000	\$16,000
Sale Date		11/19/2019	2/7/2019	10/25/2019	1/10/2020
Sale Price		\$77,500	\$110,000	\$117,000	\$80,000
Time Adj Sale Price		\$78,800	\$115,200	\$119,400	\$80,800
TADJSP/SQFT		\$41.94	\$60.86	\$53.02	\$50.63
Total Adj Factors	\$35,600	\$18,300	\$36,200	\$45,600	\$23,600
Adjusted Sale Price		\$96,100	\$114,600	\$109,400	\$92,800
Comparable Estimate	\$102,000 (\$53.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-23	113.21-5-13	113.30-2-34	112.28-4-10	112.36-4-14
Owner	Cholewka, Edward F	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	189 Crocker St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 109	60 x 100	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1954 / 0	1940 / 0	1954 / 0	1953 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	731	1028	798	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1031	1028	798	815	992
Att/Det Gar Sqft	320	308	288	352	308
Prior Land	\$9,700				
Prior Total	\$58,100				
Comp Land Estimate	\$12,000	\$12,000	\$9,000	\$13,000	\$14,000
Sale Date		11/22/2019	10/14/2020	10/10/2020	12/16/2019
Sale Price		\$119,310	\$80,000	\$147,900	\$85,000
Time Adj Sale Price		\$121,300	\$80,000	\$147,900	\$88,700
TADJSP/SQFT		\$118.00	\$100.25	\$120.93	\$89.42
Total Adj Factors	\$35,600	\$51,300	\$28,600	\$72,200	\$53,400
Adjusted Sale Price		\$105,600	\$87,000	\$111,300	\$70,900
Comparable Estimate	\$90,000 (\$87.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-5.1	112.27-1-50	112.44-2-39.11	123.36-4-14	113.22-1-6
Owner	Olejniczak, Anthony J S	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sommerville, Tamika M
Address	190 Crocker St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	96 Jackson Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	210 1 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	30 x 132	90 x 121	33 x 125	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1921 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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
Stories	1.5	1.5	3.0	2.5	1.5
Bedrooms	5	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1505	1268	1794	1081	1272
2nd Sty Area	0	0	891	920	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2137	1970	3126	2001	2007
Att/Det Gar Sqft		360		636	260
Prior Land	\$10,200				
Prior Total	\$74,000				
Comp Land Estimate	\$12,000	\$8,000	\$16,000	\$8,000	\$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/23/2019
Sale Price		\$110,000	\$90,000	\$120,500	\$112,500
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$114,800
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$57.20
Total Adj Factors	\$22,100	\$30,000	\$19,000	\$64,200	\$41,500
Adjusted Sale Price		\$102,100	\$94,000	\$82,400	\$95,400
Comparable Estimate	\$100,000 (\$46.79/SFLA)				

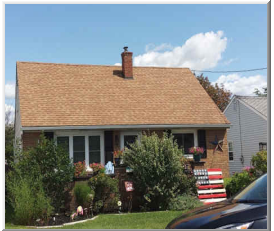
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-24	113.21-6-11	102.78-2-17	102.78-2-14	102.78-1-22
Owner	Warwell, Eboney	Ashley, Sara	Lyons, Christopher L	Chiocchio, Christina	Williams, Bennie D
Address	193 Crocker St	76 Francis Ave	137 Jackson Ave	95 Rutland Ave	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	32 x 109	34 x 108	70 x 108	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1934 / 0	1927 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1012	880	1051	880	1008
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1644	1760	1591	1430	1404
Att/Det Gar Sqft	280	484	288	528	400
Prior Land	\$8,600				
Prior Total	\$70,000				
Comp Land Estimate	\$10,000	\$8,000	\$8,000	\$14,000	\$8,000
Sale Date		9/4/2020	11/4/2019	7/16/2020	8/26/2020
Sale Price		\$144,000	\$115,000	\$107,000	\$134,900
Time Adj Sale Price		\$144,000	\$116,900	\$107,000	\$134,900
TADJSP/SQFT		\$81.82	\$73.48	\$74.83	\$96.08
Total Adj Factors	\$32,100	\$39,400	\$30,500	\$35,400	\$29,800
Adjusted Sale Price		\$136,700	\$118,500	\$103,700	\$137,200
Comparable Estimate	\$124,000 (\$75.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-25	102.78-2-14	113.22-3-28	113.22-6-15	112.28-4-20
Owner	Simon, John P	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Sikder, MD Nazrul
Address	195 Crocker St	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 109	34 x 108	70 x 108	77 x 110	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1927 / 0	1925 / 0	1930 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	5	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	960	864	880	840	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1248	1404	1430	1365	1216
Att/Det Gar Sqft	648	400	528	528	484
Prior Land	\$6,900				
Prior Total	\$63,000				
Comp Land Estimate	\$7,000	\$8,000	\$14,000	\$14,000	\$8,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/9/2020
Sale Price		\$134,900	\$107,000	\$130,000	\$85,000
Time Adj Sale Price		\$134,900	\$107,000	\$132,600	\$85,000
TADJSP/SQFT		\$96.08	\$74.83	\$97.14	\$69.90
Total Adj Factors	\$31,600	\$29,800	\$35,400	\$35,000	\$4,900
Adjusted Sale Price		\$136,700	\$103,200	\$129,200	\$111,700
Comparable Estimate	\$124,000 (\$99.36/SFLA)				\$35,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-26	113.21-6-28	113.21-6-27	113.29-3-23	101.84-2-11
Owner	Bernas, David	Allison, Matthew E	Rizzo, Aris Q	Salgado, Daisy	Walkow, Benjamin J
Address	197 Crocker St	203 Crocker St	201 Crocker St	121 Currier Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 109	30 x 109	30 x 109	90 x 79	52 x 120
Building Style	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
Year Built/Eff Yr Built	1944 / 0	1950 / 0	1945 / 0	1946 / 0	1950 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	736	660	576	725	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 362	0 0
SFLA	1088	1072	979	1088	1158
Att/Det Gar Sqft	320		280	440	528
Prior Land	\$10,700				
Prior Total	\$75,000				
Comp Land Estimate	\$13,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	9/30/2019	8/11/2020
Sale Price		\$125,000	\$120,000	\$100,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$102,300	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$94.03	\$92.40
Total Adj Factors	\$54,400	\$42,100	\$40,400	\$49,400	\$51,500
Adjusted Sale Price		\$137,300	\$134,000	\$107,300	\$109,900
Comparable Estimate	\$124,000 (\$113.97/SFLA)				



SWIS	143001	143001	143001	143089	143001	143001
Print Key	113.21-5-4	112.27-1-50	112.44-2-39.11	123.36-4-14	112.36-3-15	113.22-1-6
Owner	Lloyd, Ramona	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sulski, Tyler J	Sommerville, Tamika M
Address	200 Crocker St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	115 Halstead Ave	96 Jackson Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	210 1 Family Res
Neighborhood	301	301	301	120	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	30 x 132	90 x 121	33 x 125	76 x 121	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1921 / 0	1922 / 0	1919 / 0	1927 / 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 No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	3.0	2.5	2.0	1.5
Bedrooms	5	6	6	6	4	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1568	1268	1794	1081	1196	1272
2nd Sty Area	784	0	891	920	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2352	1970	3126	2001	2252	2007
Att/Det Gar Sqft		360		636	748	260
Prior Land	\$10,200					
Prior Total	\$79,000					
Comp Land Estimate	\$12,000	\$8,000	\$16,000	\$8,000	\$15,000	\$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/25/2019	10/23/2019
Sale Price		\$110,000	\$90,000	\$120,500	\$117,000	\$112,500
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$119,400	\$114,800
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$53.02	\$57.20
Total Adj Factors	\$41,700	\$30,000	\$19,000	\$64,200	\$45,600	\$41,500
Adjusted Sale Price		\$121,700	\$113,600	\$102,000	\$115,500	\$115,000
Comparable Estimate	\$114,000 (\$48.47/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-27	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31
Owner	Rizzo, Aris Q	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J
Address	201 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 109	30 x 109	30 x 109	58 x 121	45 x 130
Building Style	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	04 Composition
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	576	576	660	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	979	979	1072	1056	990
Att/Det Gar Sqft	280	280		484	528
Prior Land	\$6,900				
Prior Total	\$63,000				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$40,400	\$40,400	\$42,100	\$47,300	\$44,100
Adjusted Sale Price		\$120,000	\$123,300	\$118,700	\$136,500
Comparable Estimate	\$118,000 (\$120.53/SFLA)				

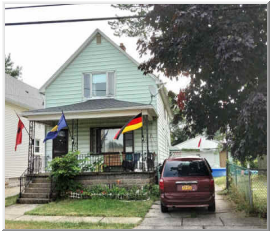
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-3	113.21-6-28	113.21-6-27	112.28-4-4	101.84-2-11
Owner	Cassick, William III	Allison, Matthew E	Rizzo, Aris Q	Plew, Jacob R	Walkow, Benjamin J
Address	202 Crocker St	203 Crocker St	201 Crocker St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	30 x 109	30 x 109	60 x 130	52 x 120
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1945 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	660	576	834	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1225	1072	979	1250	1158
Att/Det Gar Sqft	460		280	528	484
Prior Land	\$10,200				
Prior Total	\$72,000				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$14,000	\$12,000
Sale Date		10/12/2020	8/6/2020	11/20/2019	8/11/2020
Sale Price		\$125,000	\$120,000	\$116,500	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$118,500	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$94.80	\$92.40
Total Adj Factors	\$53,800	\$42,100	\$40,400	\$51,500	\$47,300
Adjusted Sale Price		\$136,700	\$133,400	\$120,800	\$109,300
Comparable Estimate	\$126,000 (\$102.86/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-6-28	113.21-6-28	113.21-6-27	112.28-4-30	113.29-3-23	101.84-2-11
Owner	Allison, Matthew E	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Salgado, Daisy	Walkow, Benjamin J
Address	203 Crocker St	203 Crocker St	201 Crocker St	237 Halstead Ave	121 Currier Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 109	30 x 109	30 x 109	58 x 121	90 x 79	52 x 120
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	1950 / 0	1950 / 0	1945 / 0	1946 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	576	704	725	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362	0 0
SFLA	1072	1072	979	1056	1088	1158
Att/Det Gar Sqft			280	484	440	528
Prior Land	\$6,900					
Prior Total	\$65,800					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$13,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	9/30/2019	8/11/2020
Sale Price		\$125,000	\$120,000	\$125,000	\$100,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$102,300	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$94.03	\$92.40
Total Adj Factors	\$42,100	\$42,100	\$40,400	\$47,300	\$49,400	\$51,500
Adjusted Sale Price		\$125,000	\$121,700	\$120,400	\$95,000	\$97,600
Comparable Estimate	\$112,000 (\$104.48/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-5-2	102.77-5-25	113.21-2-38	112.28-3-34	112.35-1-9
Owner	Szymaszek, Stephen A	Sherry, Raymond	Miller, Jay A	Marx, Nicholas S	Acevedo, Louis G
Address	208 Crocker St	261 Roland St	243 Griffith St	237 Michael Ave	218 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	70 x 100	40 x 86	45 x 180	60 x 118
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1950 / 0	1948 / 0	1941 / 0	1956 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	672	625	624	598	1020
2nd Sty Area	528	625	624	598	540
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1200	1250	1248	1196	1560
Att/Det Gar Sqft	320	576		460	440
Prior Land	\$10,200				
Prior Total	\$82,000				
Comp Land Estimate	\$12,000	\$13,000	\$9,000	\$13,000	\$13,000
Sale Date		12/28/2018	1/3/2019	7/24/2018	6/7/2019
Sale Price		\$115,000	\$87,000	\$95,000	\$106,000
Time Adj Sale Price		\$121,500	\$91,400	\$103,300	\$109,600
TADJSP/SQFT		\$97.20	\$73.24	\$86.37	\$70.26
Total Adj Factors	\$59,600	\$48,200	\$50,000	\$54,800	\$65,500
Adjusted Sale Price		\$132,900	\$101,000	\$108,100	\$113,700
Comparable Estimate	\$112,000 (\$93.33/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-1	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31	101.84-2-11
Owner	Higgins, Kyle A	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J	Walkow, Benjamin J
Address	214 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	30 x 109	30 x 109	58 x 121	45 x 130	52 x 120
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	736	576	660	704	660	780
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 0
SFLA	996	979	1072	1056	990	1158
Att/Det Gar Sqft	280	280		484	528	528
Prior Land	\$10,200					
Prior Total	\$64,000					
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$13,000	\$12,000	\$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019	8/11/2020
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000	\$107,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200	\$107,000
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62	\$92.40
Total Adj Factors	\$44,200	\$40,400	\$42,100	\$47,300	\$44,100	\$51,500
Adjusted Sale Price		\$123,800	\$127,100	\$122,500	\$140,300	\$99,700
Comparable Estimate	\$123,000 (\$123.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-30	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19
Owner	Krasniqi, Sejdi	Knape, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean
Address	217 Crocker St	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 109	66 x 178	30 x 120	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.3	1.5	1.5
Bedrooms	3	4	5	4	5
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	902	1112	1741	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1579	1596	1879	1672	1893
Att/Det Gar Sqft	480				352
Prior Land	\$10,800				
Prior Total	\$65,000				
Comp Land Estimate	\$13,000	\$16,000	\$8,000	\$7,000	\$9,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$110,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$115,200
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$60.86
Total Adj Factors	\$35,600	\$23,600	\$18,300	\$11,800	\$36,200
Adjusted Sale Price		\$92,800	\$96,100	\$98,200	\$114,600
Comparable Estimate	\$102,000 (\$64.6/SFLA)				

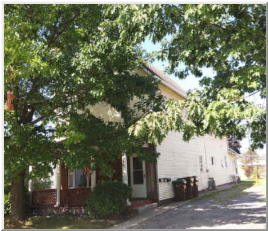
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-14	113.21-6-28	113.21-6-27	101.84-2-11	112.28-4-30
Owner	Smith, Zachary R	Allison, Matthew E	Rizzo, Aris Q	Walkow, Benjamin J	Terzian, Stephen P
Address	220 Crocker St	203 Crocker St	201 Crocker St	299 Lackawanna Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 100	30 x 109	30 x 109	52 x 120	58 x 121
Building Style	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	02 Brick
Year Built/Eff Yr Built	1944 / 0	1950 / 0	1945 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	660	576	780	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1152	1072	979	1158	1056
Att/Det Gar Sqft	576		280	528	484
Prior Land	\$9,300				
Prior Total	\$68,000				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$12,000	\$13,000
Sale Date		10/12/2020	8/6/2020	8/11/2020	4/7/2020
Sale Price		\$125,000	\$120,000	\$107,000	\$125,000
Time Adj Sale Price		\$125,000	\$120,000	\$107,000	\$125,600
TADJSP/SQFT		\$116.60	\$122.57	\$92.40	\$118.94
Total Adj Factors	\$44,100	\$42,100	\$40,400	\$51,500	\$51,500
Adjusted Sale Price		\$127,000	\$123,700	\$99,600	\$122,400
Comparable Estimate	\$117,000 (\$101.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-14	113.21-6-11	102.78-2-17	102.78-1-22	113.22-3-28
Owner	Jaskiewicz, Anne M	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Chiocchio, Christina
Address	221 Crocker St	76 Francis Ave	137 Jackson Ave	145 Francis Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 109	32 x 109	34 x 108	102 x 112	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.5	2.0	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 1	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
1st Sty Area	1030	880	1051	1008	864
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1707	1760	1591	1558	1404
Att/Det Gar Sqft	400	484	288	484	400
Prior Land	\$7,600				
Prior Total	\$77,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$17,000	\$8,000
Sale Date		9/4/2020	11/4/2019	9/3/2019	8/26/2020
Sale Price		\$144,000	\$115,000	\$130,000	\$134,900
Time Adj Sale Price		\$144,000	\$116,900	\$133,100	\$134,900
TADJSP/SQFT		\$81.82	\$73.48	\$85.43	\$96.08
Total Adj Factors	\$38,300	\$39,400	\$30,500	\$42,400	\$29,800
Adjusted Sale Price		\$142,900	\$124,700	\$129,000	\$143,400
Comparable Estimate	\$130,000 (\$76.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-16	102.78-2-14	113.22-3-28	113.22-6-15	102.78-1-22
Owner	Canestro, Ronald	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Patterson, Eric K
Address	227 Crocker St	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 109	34 x 108	70 x 108	77 x 110	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	2	3	3	3	4
Full/Half Baths	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
1st Sty Area	840	864	880	840	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1365	1404	1430	1365	1558
Att/Det Gar Sqft		400	528	528	484
Prior Land	\$7,600				
Prior Total	\$60,000				
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$14,000	\$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/3/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$132,600	\$133,100
TADJSP/SQFT		\$96.08	\$74.83	\$97.14	\$85.43
Total Adj Factors	\$27,600	\$29,800	\$35,400	\$35,000	\$42,400
Adjusted Sale Price		\$132,700	\$99,200	\$125,200	\$118,300
Comparable Estimate	\$118,000 (\$86.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-13	113.21-6-11	102.78-2-17	102.78-1-22	113.22-3-28
Owner	Zalemski, James A	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Chiocchio, Christina
Address	230 Crocker St	76 Francis Ave	137 Jackson Ave	145 Francis Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 100	32 x 109	34 x 108	102 x 112	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1924 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	2.0	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1264	880	1051	1008	880
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1616	1760	1591	1558	1430
Att/Det Gar Sqft	200	484	288	484	528
Prior Land	\$10,900				
Prior Total	\$73,000				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$17,000	\$14,000
Sale Date		9/4/2020	11/4/2019	9/3/2019	7/16/2020
Sale Price		\$144,000	\$115,000	\$130,000	\$107,000
Time Adj Sale Price		\$144,000	\$116,900	\$133,100	\$107,000
TADJSP/SQFT		\$81.82	\$73.48	\$85.43	\$74.83
Total Adj Factors	\$35,200	\$39,400	\$30,500	\$42,400	\$35,400
Adjusted Sale Price		\$139,800	\$121,600	\$125,900	\$106,800
Comparable Estimate	\$127,000 (\$78.59/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-17	102.78-2-14	113.22-3-28	102.78-1-22	113.21-6-11
Owner	Roessler, Henry	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Ashley, Sara
Address	233 Crocker St	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	68 x 109	34 x 108	70 x 108	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	864	880	1008	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1466	1404	1430	1558	1591
Att/Det Gar Sqft		400	528	484	288
Prior Land	\$11,300				
Prior Total	\$54,000				
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$17,000	\$8,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48
Total Adj Factors	\$22,100	\$29,800	\$35,400	\$42,400	\$30,500
Adjusted Sale Price		\$127,200	\$93,700	\$112,800	\$108,500
Comparable Estimate	\$114,000 (\$77.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-12	112.27-1-50	112.44-2-39.11	123.36-4-14	113.22-1-6
Owner	D Avid Properties LLC	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sommerville, Tamika M
Address	236 Crocker St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	96 Jackson Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	210 1 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	30 x 132	90 x 121	33 x 125	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1921 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	3.0	2.5	1.5
Bedrooms	5	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1120	1268	1794	1081	1272
2nd Sty Area	1120	0	891	920	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2240	1970	3126	2001	2007
Att/Det Gar Sqft	480	360		636	260
Prior Land	\$10,200				
Prior Total	\$62,000				
Comp Land Estimate	\$12,000	\$8,000	\$16,000	\$8,000	\$15,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/23/2019
Sale Price		\$110,000	\$90,000	\$120,500	\$112,500
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$114,800
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$57.20
Total Adj Factors	\$40,900	\$30,000	\$19,000	\$64,200	\$41,500
Adjusted Sale Price		\$120,900	\$112,800	\$101,200	\$114,200
Comparable Estimate	\$113,000 (\$50.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-18	113.21-6-11	102.78-2-17	102.78-1-22	113.22-3-28
Owner	Bystrak, Christopher J	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Chiocchio, Christina
Address	241 Crocker St	76 Francis Ave	137 Jackson Ave	145 Francis Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	68 x 109	32 x 109	34 x 108	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	2.0	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 1	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
1st Sty Area	1035	880	1051	1008	864
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1681	1760	1591	1558	1404
Att/Det Gar Sqft	252	484	288	484	400
Prior Land	\$11,300				
Prior Total	\$80,000				
Comp Land Estimate	\$14,000	\$8,000	\$8,000	\$17,000	\$8,000
Sale Date		9/4/2020	11/4/2019	9/3/2019	8/26/2020
Sale Price		\$144,000	\$115,000	\$130,000	\$134,900
Time Adj Sale Price		\$144,000	\$116,900	\$133,100	\$134,900
TADJSP/SQFT		\$81.82	\$73.48	\$85.43	\$96.08
Total Adj Factors	\$49,600	\$39,400	\$30,500	\$42,400	\$29,800
Adjusted Sale Price		\$154,200	\$136,000	\$140,300	\$154,700
Comparable Estimate	\$141,000 (\$83.88/SFLA)				\$121,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-11	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10
Owner	Knox, Lorin K	Niedzwiedz, Katarzyna	Buczkowski, Sally	Franklin, Jessica R	Murphy, Kenneth R
Address	242 Crocker St	156 Crocker St	164 Gates St	223 Roland St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	60 x 100	60 x 110	40 x 100	40 x 130
Building Style	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
Year Built/Eff Yr Built	1968 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1146	1028	1223	798	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1146	1028	1223	798	815
Att/Det Gar Sqft	280	308	352	288	308
Prior Land	\$8,200				
Prior Total	\$68,900				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$9,000	\$10,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	12/16/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$105.64
Total Adj Factors	\$54,000	\$51,300	\$72,200	\$28,600	\$44,300
Adjusted Sale Price		\$124,000	\$129,700	\$105,400	\$95,800
Comparable Estimate	\$109,000 (\$95.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-19	102.77-5-15	112.28-4-10	113.21-5-13	113.30-2-34
Owner	Peters, Noreen M	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczowski, Sally
Address	245 Crocker St	223 Roland St	232 Curtiss St	156 Crocker St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 109	40 x 100	40 x 130	60 x 100	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1940 / 0	1945 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	798	815	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	780	798	815	1028	1223
Att/Det Gar Sqft	300	288	308	308	352
Prior Land	\$8,900				
Prior Total	\$56,440				
Comp Land Estimate	\$13,000	\$9,000	\$10,000	\$12,000	\$13,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	10/10/2020
Sale Price		\$80,000	\$85,000	\$119,310	\$147,900
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$147,900
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$120.93
Total Adj Factors	\$31,800	\$28,600	\$44,300	\$51,300	\$72,200
Adjusted Sale Price		\$83,200	\$73,600	\$101,800	\$107,500
Comparable Estimate	\$90,000 (\$115.38/SFLA)				

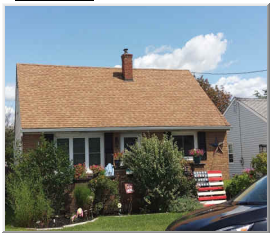


SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-10	113.21-6-11	102.78-2-17	102.78-1-22	102.78-2-14	113.22-3-28
Owner	Canestro, Ronald A	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Williams, Bennie D	Chiocchio, Christina
Address	248 Crocker St	76 Francis Ave	137 Jackson Ave	145 Francis Ave	125 Jackson Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 100	32 x 109	34 x 108	102 x 112	34 x 108	70 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1927 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	2.0	1.5	1.5
Bedrooms	3	4	4	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	880	1051	1008	864	880
2nd Sty Area	0	880	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1716	1760	1591	1558	1404	1430
Att/Det Gar Sqft	252	484	288	484	400	528
Prior Land	\$8,200					
Prior Total	\$50,000					
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$17,000	\$8,000	\$14,000
Sale Date		9/4/2020	11/4/2019	9/3/2019	8/26/2020	7/16/2020
Sale Price		\$144,000	\$115,000	\$130,000	\$134,900	\$107,000
Time Adj Sale Price		\$144,000	\$116,900	\$133,100	\$134,900	\$107,000
TADJSP/SQFT		\$81.82	\$73.48	\$85.43	\$96.08	\$74.83
Total Adj Factors	\$23,600	\$39,400	\$30,500	\$42,400	\$29,800	\$35,400
Adjusted Sale Price		\$128,200	\$110,000	\$114,300	\$128,700	\$95,200
Comparable Estimate	\$115,000 (\$67.02/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-20	113.21-6-28	113.21-6-27	112.28-4-30	101.84-2-11
Owner	Oakes, Gary M Jr	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Walkow, Benjamin J
Address	249 Crocker St	203 Crocker St	201 Crocker St	237 Halstead Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 109	30 x 109	30 x 109	58 x 121	52 x 120
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1945 / 0	1946 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	731	660	576	704	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1071	1072	979	1056	1158
Att/Det Gar Sqft	374		280	484	528
Prior Land	\$9,200				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	8/11/2020
Sale Price		\$125,000	\$120,000	\$125,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$92.40
Total Adj Factors	\$46,700	\$42,100	\$40,400	\$47,300	\$51,500
Adjusted Sale Price		\$129,600	\$126,300	\$125,000	\$102,200
Comparable Estimate	\$117,000 (\$109.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-8	113.21-6-28	113.21-6-27	112.28-4-30	101.84-2-11
Owner	Wachowski , Emily	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Walkow, Benjamin J
Address	254 Crocker St	203 Crocker St	201 Crocker St	237 Halstead Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	30 x 109	30 x 109	58 x 121	52 x 120
Building Style	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
Year Built/Eff Yr Built	1941 / 0	1950 / 0	1945 / 0	1946 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	660	576	704	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1056	1072	979	1056	1158
Att/Det Gar Sqft	400		280	484	528
Prior Land	\$8,700				
Prior Total	\$65,000				
Comp Land Estimate	\$10,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	8/11/2020
Sale Price		\$125,000	\$120,000	\$125,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$92.40
Total Adj Factors	\$45,100	\$42,100	\$40,400	\$47,300	\$51,500
Adjusted Sale Price		\$128,000	\$124,700	\$123,400	\$100,600
Comparable Estimate	\$115,000 (\$108.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-5-7	102.77-5-25	112.28-2-16	113.21-2-38	112.28-3-34
Owner	Wardlaw, Robert	Sherry, Raymond	Rozak, Andrew	Acevedo, Louis G	Marx, Nicholas S
Address	256 Crocker St	261 Roland St	224 Michael Ave	218 Wagner Ave	243 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	70 x 100	45 x 181	60 x 118	40 x 86
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1940 / 0	1956 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	900	625	941	1020	598
2nd Sty Area	864	625	621	540	598
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1764	1250	1562	1560	1248
Att/Det Gar Sqft	576	576	420	440	460
Prior Land	\$8,700				
Prior Total	\$95,000				
Comp Land Estimate	\$10,000	\$13,000	\$13,000	\$13,000	\$9,000
Sale Date		12/28/2018	12/28/2018	6/7/2019	1/3/2019
Sale Price		\$115,000	\$105,000	\$106,000	\$87,000
Time Adj Sale Price		\$121,500	\$110,900	\$109,600	\$91,400
TADJSP/SQFT		\$97.20	\$71.00	\$70.26	\$73.24
Total Adj Factors	\$73,000	\$48,200	\$65,500	\$55,500	\$50,000
Adjusted Sale Price		\$146,300	\$118,400	\$127,100	\$114,400
Comparable Estimate	\$126,000 (\$71.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-21	113.21-6-27	113.21-6-28	112.28-4-30	101.84-2-11
Owner	Pruchniewicz, Randy	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J
Address	257 Crocker St	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 109	30 x 109	30 x 109	58 x 121	45 x 130
Building Style	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
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	649	576	660	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	960	979	1072	1056	990
Att/Det Gar Sqft	368	280		484	528
Prior Land	\$9,200				
Prior Total	\$61,000				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$42,100	\$40,400	\$42,100	\$47,300	\$51,500
Adjusted Sale Price		\$121,700	\$125,000	\$120,400	\$138,200
Comparable Estimate	\$121,000 (\$126.04/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-6	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Farrell, Thomas E	Niedzwiedz, Katarzyna	Buczkowski, Sally	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	258 Crocker St	156 Crocker St	164 Gates St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 100	60 x 100	60 x 110	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 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 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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1118	1028	1223	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1118	1028	1223	798	815	992
Att/Det Gar Sqft	814	308	352	288	308	308
Prior Land	\$92,000					
Prior Total	\$100,000					
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$9,000	\$10,000	\$14,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$124,600	\$51,300	\$72,200	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$194,600	\$200,300	\$176,000	\$166,400	\$159,900
Comparable Estimate	\$179,000 (\$160.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-22	112.28-2-31	101.84-3-17	112.27-1-11	112.36-3-15
Owner	Fletcher, Charles M	Siddiqui, Mohammed K	Knape, Paul	Kowalow, Andrew P Jr	Thompson, LaSean
Address	261 Crocker St	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 109	30 x 120	66 x 178	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1923 / 0	1922 / 0	1916 / 0	1929 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5
Bedrooms	5	5	4	4	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1240	1741	1112	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1740	1879	1596	1672	1893
Att/Det Gar Sqft	704				352
Prior Land	\$10,700				
Prior Total	\$100,000				
Comp Land Estimate	\$13,000	\$8,000	\$16,000	\$7,000	\$9,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	2/7/2019
Sale Price		\$77,500	\$80,000	\$72,000	\$110,000
Time Adj Sale Price		\$78,800	\$80,800	\$74,400	\$115,200
TADJSP/SQFT		\$41.94	\$50.63	\$44.50	\$60.86
Total Adj Factors	\$54,700	\$18,300	\$23,600	\$11,800	\$36,200
Adjusted Sale Price		\$115,200	\$111,900	\$117,300	\$133,700
Comparable Estimate	\$121,000 (\$69.54/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-5	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Whipple, Robyn	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	262 Crocker St	156 Crocker St	164 Gates St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 100	60 x 100	60 x 110	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1120	1028	1223	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1120	1028	1223	798	815	992
Att/Det Gar Sqft	440	308	352	288	308	308
Prior Land	\$8,700					
Prior Total	\$76,000					
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$9,000	\$10,000	\$14,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$57,100	\$51,300	\$72,200	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$127,100	\$132,800	\$108,500	\$98,900	\$92,400
Comparable Estimate	\$112,000 (\$100/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-6-23	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Kowalewski, Jennifer	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	265 Crocker St	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 109	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
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	1977 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1196	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 108	0 0	0 0	0 0	0 0	0 300
SFLA	1196	1223	1028	798	815	992
Att/Det Gar Sqft	322	352	308	288	308	308
Prior Land	\$10,700					
Prior Total	\$74,000					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$60,600	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$136,300	\$130,600	\$112,000	\$102,400	\$95,900
Comparable Estimate	\$115,000 (\$96.15/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-24	102.77-5-15	113.21-5-13	112.28-4-10	113.30-2-34
Owner	Dryja, David M	Franklin, Jessica R	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Buczowski, Sally
Address	269 Crocker St	223 Roland St	156 Crocker St	232 Curtiss St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	40 x 100	60 x 100	40 x 130	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1977 / 0	1940 / 0	1954 / 0	1945 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	798	1028	815	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	900	798	1028	815	1223
Att/Det Gar Sqft	322	288	308	308	352
Prior Land	\$10,800				
Prior Total	\$66,000				
Comp Land Estimate	\$13,000	\$9,000	\$12,000	\$10,000	\$13,000
Sale Date		10/14/2020	11/22/2019	12/16/2019	10/10/2020
Sale Price		\$80,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$80,000	\$121,300	\$86,100	\$147,900
TADJSP/SQFT		\$100.25	\$118.00	\$105.64	\$120.93
Total Adj Factors	\$54,800	\$28,600	\$51,300	\$44,300	\$72,200
Adjusted Sale Price		\$106,200	\$124,800	\$96,600	\$130,500
Comparable Estimate	\$110,000 (\$122.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.37-2-3.1	112.28-4-20	113.22-6-15	113.22-3-28	112.27-1-16
Owner	Mierzwa, Cindy	Sikder, MD Nazrul	Dixon, Robert E Jr	Chiocchio, Christina	Halor, Christopher M
Address	50 Currier Ave	191 Halstead Ave	36 Franklin Ave	95 Rutland Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	89 x 79	30 x 121	77 x 110	70 x 108	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1870 / 0	1900 / 0	1930 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	924	946	840	880	852
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1274	1216	1365	1430	1278
Att/Det Gar Sqft	400		528	528	484
Prior Land	\$11,500				
Prior Total	\$68,820				
Comp Land Estimate	\$13,000	\$8,000	\$14,000	\$14,000	\$16,000
Sale Date		9/9/2020	10/9/2019	7/16/2020	10/2/2020
Sale Price		\$85,000	\$130,000	\$107,000	\$145,000
Time Adj Sale Price		\$85,000	\$132,600	\$107,000	\$145,000
TADJSP/SQFT		\$69.90	\$97.14	\$74.83	\$113.46
Total Adj Factors	\$23,200	\$4,900	\$35,000	\$35,400	\$35,500
Adjusted Sale Price		\$103,300	\$120,800	\$94,800	\$132,700
Comparable Estimate	\$116,000 (\$91.05/SFLA)				

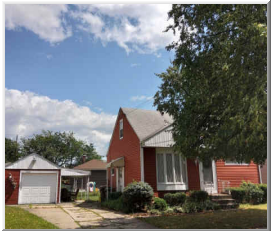


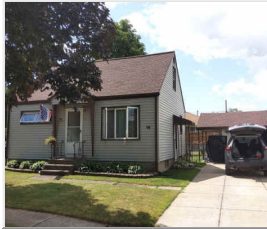
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-17	113.37-1-13	113.29-3-23	113.37-1-11	113.21-6-28	112.28-4-30
Owner	DeVirgilio, James F	Jank, Christopher	Salgado, Daisy	Eady, Aaron N	Allison, Matthew E	Terzian, Stephen P
Address	79 Currier Ave	20 Boll St	121 Currier Ave	28 Boll St	203 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	40 x 101	90 x 79	40 x 101	30 x 109	58 x 121
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	1955 / 0	1957 / 0	1955 / 0	1957 / 0	1950 / 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 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 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	1.5	1.5	1.5	1.5	1.7	1.5
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	754	782	725	720	660	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 362	0 0	0 0	0 0
SFLA	1131	1142	1088	1056	1072	1056
Att/Det Gar Sqft	408		440	448		484
Prior Land	\$9,100					
Prior Total	\$70,000					
Comp Land Estimate	\$11,000	\$9,000	\$13,000	\$9,000	\$7,000	\$13,000
Sale Date		12/2/2019	9/30/2019	10/4/2019	10/12/2020	4/7/2020
Sale Price		\$89,500	\$100,000	\$88,500	\$125,000	\$125,000
Time Adj Sale Price		\$90,700	\$102,300	\$90,300	\$125,000	\$125,600
TADJSP/SQFT		\$79.42	\$94.03	\$85.51	\$116.60	\$118.94
Total Adj Factors	\$48,600	\$42,700	\$49,400	\$45,100	\$42,100	\$47,300
Adjusted Sale Price		\$96,600	\$101,500	\$93,800	\$131,500	\$126,900
Comparable Estimate	\$110,000 (\$97.26/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-12	113.37-1-13	113.29-3-23	101.84-2-11	113.37-1-3
Owner	Sikorski, Jeffrey J	Jank, Christopher	Salgado, Daisy	Walkow, Benjamin J	Doruszewski, Rebecca
Address	86 Currier Ave	20 Boll St	121 Currier Ave	299 Lackawanna Ave	64 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	40 x 101	90 x 79	52 x 120	45 x 101
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1955 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	782	725	780	972
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 362	0 0	0 400
SFLA	1170	1142	1088	1158	1414
Att/Det Gar Sqft			440	528	420
Prior Land	\$9,100				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$9,000	\$13,000	\$12,000	\$10,000
Sale Date		12/2/2019	9/30/2019	8/11/2020	2/5/2020
Sale Price		\$89,500	\$100,000	\$107,000	\$107,000
Time Adj Sale Price		\$90,700	\$102,300	\$107,000	\$107,900
TADJSP/SQFT		\$79.42	\$94.03	\$92.40	\$76.31
Total Adj Factors	\$46,500	\$42,700	\$49,400	\$51,500	\$57,800
Adjusted Sale Price		\$94,500	\$99,400	\$102,000	\$96,600
Comparable Estimate	\$97,000 (\$82.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-18	113.21-6-11	112.28-4-24	112.35-3-5	113.22-1-6
Owner	Tomaino, Nicholas J	Ashley, Sara	Young, Nicole S	Manroe, Alexander C	Sommerville, Tamika M
Address	89 Currier Ave	76 Francis Ave	207 Halstead Ave	327 Reiman St	96 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 79	32 x 109	33 x 121	33 x 120	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1850 / 0	1927 / 0	1900 / 0	1931 / 0	1927 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5
Bedrooms	3	4	3	3	5
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	880	1157	1036	1272
2nd Sty Area	490	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1806	1760	1817	1613	2007
Att/Det Gar Sqft	672	484	352	484	260
Prior Land	\$9,500				
Prior Total	\$85,000				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$8,000	\$14,000
Sale Date		9/4/2020	5/17/2019	10/29/2020	10/23/2019
Sale Price		\$144,000	\$103,000	\$160,000	\$112,500
Time Adj Sale Price		\$144,000	\$106,800	\$160,000	\$114,800
TADJSP/SQFT		\$81.82	\$58.78	\$99.19	\$57.20
Total Adj Factors	\$46,900	\$39,400	\$37,100	\$44,100	\$41,500
Adjusted Sale Price		\$151,500	\$116,600	\$162,800	\$120,200
Comparable Estimate	\$134,000 (\$74.2/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-11	113.37-1-13	113.29-3-23	101.84-2-11	113.37-1-11
Owner	Wojtkowiak, Dawn M	Jank, Christopher	Salgado, Daisy	Walkow, Benjamin J	Eady, Aaron N
Address	92 Currier Ave	20 Boll St	121 Currier Ave	299 Lackawanna Ave	28 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	40 x 101	90 x 79	52 x 120	40 x 101
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1955 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	782	725	780	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 362	0 0	0 400
SFLA	1170	1142	1088	1158	1056
Att/Det Gar Sqft			440	528	448
Prior Land	\$9,100				
Prior Total	\$62,000				
Comp Land Estimate	\$11,000	\$9,000	\$13,000	\$12,000	\$9,000
Sale Date		12/2/2019	9/30/2019	8/11/2020	10/4/2019
Sale Price		\$89,500	\$100,000	\$107,000	\$88,500
Time Adj Sale Price		\$90,700	\$102,300	\$107,000	\$90,300
TADJSP/SQFT		\$79.42	\$94.03	\$92.40	\$85.51
Total Adj Factors	\$45,700	\$42,700	\$49,400	\$51,500	\$45,100
Adjusted Sale Price		\$93,700	\$98,600	\$101,200	\$90,900
Comparable Estimate	\$96,000 (\$82.05/SFLA)				\$57,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-19	113.29-3-23	113.21-6-28	113.37-1-13	112.28-4-30
Owner	Granata, Susan M	Salgado, Daisy	Allison, Matthew E	Jank, Christopher	Terzian, Stephen P
Address	97 Currier Ave	121 Currier Ave	203 Crocker St	20 Boll St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 79	90 x 79	30 x 109	40 x 101	58 x 121
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1957 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	725	725	660	782	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 345	0 362	0 0	0 0	0 0
SFLA	1088	1088	1072	1142	1056
Att/Det Gar Sqft	308	440		448	484
Prior Land	\$9,500				
Prior Total	\$63,400				
Comp Land Estimate	\$13,000	\$13,000	\$7,000	\$9,000	\$13,000
Sale Date		9/30/2019	10/12/2020	12/2/2019	4/7/2020
Sale Price		\$100,000	\$125,000	\$89,500	\$125,000
Time Adj Sale Price		\$102,300	\$125,000	\$90,700	\$125,600
TADJSP/SQFT		\$94.03	\$116.60	\$79.42	\$118.94
Total Adj Factors	\$47,200	\$49,400	\$42,100	\$45,100	\$47,300
Adjusted Sale Price		\$100,100	\$130,100	\$95,200	\$125,500
Comparable Estimate	\$109,000 (\$100.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-10	113.37-1-13	113.29-3-23	101.84-2-11	113.21-6-28
Owner	Glinski, Michael R	Jank, Christopher	Salgado, Daisy	Walkow, Benjamin J	Allison, Matthew E
Address	98 Currier Ave	20 Boll St	121 Currier Ave	299 Lackawanna Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	40 x 101	90 x 79	52 x 120	30 x 109
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1955 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	782	725	780	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 362	0 0	0 0
SFLA	1170	1142	1088	1158	1056
Att/Det Gar Sqft	308		440	528	484
Prior Land	\$7,400				
Prior Total	\$64,700				
Comp Land Estimate	\$11,000	\$9,000	\$13,000	\$12,000	\$13,000
Sale Date		12/2/2019	9/30/2019	8/11/2020	10/12/2020
Sale Price		\$89,500	\$100,000	\$107,000	\$125,000
Time Adj Sale Price		\$90,700	\$102,300	\$107,000	\$125,600
TADJSP/SQFT		\$79.42	\$94.03	\$92.40	\$116.60
Total Adj Factors	\$47,800	\$42,700	\$49,400	\$51,500	\$47,300
Adjusted Sale Price		\$95,800	\$100,700	\$103,300	\$126,100
Comparable Estimate	\$111,000 (\$94.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-20	113.29-3-23	113.21-6-28	112.28-4-30	113.37-1-11
Owner	Heller, Matthew	Salgado, Daisy	Allison, Matthew E	Terzian, Stephen P	Eady, Aaron N
Address	103 Currier Ave	121 Currier Ave	203 Crocker St	237 Halstead Ave	28 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	30 x 109	58 x 121	40 x 101
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1946 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	700	725	660	704	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 362	0 0	0 0	0 0
SFLA	1050	1088	1072	1056	979
Att/Det Gar Sqft	308	440		484	280
Prior Land	\$9,100				
Prior Total	\$68,000				
Comp Land Estimate	\$11,000	\$13,000	\$7,000	\$13,000	\$9,000
Sale Date		9/30/2019	10/12/2020	4/7/2020	10/4/2019
Sale Price		\$100,000	\$125,000	\$125,000	\$88,500
Time Adj Sale Price		\$102,300	\$125,000	\$125,600	\$90,300
TADJSP/SQFT		\$94.03	\$116.60	\$118.94	\$85.51
Total Adj Factors	\$45,500	\$49,400	\$42,100	\$47,300	\$45,100
Adjusted Sale Price		\$98,400	\$128,400	\$123,800	\$90,700
Comparable Estimate	\$113,000 (\$107.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-9	113.29-3-23	113.37-1-13	101.84-2-11	113.21-6-28
Owner	Gouba, Amy L	Salgado, Daisy	Jank, Christopher	Walkow, Benjamin J	Allison, Matthew E
Address	104 Currier Ave	121 Currier Ave	20 Boll St	299 Lackawanna Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	40 x 101	52 x 120	30 x 109
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	725	782	780	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 362	0 0	0 0	0 0
SFLA	1170	1088	1142	1158	1072
Att/Det Gar Sqft	480	440		528	484
Prior Land	\$9,100				
Prior Total	\$69,000				
Comp Land Estimate	\$11,000	\$13,000	\$9,000	\$12,000	\$7,000
Sale Date		9/30/2019	12/2/2019	8/11/2020	10/12/2020
Sale Price		\$100,000	\$89,500	\$107,000	\$125,000
Time Adj Sale Price		\$102,300	\$90,700	\$107,000	\$125,000
TADJSP/SQFT		\$94.03	\$79.42	\$92.40	\$116.60
Total Adj Factors	\$50,700	\$49,400	\$42,700	\$51,500	\$42,100
Adjusted Sale Price		\$103,600	\$98,700	\$106,200	\$133,600
Comparable Estimate	\$114,000 (\$97.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-21	113.29-3-23	113.21-6-28	112.28-4-30	113.37-1-13
Owner	Nowak, Dorothy S	Salgado, Daisy	Allison, Matthew E	Terzian, Stephen P	Jank, Christopher
Address	109 Currier Ave	121 Currier Ave	203 Crocker St	237 Halstead Ave	20 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	30 x 109	58 x 121	40 x 101
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1946 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	725	725	660	704	782
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 362	0 0	0 0	0 0
SFLA	1088	1088	1072	1056	1142
Att/Det Gar Sqft	308	440		484	448
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$13,000	\$7,000	\$13,000	\$9,000
Sale Date		9/30/2019	10/12/2020	4/7/2020	12/2/2019
Sale Price		\$100,000	\$125,000	\$125,000	\$89,500
Time Adj Sale Price		\$102,300	\$125,000	\$125,600	\$90,700
TADJSP/SQFT		\$94.03	\$116.60	\$118.94	\$79.42
Total Adj Factors	\$45,600	\$49,400	\$42,100	\$47,300	\$42,700
Adjusted Sale Price		\$98,500	\$128,500	\$123,900	\$93,600
Comparable Estimate	\$107,000 (\$98.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-8	113.29-3-23	113.37-1-13	101.84-2-11	113.21-6-28
Owner	Binner, Robert J Jr	Salgado, Daisy	Jank, Christopher	Walkow, Benjamin J	Allison, Matthew E
Address	110 Currier Ave	121 Currier Ave	20 Boll St	299 Lackawanna Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	40 x 101	52 x 120	30 x 109
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	725	782	780	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 362	0 0	0 0	0 0
SFLA	1170	1088	1142	1158	1072
Att/Det Gar Sqft	330	440		528	
Prior Land	\$9,100				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$13,000	\$9,000	\$12,000	\$7,000
Sale Date		9/30/2019	12/2/2019	8/11/2020	10/12/2020
Sale Price		\$100,000	\$89,500	\$107,000	\$125,000
Time Adj Sale Price		\$102,300	\$90,700	\$107,000	\$125,000
TADJSP/SQFT		\$94.03	\$79.42	\$92.40	\$116.60
Total Adj Factors	\$49,400	\$49,400	\$42,700	\$51,500	\$42,100
Adjusted Sale Price		\$102,300	\$97,400	\$104,900	\$132,300
Comparable Estimate	\$113,000 (\$96.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-22	113.29-3-23	113.21-6-28	112.28-4-30	113.21-6-27
Owner	Anderson, Nadine M	Salgado, Daisy	Allison, Matthew E	Terzian, Stephen P	Rizzo, Aris Q
Address	115 Currier Ave	121 Currier Ave	203 Crocker St	237 Halstead Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	30 x 109	58 x 121	30 x 109
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1946 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	725	725	660	704	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 362	0 0	0 0	0 0
SFLA	1088	1088	1072	1056	979
Att/Det Gar Sqft	308	440		484	280
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$13,000	\$7,000	\$13,000	\$7,000
Sale Date		9/30/2019	10/12/2020	4/7/2020	8/6/2020
Sale Price		\$100,000	\$125,000	\$125,000	\$120,000
Time Adj Sale Price		\$102,300	\$125,000	\$125,600	\$120,000
TADJSP/SQFT		\$94.03	\$116.60	\$118.94	\$122.57
Total Adj Factors	\$45,600	\$49,400	\$42,100	\$47,300	\$40,400
Adjusted Sale Price		\$98,500	\$128,500	\$123,900	\$125,200
Comparable Estimate	\$114,000 (\$104.78/SFLA)				\$93,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-7	113.29-3-23	113.37-1-13	101.84-2-11	113.21-6-28
Owner	Dean, Richard	Salgado, Daisy	Jank, Christopher	Walkow, Benjamin J	Allison, Matthew E
Address	116 Currier Ave	121 Currier Ave	20 Boll St	299 Lackawanna Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	40 x 101	52 x 120	30 x 109
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	725	782	780	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 362	0 0	0 0	0 0
SFLA	1170	1088	1142	1158	1072
Att/Det Gar Sqft	484	440		528	484
Prior Land	\$7,400				
Prior Total	\$61,600				
Comp Land Estimate	\$11,000	\$13,000	\$9,000	\$12,000	\$7,000
Sale Date		9/30/2019	12/2/2019	8/11/2020	10/12/2020
Sale Price		\$100,000	\$89,500	\$107,000	\$125,000
Time Adj Sale Price		\$102,300	\$90,700	\$107,000	\$125,000
TADJSP/SQFT		\$94.03	\$79.42	\$92.40	\$116.60
Total Adj Factors	\$50,200	\$49,400	\$42,700	\$51,500	\$42,100
Adjusted Sale Price		\$103,100	\$98,200	\$105,700	\$133,100
Comparable Estimate	\$114,000 (\$97.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-23	113.29-3-23	113.21-6-28	112.28-4-30	113.21-6-27
Owner	Salgado, Daisy	Salgado, Daisy	Allison, Matthew E	Terzian, Stephen P	Rizzo, Aris Q
Address	121 Currier Ave	121 Currier Ave	203 Crocker St	237 Halstead Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 79	90 x 79	30 x 109	58 x 121	30 x 109
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1946 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	725	725	660	704	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 362	0 362	0 0	0 0	0 0
SFLA	1088	1088	1072	1056	979
Att/Det Gar Sqft	440	440		484	280
Prior Land	\$11,100				
Prior Total	\$69,000				
Comp Land Estimate	\$13,000	\$13,000	\$7,000	\$13,000	\$7,000
Sale Date		9/30/2019	10/12/2020	4/7/2020	8/6/2020
Sale Price		\$100,000	\$125,000	\$125,000	\$120,000
Time Adj Sale Price		\$102,300	\$125,000	\$125,600	\$120,000
TADJSP/SQFT		\$94.03	\$116.60	\$118.94	\$122.57
Total Adj Factors	\$49,400	\$49,400	\$42,100	\$47,300	\$40,400
Adjusted Sale Price		\$102,300	\$132,300	\$127,700	\$129,000
Comparable Estimate	\$118,000 (\$108.46/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-6	113.37-1-3	113.21-2-16	112.28-4-4	113.29-3-23	112.43-2-24
Owner	Binner, Robert	Doruszewski, Rebecca	Thompson, James Lee	Plew, Jacob R	Salgado, Daisy	Ponce, Yairaliz
Address	122 Currier Ave	64 Boll St	176 Boll St	250 Curtiss St	121 Currier Ave	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	45 x 101	45 x 101	60 x 130	90 x 79	55 x 118
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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1957 / 0	1950 / 0	1947 / 0	1955 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	972	768	834	725	840
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 362	0 0
SFLA	1350	1414	1344	1250	1088	1260
Att/Det Gar Sqft	220	420			440	280
Prior Land	\$7,400					
Prior Total	\$70,000					
Comp Land Estimate	\$11,000	\$10,000	\$10,000	\$14,000	\$13,000	\$13,000
Sale Date		2/5/2020	5/31/2019	11/20/2019	9/30/2019	7/14/2020
Sale Price		\$107,000	\$95,000	\$116,500	\$100,000	\$122,500
Time Adj Sale Price		\$107,900	\$98,500	\$118,500	\$102,300	\$122,500
TADJSP/SQFT		\$76.31	\$73.29	\$94.80	\$94.03	\$97.22
Total Adj Factors	\$53,400	\$57,800	\$42,900	\$51,500	\$49,400	\$53,400
Adjusted Sale Price		\$103,500	\$109,000	\$120,400	\$106,300	\$122,500
Comparable Estimate	\$112,000 (\$82.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-3-24	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10
Owner	Porter, Nathaniel W	Niedzwiedz, Katarzyna	Buczowski, Sally	Laviolette, Adam	Franklin, Jessica R
Address	125 Currier Ave	156 Crocker St	164 Gates St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	60 x 100	60 x 110	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1014	1028	1223	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1014	1028	1223	992	798
Att/Det Gar Sqft	352	308	352	308	288
Prior Land	\$9,100				
Prior Total	\$75,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$14,000	\$9,000
Sale Date		11/22/2019	10/10/2020	3/18/2019	10/14/2020
Sale Price		\$119,310	\$147,900	\$85,000	\$80,000
Time Adj Sale Price		\$121,300	\$147,900	\$88,700	\$80,000
TADJSP/SQFT		\$118.00	\$120.93	\$89.42	\$100.25
Total Adj Factors	\$52,400	\$51,300	\$72,200	\$53,400	\$28,600
Adjusted Sale Price		\$122,400	\$128,100	\$87,700	\$103,800
Comparable Estimate	\$107,000 (\$105.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.29-2-4.1	113.29-3-23	101.84-2-11	113.21-6-28	113.37-1-13
Owner	Trzaska, John J	Salgado, Daisy	Walkow, Benjamin J	Allison, Matthew E	Jank, Christopher
Address	128 Currier Ave	121 Currier Ave	299 Lackawanna Ave	203 Crocker St	20 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	90 x 79	52 x 120	30 x 109	40 x 101
Building Style	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
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1950 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	725	780	660	782
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 362	0 0	0 0	0 0
SFLA	1170	1088	1158	1072	1142
Att/Det Gar Sqft	352	440	528		484
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$7,000	\$9,000
Sale Date		9/30/2019	8/11/2020	10/12/2020	12/2/2019
Sale Price		\$100,000	\$107,000	\$125,000	\$89,500
Time Adj Sale Price		\$102,300	\$107,000	\$125,000	\$90,700
TADJSP/SQFT		\$94.03	\$92.40	\$116.60	\$79.42
Total Adj Factors	\$48,500	\$49,400	\$51,500	\$42,100	\$42,700
Adjusted Sale Price		\$101,400	\$104,000	\$131,400	\$96,500
Comparable Estimate	\$112,000 (\$95.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143089	143001	143089
Print Key	113.29-3-1	113.37-3-3	102.18-2-13	112.36-4-8	102.77-1-10
Owner	Pawley, Bina S	Alnesaffi, Mufeed	Leli, Susan	Hasan, Nasrin Akter	Strasser, Matthew F
Address	133 Currier Ave	117 Gates St	138 Lemoine Ave	142 Griffith St	279 Curtiss St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	101 x 79	50 x 124	60 x 110	60 x 86	105 x 130
Building Style	03 Split level	05 Colonial	04 Cape cod	05 Colonial	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	01 Wood
Year Built/Eff Yr Built	1970 / 0	1950 / 0	1961 / 0	1972 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 440	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	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
Stories	1.0	2.0	2.0	2.0	1.5
Bedrooms	4	5	5	6	5
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2150	1593	1338	1150	1663
2nd Sty Area	0	864	980	1150	0
Fin Bsmt/Fin Rec Rm	440 0	0 0	0 0	0 0	0 0
SFLA	2590	2457	2591	2300	2597
Att/Det Gar Sqft			399	420	754
Prior Land	\$11,800				
Prior Total	\$114,000				
Comp Land Estimate	\$14,000	\$12,000	\$13,000	\$11,000	\$18,000
Sale Date		1/6/2020	9/23/2020	12/17/2018	11/14/2018
Sale Price		\$127,000	\$169,900	\$120,000	\$151,000
Time Adj Sale Price		\$128,300	\$169,900	\$126,800	\$160,500
TADJSP/SQFT		\$52.22	\$65.57	\$55.13	\$61.80
Total Adj Factors	\$102,200	\$84,800	\$91,500	\$85,600	\$72,000
Adjusted Sale Price		\$145,700	\$180,600	\$143,400	\$190,700
Comparable Estimate	\$167,000 (\$64.48/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-24	113.37-1-3	113.21-2-16	112.35-3-24	112.28-4-4	112.43-2-24
Owner	Lehmann, Krystyna	Doruszewski, Rebecca	Thompson, James Lee	Chowdhury, Aminuli I	Plew, Jacob R	Ponce, Yairaliz
Address	155 Currier Ave	64 Boll St	176 Boll St	169 Atlantic Ave	250 Curtiss St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	118 x 79	45 x 101	45 x 101	85 x 118	60 x 130	55 x 118
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	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1950 / 0	1958 / 0	1947 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1660	972	768	1139	834	840
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	1660	1414	1344	1709	1250	1260
Att/Det Gar Sqft	336	420		352		280
Prior Land	\$12,700					
Prior Total	\$86,000					
Comp Land Estimate	\$15,000	\$10,000	\$10,000	\$16,000	\$14,000	\$13,000
Sale Date		2/5/2020	5/31/2019	5/2/2019	11/20/2019	7/14/2020
Sale Price		\$107,000	\$95,000	\$119,900	\$116,500	\$122,500
Time Adj Sale Price		\$107,900	\$98,500	\$124,300	\$118,500	\$122,500
TADJSP/SQFT		\$76.31	\$73.29	\$72.73	\$94.80	\$97.22
Total Adj Factors	\$68,000	\$57,800	\$42,900	\$73,600	\$51,500	\$53,400
Adjusted Sale Price		\$118,100	\$123,600	\$118,700	\$135,000	\$137,100
Comparable Estimate	\$127,000 (\$76.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-25	113.21-6-28	113.21-6-27	112.28-4-30	113.29-3-23
Owner	Nowicki, Frank M	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Salgado, Daisy
Address	163 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 78	30 x 109	30 x 109	58 x 121	90 x 79
Building Style	14 other	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	02 Brick
Year Built/Eff Yr Built	1942 / 0	1950 / 0	1945 / 0	1946 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.5	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	660	576	704	725
2nd Sty Area	1134	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1134	1072	979	1056	1088
Att/Det Gar Sqft	1,134		280	484	440
Prior Land	\$11,000				
Prior Total	\$64,000				
Comp Land Estimate	\$13,000	\$7,000	\$7,000	\$13,000	\$13,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	9/30/2019
Sale Price		\$125,000	\$120,000	\$125,000	\$100,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$102,300
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$94.03
Total Adj Factors	\$27,800	\$42,100	\$40,400	\$47,300	\$72,200
Adjusted Sale Price		\$110,700	\$107,400	\$106,100	\$80,700
Comparable Estimate	\$102,000 (\$89.95/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-26	113.21-6-28	113.21-6-27	112.28-4-30	113.29-3-23	101.84-2-11
Owner	Sestokas, Caitlin A	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Salgado, Daisy	Walkow, Benjamin J
Address	169 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	121 Currier Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 77	30 x 109	30 x 109	58 x 121	90 x 79	52 x 120
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	1947 / 0	1950 / 0	1945 / 0	1946 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	660	576	704	725	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 362	0 0
SFLA	1125	1072	979	1056	1088	1158
Att/Det Gar Sqft	264		280	484	440	528
Prior Land	\$7,400					
Prior Total	\$62,300					
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	9/30/2019	8/11/2020
Sale Price		\$125,000	\$120,000	\$125,000	\$100,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$102,300	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$94.03	\$92.40
Total Adj Factors	\$45,700	\$42,100	\$40,400	\$47,300	\$49,400	\$51,500
Adjusted Sale Price		\$128,600	\$125,300	\$124,000	\$98,600	\$101,200
Comparable Estimate	\$116,000 (\$103.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-13	113.37-1-3	113.21-2-16	112.28-4-4	101.84-2-11
Owner	Jaroszewski, John J	Doruszewski, Rebecca	Thompson, James Lee	Plew, Jacob R	Walkow, Benjamin J
Address	170 Currier Ave	64 Boll St	176 Boll St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 79	45 x 101	45 x 101	60 x 130	52 x 120
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1158	972	768	834	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1548	1414	1344	1250	1158
Att/Det Gar Sqft	660	420			528
Prior Land	\$11,100				
Prior Total	\$84,000				
Comp Land Estimate	\$13,000	\$10,000	\$10,000	\$14,000	\$12,000
Sale Date		2/5/2020	5/31/2019	11/20/2019	8/11/2020
Sale Price		\$107,000	\$95,000	\$116,500	\$107,000
Time Adj Sale Price		\$107,900	\$98,500	\$118,500	\$107,000
TADJSP/SQFT		\$76.31	\$73.29	\$94.80	\$92.40
Total Adj Factors	\$66,700	\$57,800	\$42,900	\$51,500	\$51,500
Adjusted Sale Price		\$116,800	\$122,300	\$133,700	\$122,200
Comparable Estimate	\$129,000 (\$83.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-27	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31
Owner	Nagi, Marie	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J
Address	175 Currier Ave	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 77	30 x 109	30 x 109	58 x 121	45 x 130
Building Style	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	04 Composition
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	576	660	704	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	975	979	1072	1056	990
Att/Det Gar Sqft		280		484	528
Prior Land	\$9,000				
Prior Total	\$60,000				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$39,500	\$40,400	\$42,100	\$47,300	\$44,100
Adjusted Sale Price		\$119,100	\$122,400	\$117,800	\$135,600
Comparable Estimate	\$117,000 (\$120/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-12	113.21-6-28	101.84-2-11	112.28-4-30	113.29-3-23	113.21-6-27
Owner	Krawczyk, Amanda	Allison, Matthew E	Walkow, Benjamin J	Terzian, Stephen P	Salgado, Daisy	Rizzo, Aris Q
Address	176 Currier Ave	203 Crocker St	299 Lackawanna Ave	237 Halstead Ave	121 Currier Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	58 x 121	90 x 79	30 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1950 / 0	1946 / 0	1955 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1.5	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	704	725	576
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 362	0 0
SFLA	1170	1072	1158	1056	1088	979
Att/Det Gar Sqft	280		528	484	440	280
Prior Land	\$9,100					
Prior Total	\$68,000					
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$13,000	\$13,000	\$7,000
Sale Date		10/12/2020	8/11/2020	4/7/2020	9/30/2019	8/6/2020
Sale Price		\$125,000	\$107,000	\$125,000	\$100,000	\$120,000
Time Adj Sale Price		\$125,000	\$107,000	\$125,600	\$102,300	\$120,000
TADJSP/SQFT		\$116.60	\$92.40	\$118.94	\$94.03	\$122.57
Total Adj Factors	\$49,400	\$42,100	\$51,500	\$47,300	\$49,400	\$40,400
Adjusted Sale Price		\$132,300	\$104,900	\$127,700	\$102,300	\$129,000
Comparable Estimate	\$119,000 (\$101.71/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-28	113.37-1-3	113.21-2-16	112.28-4-4	113.21-6-28	101.84-2-11
Owner	Ping, Barry R	Doruszewski, Rebecca	Thompson, James Lee	Plew, Jacob R	Allison, Matthew E	Walkow, Benjamin J
Address	181 Currier Ave	64 Boll St	176 Boll St	250 Curtiss St	203 Crocker St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	45 x 101	45 x 101	60 x 130	30 x 109	52 x 120
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1950 / 0	1947 / 0	1950 / 0	1950 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1.7	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	795	972	768	834	660	780
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	1380	1414	1344	1250	1072	1158
Att/Det Gar Sqft	345	420				528
Prior Land	\$9,100					
Prior Total	\$74,000					
Comp Land Estimate	\$11,000	\$10,000	\$10,000	\$14,000	\$7,000	\$12,000
Sale Date		2/5/2020	5/31/2019	11/20/2019	10/12/2020	8/11/2020
Sale Price		\$107,000	\$95,000	\$116,500	\$125,000	\$107,000
Time Adj Sale Price		\$107,900	\$98,500	\$118,500	\$125,000	\$107,000
TADJSP/SQFT		\$76.31	\$73.29	\$94.80	\$116.60	\$92.40
Total Adj Factors	\$68,000	\$57,800	\$42,900	\$51,500	\$42,100	\$51,500
Adjusted Sale Price		\$118,100	\$123,600	\$135,000	\$150,900	\$123,500
Comparable Estimate	\$130,000 (\$94.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-11	113.21-6-28	112.28-4-30	113.29-3-23	113.21-6-27
Owner	Di Salvo, Debra	Allison, Matthew E	Terzian, Stephen P	Salgado, Daisy	Rizzo, Aris Q
Address	182 Currier Ave	203 Crocker St	299 Lackawanna Ave	121 Currier Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	90 x 79	30 x 109
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1946 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	725	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 362	0 0
SFLA	1170	1072	1158	1088	979
Att/Det Gar Sqft			528	440	280
Prior Land	\$9,100				
Prior Total	\$64,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$13,000	\$7,000
Sale Date		10/12/2020	8/11/2020	9/30/2019	8/6/2020
Sale Price		\$125,000	\$107,000	\$100,000	\$120,000
Time Adj Sale Price		\$125,000	\$107,000	\$102,300	\$120,000
TADJSP/SQFT		\$116.60	\$92.40	\$94.03	\$122.57
Total Adj Factors	\$45,700	\$42,100	\$51,500	\$49,400	\$40,400
Adjusted Sale Price		\$128,600	\$101,200	\$98,600	\$125,300
Comparable Estimate	\$116,000 (\$99.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-29	113.21-6-28	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Madera, Luis	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Plew, Jacob R
Address	187 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	30 x 109	58 x 121	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1945 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	576	780	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	979	1158	1250
Att/Det Gar Sqft	480		280	528	484
Prior Land	\$7,400				
Prior Total	\$65,200				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$12,000	\$14,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	11/20/2019
Sale Price		\$125,000	\$120,000	\$125,000	\$116,500
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$118,500
TADJSP/SQFT		\$116.60	\$122.57	\$92.40	\$118.94
Total Adj Factors	\$48,400	\$42,100	\$40,400	\$51,500	\$51,500
Adjusted Sale Price		\$131,300	\$128,000	\$103,900	\$126,700
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-10	113.21-6-28	112.28-4-30	113.21-6-27	113.29-3-23
Owner	Derenda, Grace A	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Salgado, Daisy
Address	188 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	90 x 79
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1950 / 0	1946 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	704	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1170	1072	1158	1056	1088
Att/Det Gar Sqft	280		528	484	440
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$13,000	\$13,000
Sale Date		10/12/2020	8/11/2020	4/7/2020	8/6/2020
Sale Price		\$125,000	\$107,000	\$125,000	\$120,000
Time Adj Sale Price		\$125,000	\$107,000	\$125,600	\$120,000
TADJSP/SQFT		\$116.60	\$92.40	\$118.94	\$122.57
Total Adj Factors	\$48,100	\$42,100	\$51,500	\$47,300	\$49,400
Adjusted Sale Price		\$131,000	\$103,600	\$126,400	\$101,000
Comparable Estimate	\$118,000 (\$100.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-30	113.37-1-3	113.21-2-16	112.28-4-4	101.84-2-11
Owner	Piscitello, John J	Doruszewski, Rebecca	Thompson, James Lee	Plew, Jacob R	Allison, Matthew E
Address	193 Currier Ave	64 Boll St	176 Boll St	250 Curtiss St	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	45 x 101	45 x 101	60 x 130	30 x 109
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	780	972	768	834	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1365	1414	1344	1250	1072
Att/Det Gar Sqft		420			528
Prior Land	\$9,100				
Prior Total	\$69,000				
Comp Land Estimate	\$11,000	\$10,000	\$10,000	\$14,000	\$7,000
Sale Date		2/5/2020	5/31/2019	11/20/2019	10/12/2020
Sale Price		\$107,000	\$95,000	\$116,500	\$125,000
Time Adj Sale Price		\$107,900	\$98,500	\$118,500	\$125,000
TADJSP/SQFT		\$76.31	\$73.29	\$94.80	\$116.60
Total Adj Factors	\$51,900	\$57,800	\$42,900	\$51,500	\$42,100
Adjusted Sale Price		\$102,000	\$107,500	\$118,900	\$134,800
Comparable Estimate	\$114,000 (\$83.52/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-9	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31	113.29-3-23
Owner	Vaughn Leigh A	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J	Salgado, Daisy
Address	194 Currier Ave	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	30 x 109	30 x 109	58 x 121	45 x 130	90 x 79
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
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	806	576	660	704	660	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 362
SFLA	1001	979	1072	1056	990	1088
Att/Det Gar Sqft		280		484	528	440
Prior Land	\$7,400					
Prior Total	\$57,300					
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000	\$13,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	9/10/2019	9/30/2019
Sale Price		\$120,000	\$125,000	\$125,000	\$137,000	\$100,000
Time Adj Sale Price		\$120,000	\$125,000	\$125,600	\$140,200	\$102,300
TADJSP/SQFT		\$122.57	\$116.60	\$118.94	\$141.62	\$94.03
Total Adj Factors	\$39,200	\$40,400	\$42,100	\$47,300	\$44,100	\$49,400
Adjusted Sale Price		\$118,800	\$122,100	\$117,500	\$135,300	\$92,100
Comparable Estimate	\$117,000 (\$116.88/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-31	113.21-6-28	101.84-2-11	113.21-6-27	112.28-4-30	113.29-3-23
Owner	Halloran Megan A	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Terzian, Stephen P	Salgado, Daisy
Address	199 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	58 x 121	90 x 79
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	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1946 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	704	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 362
SFLA	1170	1072	1158	979	1056	1088
Att/Det Gar Sqft	308		528	280	484	440
Prior Land	\$9,100					
Prior Total	\$68,000					
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$13,000	\$13,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020	9/30/2019
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000	\$100,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600	\$102,300
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94	\$94.03
Total Adj Factors	\$49,900	\$42,100	\$51,500	\$40,400	\$47,300	\$49,400
Adjusted Sale Price		\$132,800	\$105,400	\$129,500	\$128,200	\$102,800
Comparable Estimate	\$120,000 (\$102.56/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-8	113.21-6-28	101.84-2-11	112.28-4-30	113.21-6-27	113.29-3-23
Owner	D'Amico Mary Lou	Allison, Matthew E	Walkow, Benjamin J	Terzian, Stephen P	Rizzo, Aris Q	Salgado, Daisy
Address	200 Currier Ave	203 Crocker St	299 Lackawanna Ave	237 Halstead Ave	201 Crocker St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	58 x 121	30 x 109	90 x 79
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	1955 / 0	1950 / 0	1950 / 0	1946 / 0	1945 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	704	576	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0	0 362
SFLA	1170	1072	1158	1056	979	1088
Att/Det Gar Sqft	352		528	484	280	440
Prior Land	\$9,100					
Prior Total	\$70,000					
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$13,000	\$7,000	\$13,000
Sale Date		10/12/2020	8/11/2020	4/7/2020	8/6/2020	9/30/2019
Sale Price		\$125,000	\$107,000	\$125,000	\$120,000	\$100,000
Time Adj Sale Price		\$125,000	\$107,000	\$125,600	\$120,000	\$102,300
TADJSP/SQFT		\$116.60	\$92.40	\$118.94	\$122.57	\$94.03
Total Adj Factors	\$51,700	\$42,100	\$51,500	\$47,300	\$40,400	\$49,400
Adjusted Sale Price		\$134,600	\$107,200	\$130,000	\$131,300	\$104,600
Comparable Estimate	\$122,000 (\$104.27/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-32	113.21-6-28	113.21-6-27	112.28-4-30	113.29-3-23
Owner	Schultz, Richard E	Allison, Matthew E	Walkow, Benjamin J	Terzian, Stephen P	Salgado, Daisy
Address	205 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	58 x 121
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 780	0 0	0 0	0 0	0 362
SFLA	1170	1072	1158	979	1056
Att/Det Gar Sqft	462		528	280	484
Prior Land	\$9,100				
Prior Total	\$70,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$13,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$51,500	\$42,100	\$51,500	\$40,400	\$47,300
Adjusted Sale Price		\$134,400	\$107,000	\$131,100	\$129,800
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

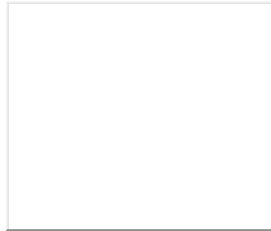
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-7	112.28-4-4	113.21-6-28	101.84-2-11	112.28-4-30
Owner	Bush, Zachary R	Plew, Jacob R	Allison, Matthew E	Walkow, Benjamin J	Terzian, Stephen P
Address	206 Currier Ave	250 Curtiss St	203 Crocker St	299 Lackawanna Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	60 x 130	30 x 109	52 x 120	58 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1947 / 0	1950 / 0	1950 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	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
1st Sty Area	870	834	660	780	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1260	1250	1072	1158	1056
Att/Det Gar Sqft	299			528	484
Prior Land	\$9,100				
Prior Total	\$70,000				
Comp Land Estimate	\$11,000	\$14,000	\$7,000	\$12,000	\$13,000
Sale Date		11/20/2019	10/12/2020	8/11/2020	4/7/2020
Sale Price		\$116,500	\$125,000	\$107,000	\$125,000
Time Adj Sale Price		\$118,500	\$125,000	\$107,000	\$125,600
TADJSP/SQFT		\$94.80	\$116.60	\$92.40	\$118.94
Total Adj Factors	\$58,900	\$51,500	\$42,100	\$51,500	\$47,300
Adjusted Sale Price		\$125,900	\$141,800	\$114,400	\$137,200
Comparable Estimate	\$132,000 (\$104.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-6	113.21-6-28	101.84-2-11	112.28-4-30	112.28-4-4
Owner	Keenan, Wendy M	Allison, Matthew E	Walkow, Benjamin J	Terzian, Stephen P	Rizzo, Aris Q
Address	212 Currier Ave	203 Crocker St	299 Lackawanna Ave	237 Halstead Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	58 x 121	30 x 109
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1946 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	704	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	1056	1250
Att/Det Gar Sqft	280		528	484	280
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$13,000	\$14,000
Sale Date		10/12/2020	8/11/2020	4/7/2020	8/6/2020
Sale Price		\$125,000	\$107,000	\$125,000	\$120,000
Time Adj Sale Price		\$125,000	\$107,000	\$125,600	\$120,000
TADJSP/SQFT		\$116.60	\$92.40	\$118.94	\$122.57
Total Adj Factors	\$48,000	\$42,100	\$51,500	\$47,300	\$51,500
Adjusted Sale Price		\$130,900	\$103,500	\$126,300	\$127,600
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-33	113.37-1-3	112.35-3-24	113.21-2-16	112.28-4-4
Owner	Casillas, Juan Carlos	Doruszewski, Rebecca	Chowdhury, Aminuli I	Thompson, James Lee	Plew, Jacob R
Address	215 Currier Ave	64 Boll St	169 Atlantic Ave	176 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 79	45 x 101	85 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1996 / 0	1957 / 0	1958 / 0	1950 / 0	1947 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1000	972	1139	768	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1750	1414	1709	1344	1250
Att/Det Gar Sqft	440	420	352		
Prior Land	\$11,100				
Prior Total	\$107,900				
Comp Land Estimate	\$13,000	\$10,000	\$16,000	\$10,000	\$14,000
					\$7,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	11/20/2019
Sale Price		\$107,000	\$119,900	\$95,000	\$116,500
Time Adj Sale Price		\$107,900	\$124,300	\$98,500	\$118,500
TADJSP/SQFT		\$76.31	\$72.73	\$73.29	\$94.80
					\$116.60
Total Adj Factors	\$84,900	\$57,800	\$73,600	\$42,900	\$51,500
Adjusted Sale Price		\$135,000	\$135,600	\$140,500	\$151,900
					\$42,100
Comparable Estimate	\$146,000 (\$83.43/SFLA)				\$167,800



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-5	113.21-6-28	101.84-2-11	112.28-4-4	113.21-6-27	112.28-4-30
Owner	Flynn, Thomas M	Allison, Matthew E	Walkow, Benjamin J	Plew, Jacob R	Rizzo, Aris Q	Terzian, Stephen P
Address	218 Currier Ave	203 Crocker St	299 Lackawanna Ave	250 Curtiss St	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	60 x 130	30 x 109	58 x 121
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1947 / 0	1945 / 0	1946 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	660	780	834	576	704
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 0
SFLA	1209	1072	1158	1250	979	1056
Att/Det Gar Sqft	280		528		280	484
Prior Land	\$9,100					
Prior Total	\$50,000					
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$14,000	\$7,000	\$13,000
Sale Date		10/12/2020	8/11/2020	11/20/2019	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$116,500	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$118,500	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$94.80	\$122.57	\$118.94
Total Adj Factors	\$40,700	\$42,100	\$51,500	\$51,500	\$40,400	\$47,300
Adjusted Sale Price		\$123,600	\$96,200	\$107,700	\$120,300	\$119,000
Comparable Estimate	\$113,000 (\$93.47/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-34	113.21-6-28	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Czarniak, Thomas A	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Plew, Jacob R
Address	219 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	252		528		484
Prior Land	\$9,100				
Prior Total	\$68,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$50,100	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$133,000	\$105,600	\$129,700	\$117,100
Comparable Estimate	\$123,000 (\$105.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-4	113.21-6-28	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Giordano Donald J	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Plew, Jacob R
Address	224 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	352		528	280	484
Prior Land	\$9,100				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$48,500	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$131,400	\$104,000	\$128,100	\$115,500
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-35	113.21-6-28	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Slawinowski Susan E	Allison, Matthew E	Walkow, Benjamin J	Terzian, Stephen P	Plew, Jacob R
Address	225 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	58 x 121
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	308		528		484
Prior Land	\$9,100				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$49,200	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$132,100	\$104,700	\$128,800	\$116,200
Comparable Estimate	\$122,000 (\$104.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-3	113.21-6-28	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Cislo, Linda	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Plew, Jacob R
Address	230 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	280		528	280	484
Prior Land	\$9,100				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$49,000	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$131,900	\$104,500	\$128,600	\$116,000
Comparable Estimate	\$122,000 (\$104.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-4-36	113.21-6-28	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Barber, Robin A	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Plew, Jacob R
Address	231 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	576		528	280	484
Prior Land	\$7,400				
Prior Total	\$59,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$49,100	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$132,000	\$104,600	\$128,700	\$116,100
Comparable Estimate	\$122,000 (\$104.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-2	113.21-6-28	101.84-2-11	112.28-4-4	112.28-4-30
Owner	Wypych, Norbert Andre	Allison, Matthew E	Walkow, Benjamin J	Plew, Jacob R	Rizzo, Aris Q
Address	236 Currier Ave	203 Crocker St	299 Lackawanna Ave	250 Curtiss St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	60 x 130	30 x 109
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1950 / 0	1947 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	660	780	834	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1209	1072	1158	1250	979
Att/Det Gar Sqft	460		528		280
Prior Land	\$9,100				
Prior Total	\$69,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$14,000	\$7,000
Sale Date		10/12/2020	8/11/2020	11/20/2019	8/6/2020
Sale Price		\$125,000	\$107,000	\$116,500	\$120,000
Time Adj Sale Price		\$125,000	\$107,000	\$118,500	\$120,000
TADJSP/SQFT		\$116.60	\$92.40	\$94.80	\$122.57
Total Adj Factors	\$50,600	\$42,100	\$51,500	\$51,500	\$40,400
Adjusted Sale Price		\$133,500	\$106,100	\$117,600	\$130,200
Comparable Estimate	\$123,000 (\$101.74/SFLA)				\$128,900

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-37	113.21-6-28	101.84-2-11	113.21-6-27	112.28-4-30	112.28-4-4
Owner	Jeziorski, Kaitlyn	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Terzian, Stephen P	Plew, Jacob R
Address	237 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	58 x 121	60 x 130
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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1946 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	704	834
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 0
SFLA	1170	1072	1158	979	1056	1250
Att/Det Gar Sqft			528	280	484	
Prior Land	\$9,100					
Prior Total	\$64,000					
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$13,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020	11/20/2019
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000	\$116,500
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600	\$118,500
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94	\$94.80
Total Adj Factors	\$45,700	\$42,100	\$51,500	\$40,400	\$47,300	\$51,500
Adjusted Sale Price		\$128,600	\$101,200	\$125,300	\$124,000	\$112,700
Comparable Estimate	\$118,000 (\$100.85/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-14	102.77-4-14	113.21-6-27	113.21-6-28	112.28-4-30	112.36-4-31
Owner	McCormick Jacqueline	McCormick, Jacqueline	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Celej, Nicholas J
Address	243 Currier Ave	243 Currier Ave	201 Crocker St	203 Crocker St	237 Halstead Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	60 x 79	30 x 109	30 x 109	58 x 121	45 x 130
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	04 Composition
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1945 / 0	1950 / 0	1946 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.5
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	780	780	576	660	704	660
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 0
SFLA	780	780	979	1072	1056	990
Att/Det Gar Sqft			280		484	528
Prior Land	\$7,400					
Prior Total	\$51,800					
Comp Land Estimate	\$11,000	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		4/5/2019	8/6/2020	10/12/2020	4/7/2020	9/10/2019
Sale Price		\$106,000	\$120,000	\$125,000	\$125,000	\$137,000
Time Adj Sale Price		\$110,300	\$120,000	\$125,000	\$125,600	\$140,200
TADJSP/SQFT		\$141.41	\$122.57	\$116.60	\$118.94	\$141.62
Total Adj Factors	\$32,300	\$32,300	\$40,400	\$42,100	\$47,300	\$44,100
Adjusted Sale Price		\$110,300	\$111,900	\$115,200	\$110,600	\$128,400
Comparable Estimate	\$115,000 (\$147.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-3-1	113.21-6-28	112.28-4-4	101.84-2-11	113.21-6-27
Owner	Albright, Richard P	Allison, Matthew E	Plew, Jacob R	Walkow, Benjamin J	Rizzo, Aris Q
Address	244 Currier Ave	203 Crocker St	250 Curtiss St	299 Lackawanna Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	60 x 130	52 x 120	30 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1947 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	810	660	834	780	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	1230	1072	1250	1158	979
Att/Det Gar Sqft	440			528	280
Prior Land	\$9,100				
Prior Total	\$74,000				
Comp Land Estimate	\$11,000	\$7,000	\$14,000	\$12,000	\$7,000
Sale Date		10/12/2020	11/20/2019	8/11/2020	8/6/2020
Sale Price		\$125,000	\$116,500	\$107,000	\$120,000
Time Adj Sale Price		\$125,000	\$118,500	\$107,000	\$120,000
TADJSP/SQFT		\$116.60	\$94.80	\$92.40	\$122.57
Total Adj Factors	\$58,600	\$42,100	\$51,500	\$51,500	\$40,400
Adjusted Sale Price		\$141,500	\$125,600	\$114,100	\$138,200
Comparable Estimate	\$131,000 (\$106.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-4-15	113.21-6-28	101.84-2-11	113.21-6-27	112.28-4-30
Owner	Gramza, Clara	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Terzian, Stephen P
Address	249 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 77	30 x 109	52 x 120	30 x 109	58 x 121
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	352		528	280	484
Prior Land	\$9,000				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$48,500	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$131,400	\$104,000	\$128,100	\$115,500
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143089	143089	143089	143089
Print Key	102.77-3-13	102.18-2-17	113.69-3-3	113.47-3-20	113.55-3-7
Owner	Dobosz, Stanislaw	Labib, Mahir	Rwanika, Francine	McGuire, Aubrey R	Wysocki, Robin A
Address	250 Currier Ave	114 Lemoine Ave	144 Alaska St	177 Kennedy Rd	90 Iroquois Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	75 x 110	60 x 117	52 x 102	51 x 108
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1955 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1173	1320	832	858
2nd Sty Area	1144	1260	1320	832	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2288	2433	2640	1664	2756
Att/Det Gar Sqft		484	484		440
Prior Land	\$9,100				
Prior Total	\$86,900				
Comp Land Estimate	\$11,000	\$14,000	\$13,000	\$11,000	\$12,000
Sale Date		12/10/2019	5/19/2020	2/7/2020	1/9/2019
Sale Price		\$191,000	\$165,000	\$130,000	\$175,000
Time Adj Sale Price		\$193,600	\$165,600	\$131,100	\$183,800
TADJSP/SQFT		\$79.57	\$62.73	\$78.79	\$66.69
Total Adj Factors	\$76,600	\$121,300	\$87,100	\$57,000	\$89,800
Adjusted Sale Price		\$148,900	\$155,100	\$150,700	\$170,600
Comparable Estimate	\$160,000 (\$69.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-12	113.21-6-28	101.84-2-11	113.21-6-27	112.28-4-30
Owner	Miller, Francis J	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Terzian, Stephen P
Address	254 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	52 x 120	30 x 109	58 x 121
Building Style	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	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1056
Att/Det Gar Sqft	280		528	280	484
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$13,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$48,000	\$42,100	\$51,500	\$40,400	\$47,300
Adjusted Sale Price		\$130,900	\$103,500	\$127,600	\$126,300
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-4-16	113.21-6-27	102.77-4-14	113.21-6-28	112.28-4-30
Owner	Shaffer, Alan E	Rizzo, Aris Q	McCormick, Jacqueline	Allison, Matthew E	Terzian, Stephen P
Address	255 Currier Ave	201 Crocker St	243 Currier Ave	203 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 76	30 x 109	60 x 79	30 x 109	58 x 121
Building Style	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	04 Composition
Year Built/Eff Yr Built	1950 / 0	1945 / 0	1955 / 0	1950 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	576	780	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 0	0 0
SFLA	780	979	780	1072	990
Att/Det Gar Sqft	396	280		484	528
Prior Land	\$8,900				
Prior Total	\$62,000				
Comp Land Estimate	\$11,000	\$7,000	\$11,000	\$7,000	\$12,000
Sale Date		8/6/2020	4/5/2019	10/12/2020	4/7/2020
Sale Price		\$120,000	\$106,000	\$125,000	\$125,000
Time Adj Sale Price		\$120,000	\$110,300	\$125,000	\$125,600
TADJSP/SQFT		\$122.57	\$141.41	\$116.60	\$118.94
Total Adj Factors	\$37,100	\$40,400	\$32,300	\$42,100	\$44,100
Adjusted Sale Price		\$116,700	\$115,100	\$120,000	\$133,200
Comparable Estimate	\$120,000 (\$153.85/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-3-11	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Nazaruk, Rita	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	260 Currier Ave	164 Gates St	156 Crocker St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 79	60 x 110	60 x 100	40 x 100	40 x 130	90 x 86
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	1960 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1362	1223	1028	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1362	0 0	0 0	0 0	0 0	0 300
SFLA	1362	1223	1028	798	815	992
Att/Det Gar Sqft	216	352	308	288	308	308
Prior Land	\$9,100					
Prior Total	\$80,000					
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$9,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$67,900	\$72,200	\$51,300	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$143,600	\$137,900	\$119,300	\$109,700	\$103,200
Comparable Estimate	\$123,000 (\$90.31/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-4-17	112.28-4-4	113.21-6-28	101.84-2-11	113.21-6-27
Owner	Grimes, Kathleen A	Plew, Jacob R	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q
Address	261 Currier Ave	250 Curtiss St	203 Crocker St	299 Lackawanna Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 76	60 x 130	30 x 109	52 x 120	30 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1947 / 0	1950 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	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
1st Sty Area	840	834	660	780	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	1260	1250	1072	1158	979
Att/Det Gar Sqft	440			528	280
Prior Land	\$8,900				
Prior Total	\$71,000				
Comp Land Estimate	\$11,000	\$14,000	\$7,000	\$12,000	\$7,000
Sale Date		11/20/2019	10/12/2020	8/11/2020	8/6/2020
Sale Price		\$116,500	\$125,000	\$107,000	\$120,000
Time Adj Sale Price		\$118,500	\$125,000	\$107,000	\$120,000
TADJSP/SQFT		\$94.80	\$116.60	\$92.40	\$122.57
Total Adj Factors	\$53,400	\$51,500	\$42,100	\$51,500	\$40,400
Adjusted Sale Price		\$120,400	\$136,300	\$108,900	\$133,000
Comparable Estimate	\$126,000 (\$100/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-9.1	113.21-6-28	113.21-6-27	112.28-4-30	101.84-2-11
Owner	Kuczkowski, Henry W	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Walkow, Benjamin J
Address	266 Currier Ave	203 Crocker St	201 Crocker St	237 Halstead Ave	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	30 x 109	30 x 109	58 x 121	52 x 120
Building Style	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
Year Built/Eff Yr Built	1960 / 0	1950 / 0	1945 / 0	1946 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	576	704	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 0	0 0	0 362
SFLA	1073	1072	979	1056	1158
Att/Det Gar Sqft	400		280	484	528
Prior Land	\$9,100				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$13,000	\$12,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	8/11/2020
Sale Price		\$125,000	\$120,000	\$125,000	\$107,000
Time Adj Sale Price		\$125,000	\$120,000	\$125,600	\$107,000
TADJSP/SQFT		\$116.60	\$122.57	\$118.94	\$92.40
Total Adj Factors	\$47,000	\$42,100	\$40,400	\$47,300	\$51,500
Adjusted Sale Price		\$129,900	\$126,600	\$125,300	\$102,500
Comparable Estimate	\$117,000 (\$109.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-4-18	112.28-4-4	113.37-1-3	113.21-6-28	112.35-3-24
Owner	Ferguson, John C	Plew, Jacob R	Doruszewski, Rebecca	Allison, Matthew E	Chowdhury, Aminuli I
Address	267 Currier Ave	250 Curtiss St	64 Boll St	203 Crocker St	169 Atlantic Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 76	60 x 130	45 x 101	30 x 109	85 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1947 / 0	1957 / 0	1950 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1165	834	972	660	1139
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 400	0 0	0 0
SFLA	1877	1250	1414	1072	1709
Att/Det Gar Sqft	360		420		352
Prior Land	\$8,900				
Prior Total	\$90,000				
Comp Land Estimate	\$11,000	\$14,000	\$10,000	\$7,000	\$16,000
Sale Date		11/20/2019	2/5/2020	10/12/2020	5/2/2019
Sale Price		\$116,500	\$107,000	\$125,000	\$119,900
Time Adj Sale Price		\$118,500	\$107,900	\$125,000	\$124,300
TADJSP/SQFT		\$94.80	\$76.31	\$116.60	\$72.73
Total Adj Factors	\$74,400	\$51,500	\$57,800	\$42,100	\$73,600
Adjusted Sale Price		\$141,400	\$124,500	\$157,300	\$125,100
Comparable Estimate	\$136,000 (\$72.46/SFLA)				\$42,900 \$130,000

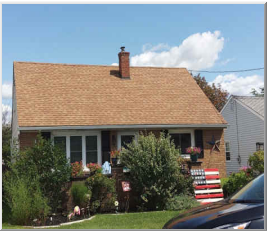
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-4-19	113.21-6-28	101.84-2-11	113.21-6-27	112.28-4-30
Owner	Latawiec, Stephanie D	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Terzian, Stephen P
Address	273 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 76	30 x 109	52 x 120	30 x 109	58 x 121
Building Style	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	02 Brick
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	280		528	280	484
Prior Land	\$8,900				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$48,600	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$131,500	\$104,100	\$128,200	\$115,600
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-7.1	102.78-2-14	113.22-3-28	113.22-6-15	112.27-1-16
Owner	Barrett, Timothy	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Halor, Christopher M
Address	276 Currier Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	304 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 79	34 x 108	70 x 108	77 x 110	95 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	860	864	880	840	852
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1322	1404	1430	1365	1278
Att/Det Gar Sqft	440	400	528	528	484
Prior Land	\$11,100				
Prior Total	\$65,000				
Comp Land Estimate	\$13,000	\$8,000	\$14,000	\$14,000	\$16,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	10/2/2020
Sale Price		\$134,900	\$107,000	\$130,000	\$145,000
Time Adj Sale Price		\$134,900	\$107,000	\$132,600	\$145,000
TADJSP/SQFT		\$96.08	\$74.83	\$97.14	\$113.46
Total Adj Factors	\$28,100	\$29,800	\$35,400	\$35,000	\$35,500
Adjusted Sale Price		\$133,200	\$99,700	\$125,700	\$137,600
Comparable Estimate	\$121,000 (\$91.53/SFLA)				\$4,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-4-20	113.21-6-28	101.84-2-11	113.21-6-27	112.28-4-30
Owner	Brzozowski, David J	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q	Terzian, Stephen P
Address	279 Currier Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 76	30 x 109	52 x 120	30 x 109	58 x 121
Building Style	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	02 Brick
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	660	780	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1072	1158	979	1250
Att/Det Gar Sqft	336		528	280	484
Prior Land	\$8,900				
Prior Total	\$66,000				
Comp Land Estimate	\$11,000	\$7,000	\$12,000	\$7,000	\$14,000
Sale Date		10/12/2020	8/11/2020	8/6/2020	4/7/2020
Sale Price		\$125,000	\$107,000	\$120,000	\$125,000
Time Adj Sale Price		\$125,000	\$107,000	\$120,000	\$125,600
TADJSP/SQFT		\$116.60	\$92.40	\$122.57	\$118.94
Total Adj Factors	\$48,300	\$42,100	\$51,500	\$40,400	\$51,500
Adjusted Sale Price		\$131,200	\$103,800	\$127,900	\$115,300
Comparable Estimate	\$121,000 (\$103.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-3-25	102.77-5-15	112.28-4-10	113.21-5-13	113.30-2-34
Owner	Speaker, James E	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczowski, Sally
Address	280 Currier Ave	223 Roland St	232 Curtiss St	156 Crocker St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 79	40 x 100	40 x 130	60 x 100	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1977 / 0	1940 / 0	1945 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	798	815	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	900	798	815	1028	1223
Att/Det Gar Sqft	220	288	308	308	352
Prior Land	\$9,100				
Prior Total	\$63,000				
Comp Land Estimate	\$11,000	\$9,000	\$10,000	\$12,000	\$13,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	10/10/2020
Sale Price		\$80,000	\$85,000	\$119,310	\$147,900
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$147,900
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$120.93
Total Adj Factors	\$46,600	\$28,600	\$44,300	\$51,300	\$72,200
Adjusted Sale Price		\$98,000	\$88,400	\$116,600	\$122,300
Comparable Estimate	\$101,000 (\$112.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-11	112.43-2-24	113.37-1-3	112.28-4-4	101.84-2-11
Owner	Simmons, Frank	Ponce, Yairaliz	Doruszewski, Rebecca	Plew, Jacob R	Walkow, Benjamin J
Address	162 Curtiss St	155 Wagner Ave	64 Boll St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 131	55 x 118	45 x 101	60 x 130	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1959 / 0	1957 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	768	840	972	834	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1284	1260	1414	1250	1158
Att/Det Gar Sqft	440	280	420	528	
Prior Land	\$12,500				
Prior Total	\$66,000				
Comp Land Estimate	\$15,000	\$13,000	\$10,000	\$14,000	\$12,000
Sale Date		7/14/2020	2/5/2020	11/20/2019	8/11/2020
Sale Price		\$122,500	\$107,000	\$116,500	\$107,000
Time Adj Sale Price		\$122,500	\$107,900	\$118,500	\$107,000
TADJSP/SQFT		\$97.22	\$76.31	\$94.80	\$92.40
Total Adj Factors	\$57,700	\$53,400	\$57,800	\$51,500	\$42,700
Adjusted Sale Price		\$126,800	\$107,800	\$124,700	\$113,200
Comparable Estimate	\$116,000 (\$90.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-4-21	112.36-4-31	112.28-4-30	113.21-6-27	113.37-1-11
Owner	291 Center Road LLC	Celej, Nicholas J	Terzian, Stephen P	Rizzo, Aris Q	Eady, Aaron N
Address	163 Curtiss St	183 Curtiss St	237 Halstead Ave	201 Crocker St	28 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	45 x 130	58 x 121	30 x 109	40 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1946 / 0	1945 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	712	660	704	576	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1000	990	1056	979	1056
Att/Det Gar Sqft	280	528	484	280	448
Prior Land	\$10,000				
Prior Total	\$63,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$7,000	\$9,000
Sale Date		9/10/2019	4/7/2020	8/6/2020	10/4/2019
Sale Price		\$137,000	\$125,000	\$120,000	\$88,500
Time Adj Sale Price		\$140,200	\$125,600	\$120,000	\$90,300
TADJSP/SQFT		\$141.62	\$118.94	\$122.57	\$85.51
Total Adj Factors	\$43,200	\$44,100	\$47,300	\$40,400	\$45,100
Adjusted Sale Price		\$139,300	\$121,500	\$122,800	\$88,400
Comparable Estimate	\$119,000 (\$119/SFLA)				\$32,100



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-3-10	112.35-3-24	113.37-1-3	112.43-2-24	113.21-2-16	112.28-4-4
Owner	Hudson, James M	Chowdhury, Aminuli I	Doruszewski, Rebecca	Ponce, Yairaliz	Thompson, James Lee	Plew, Jacob R
Address	164 Curtiss St	169 Atlantic Ave	64 Boll St	155 Wagner Ave	176 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 130	85 x 118	45 x 101	55 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1957 / 0	1959 / 0	1950 / 0	1947 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1504	1139	972	840	768	834
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 400	0 0	0 0	0 0
SFLA	2011	1709	1414	1260	1344	1250
Att/Det Gar Sqft	465	352	420	280		
Prior Land	\$11,900					
Prior Total	\$82,000					
Comp Land Estimate	\$14,000	\$16,000	\$10,000	\$13,000	\$10,000	\$14,000
Sale Date		5/2/2019	2/5/2020	7/14/2020	5/31/2019	11/20/2019
Sale Price		\$119,900	\$107,000	\$122,500	\$95,000	\$116,500
Time Adj Sale Price		\$124,300	\$107,900	\$122,500	\$98,500	\$118,500
TADJSP/SQFT		\$72.73	\$76.31	\$97.22	\$73.29	\$94.80
Total Adj Factors	\$69,200	\$73,600	\$57,800	\$53,400	\$42,900	\$51,500
Adjusted Sale Price		\$119,900	\$119,300	\$138,300	\$124,800	\$136,200
Comparable Estimate	\$128,000 (\$63.65/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-4-22	112.28-4-30	113.37-1-13	112.36-4-29	101.84-2-11
Owner	Paluszynski, Christoph	Terzian, Stephen P	Jank, Christopher	Bermel, John W	Walkow, Benjamin J
Address	165 Curtiss St	237 Halstead Ave	20 Boll St	179 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	58 x 121	40 x 101	45 x 130	90 x 79
Building Style	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
Year Built/Eff Yr Built	1948 / 0	1946 / 0	1957 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	772	704	782	760	725
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 362
SFLA	1132	1056	1142	1120	1088
Att/Det Gar Sqft	440	484		400	528
Prior Land	\$10,000				
Prior Total	\$67,000				
Comp Land Estimate	\$12,000	\$13,000	\$9,000	\$12,000	\$13,000
Sale Date		4/7/2020	12/2/2019	5/8/2019	8/11/2020
Sale Price		\$125,000	\$89,500	\$92,000	\$107,000
Time Adj Sale Price		\$125,600	\$90,700	\$95,400	\$107,000
TADJSP/SQFT		\$118.94	\$79.42	\$85.18	\$92.40
Total Adj Factors	\$48,700	\$47,300	\$42,700	\$46,500	\$51,500
Adjusted Sale Price		\$127,000	\$96,700	\$97,600	\$104,200
Comparable Estimate	\$105,000 (\$92.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-9	112.43-2-24	113.37-1-3	112.28-4-4	101.84-2-11
Owner	Anthon, Michelle	Ponce, Yairaliz	Doruszewski, Rebecca	Plew, Jacob R	Walkow, Benjamin J
Address	166 Curtiss St	155 Wagner Ave	64 Boll St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	55 x 118	45 x 101	60 x 130	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1959 / 0	1957 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	775	840	972	834	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1251	1260	1414	1250	1158
Att/Det Gar Sqft	308	280	420	528	
Prior Land	\$10,600				
Prior Total	\$69,000				
Comp Land Estimate	\$13,000	\$13,000	\$10,000	\$14,000	\$12,000
Sale Date		7/14/2020	2/5/2020	11/20/2019	8/11/2020
Sale Price		\$122,500	\$107,000	\$116,500	\$107,000
Time Adj Sale Price		\$122,500	\$107,900	\$118,500	\$107,000
TADJSP/SQFT		\$97.22	\$76.31	\$94.80	\$92.40
Total Adj Factors	\$52,700	\$53,400	\$57,800	\$51,500	\$42,700
Adjusted Sale Price		\$121,800	\$102,800	\$119,700	\$108,200
Comparable Estimate	\$111,000 (\$88.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-4-23	112.28-4-10	102.77-5-15	112.36-4-14	113.21-5-13
Owner	Shupe, Matthew S	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam	Niedzwiedz, Katarzyna
Address	167 Curtiss St	232 Curtiss St	223 Roland St	104 Griffith St	156 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	40 x 130	40 x 100	90 x 86	60 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1945 / 0	1940 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	836	815	798	992	1028
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	836	815	798	992	1028
Att/Det Gar Sqft	320	308	288	308	352
Prior Land	\$7,900				
Prior Total	\$59,000				
Comp Land Estimate	\$12,000	\$10,000	\$9,000	\$14,000	\$13,000
Sale Date		12/16/2019	10/14/2020	3/18/2019	11/22/2019
Sale Price		\$85,000	\$80,000	\$85,000	\$119,310
Time Adj Sale Price		\$86,100	\$80,000	\$88,700	\$121,300
TADJSP/SQFT		\$105.64	\$100.25	\$89.42	\$118.00
Total Adj Factors	\$39,400	\$44,300	\$28,600	\$53,400	\$72,200
Adjusted Sale Price		\$81,200	\$90,800	\$74,700	\$115,100
Comparable Estimate	\$94,000 (\$112.44/SFLA)				

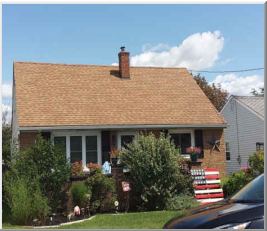
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-3-8	113.37-1-3	112.43-2-24	113.21-2-16	112.28-4-4	101.84-2-11
Owner	Smith Kimbert L	Doruszewski, Rebecca J	Ponce, Yairaliz	Thompson, James Lee	Plew, Jacob R	Walkow, Benjamin J
Address	170 Curtiss St	64 Boll St	155 Wagner Ave	176 Boll St	250 Curtiss St	299 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 130	45 x 101	55 x 118	45 x 101	60 x 130	52 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1959 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	775	972	840	768	834	780
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	1355	1414	1260	1344	1250	1158
Att/Det Gar Sqft	308	420	280			528
Prior Land	\$8,500					
Prior Total	\$65,000					
Comp Land Estimate	\$13,000	\$10,000	\$13,000	\$10,000	\$14,000	\$12,000
Sale Date		2/5/2020	7/14/2020	5/31/2019	11/20/2019	8/11/2020
Sale Price		\$107,000	\$122,500	\$95,000	\$116,500	\$107,000
Time Adj Sale Price		\$107,900	\$122,500	\$98,500	\$118,500	\$107,000
TADJSP/SQFT		\$76.31	\$97.22	\$73.29	\$94.80	\$92.40
Total Adj Factors	\$56,200	\$57,800	\$53,400	\$42,900	\$51,500	\$51,500
Adjusted Sale Price		\$106,300	\$125,300	\$111,800	\$123,200	\$111,700
Comparable Estimate	\$116,000 (\$85.61/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-4-24.1	112.28-4-30	101.84-2-11	112.36-4-29	112.37-1-13
Owner	Huebbers, Elizabeth T	Terzian, Stephen P	Walkow, Benjamin J	Bermel, John W	Jank, Christopher
Address	171 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	179 Curtiss St	20 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 130	58 x 121	52 x 120	45 x 130	40 x 101
Building Style	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	04 Composition
Year Built/Eff Yr Built	1948 / 0	1946 / 0	1950 / 0	1948 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	704	780	760	782
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1144	1056	1158	1120	1142
Att/Det Gar Sqft	528	484	528	400	528
Prior Land	\$12,100				
Prior Total	\$66,600				
Comp Land Estimate	\$17,000	\$13,000	\$12,000	\$12,000	\$9,000
Sale Date		4/7/2020	8/11/2020	5/8/2019	12/2/2019
Sale Price		\$125,000	\$107,000	\$92,000	\$89,500
Time Adj Sale Price		\$125,600	\$107,000	\$95,400	\$90,700
TADJSP/SQFT		\$118.94	\$92.40	\$85.18	\$79.42
Total Adj Factors	\$51,200	\$47,300	\$51,500	\$46,500	\$42,700
Adjusted Sale Price		\$129,500	\$106,700	\$100,100	\$99,200
Comparable Estimate	\$117,000 (\$102.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-7	112.43-2-24	112.28-4-4	101.84-2-11	113.37-1-3
Owner	Walkowiak, Josephine F	Ponce, Yairaliz	Plew, Jacob R	Walkow, Benjamin J	Doruszewski, Rebecca
Address	172 Curtiss St	155 Wagner Ave	250 Curtiss St	299 Lackawanna Ave	64 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	55 x 118	60 x 130	52 x 120	45 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1959 / 0	1947 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	775	840	834	780	972
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400
SFLA	1251	1260	1250	1158	1414
Att/Det Gar Sqft	484	280		528	420
Prior Land	\$8,500				
Prior Total	\$68,100				
Comp Land Estimate	\$13,000	\$13,000	\$14,000	\$12,000	\$10,000
Sale Date		7/14/2020	11/20/2019	8/11/2020	2/5/2020
Sale Price		\$122,500	\$116,500	\$107,000	\$107,000
Time Adj Sale Price		\$122,500	\$118,500	\$107,000	\$107,900
TADJSP/SQFT		\$97.22	\$94.80	\$92.40	\$76.31
Total Adj Factors	\$51,700	\$53,400	\$51,500	\$51,500	\$57,800
Adjusted Sale Price		\$120,800	\$118,700	\$107,200	\$101,800
Comparable Estimate	\$116,000 (\$92.73/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-4-26	113.37-1-3	113.21-2-16	112.43-2-24	112.28-4-4	112.28-4-30
Owner	Rowand, Timothy K	Doruszewski, Rebecca	Thompson, James Lee	Ponce, Yairaliz	Plew, Jacob R	Terzian, Stephen P
Address	173 Curtiss St	64 Boll St	176 Boll St	155 Wagner Ave	250 Curtiss St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	45 x 101	45 x 101	55 x 118	60 x 130	58 x 121
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	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1957 / 0	1950 / 0	1959 / 0	1947 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	929	972	768	840	834	704
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	1342	1414	1344	1260	1250	1056
Att/Det Gar Sqft	400	420		280		484
Prior Land	\$10,000					
Prior Total	\$73,000					
Comp Land Estimate	\$12,000	\$10,000	\$10,000	\$13,000	\$14,000	\$13,000
Sale Date		2/5/2020	5/31/2019	7/14/2020	11/20/2019	4/7/2020
Sale Price		\$107,000	\$95,000	\$122,500	\$116,500	\$125,000
Time Adj Sale Price		\$107,900	\$98,500	\$122,500	\$118,500	\$125,600
TADJSP/SQFT		\$76.31	\$73.29	\$97.22	\$94.80	\$118.94
Total Adj Factors	\$57,500	\$57,800	\$42,900	\$53,400	\$51,500	\$47,300
Adjusted Sale Price		\$107,600	\$113,100	\$126,600	\$124,500	\$135,800
Comparable Estimate	\$122,000 (\$90.91/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-4-27	112.28-4-30	112.36-4-29	101.84-2-11	112.36-4-31	113.29-3-23
Owner	Orzeszek, Robert	Terzian, Stephen P	Bermel, John W	Walkow, Benjamin J	Celej, Nicholas J	Salgado, Daisy
Address	175 Curtiss St	237 Halstead Ave	179 Curtiss St	299 Lackawanna Ave	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	58 x 121	45 x 130	52 x 120	45 x 130	90 x 79
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1946 / 0	1948 / 0	1950 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	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	752	704	760	780	660	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 362
SFLA	1112	1056	1120	1158	990	1088
Att/Det Gar Sqft	400	484	400	528	528	440
Prior Land	\$7,900					
Prior Total	\$61,900					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$12,000	\$12,000	\$13,000
Sale Date		4/7/2020	5/8/2019	8/11/2020	9/10/2019	9/30/2019
Sale Price		\$125,000	\$92,000	\$107,000	\$137,000	\$100,000
Time Adj Sale Price		\$125,600	\$95,400	\$107,000	\$140,200	\$102,300
TADJSP/SQFT		\$118.94	\$85.18	\$92.40	\$141.62	\$94.03
Total Adj Factors	\$46,500	\$47,300	\$46,500	\$51,500	\$44,100	\$49,400
Adjusted Sale Price		\$124,800	\$95,400	\$102,000	\$142,600	\$99,400
Comparable Estimate	\$113,000 (\$101.62/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-6	113.37-1-3	112.43-2-24	113.21-2-16	101.84-2-11
Owner	Schroeder, Florence	Doruszewski, Rebecca	Ponce, Yairaliz	Thompson, James Lee	Plew, Jacob R
Address	176 Curtiss St	64 Boll St	155 Wagner Ave	176 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	45 x 101	55 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1959 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	832	972	840	768	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 400	0 0	0 0	0 0
SFLA	1339	1414	1260	1344	1250
Att/Det Gar Sqft	480	420	280		528
Prior Land	\$10,600				
Prior Total	\$73,000				
Comp Land Estimate	\$13,000	\$10,000	\$13,000	\$10,000	\$14,000
					\$12,000
Sale Date		2/5/2020	7/14/2020	5/31/2019	11/20/2019
Sale Price		\$107,000	\$122,500	\$95,000	\$116,500
Time Adj Sale Price		\$107,900	\$122,500	\$98,500	\$118,500
TADJSP/SQFT		\$76.31	\$97.22	\$73.29	\$94.80
					\$92.40
Total Adj Factors	\$56,600	\$57,800	\$53,400	\$42,900	\$51,500
Adjusted Sale Price		\$106,700	\$125,700	\$112,200	\$123,600
					\$51,500
Comparable Estimate	\$116,000 (\$86.63/SFLA)				\$112,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-4-28	112.28-4-30	112.36-4-29	101.84-2-11	112.36-4-31
Owner	Elliott, Anthony J	Terzian, Stephen P	Bermel, John W	Walkow, Benjamin J	Celej, Nicholas J
Address	177 Curtiss St	237 Halstead Ave	179 Curtiss St	299 Lackawanna Ave	183 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	58 x 121	45 x 130	52 x 120	45 x 130
Building Style	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
Year Built/Eff Yr Built	1948 / 0	1946 / 0	1948 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	704	760	780	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1125	1056	1120	1158	990
Att/Det Gar Sqft	280	484	400	528	528
Prior Land	\$10,000				
Prior Total	\$64,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$12,000	\$9,000
Sale Date		4/7/2020	5/8/2019	8/11/2020	9/10/2019
Sale Price		\$125,000	\$92,000	\$107,000	\$137,000
Time Adj Sale Price		\$125,600	\$95,400	\$107,000	\$140,200
TADJSP/SQFT		\$118.94	\$85.18	\$92.40	\$141.62
Total Adj Factors	\$47,300	\$47,300	\$46,500	\$51,500	\$44,100
Adjusted Sale Price		\$125,600	\$96,200	\$102,800	\$143,400
Comparable Estimate	\$113,000 (\$100.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-5	113.37-1-3	112.43-2-24	113.21-2-16	101.84-2-11
Owner	Kulbacki, Sharlene A	Doruszewski, Rebecca	Ponce, Yairaliz	Thompson, James Lee	Plew, Jacob R
Address	178 Curtiss St	64 Boll St	155 Wagner Ave	176 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	45 x 101	55 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1959 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	832	972	840	768	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1339	1414	1260	1344	1250
Att/Det Gar Sqft	440	420	280		528
Prior Land	\$10,600				
Prior Total	\$65,000				
Comp Land Estimate	\$13,000	\$10,000	\$13,000	\$10,000	\$12,000
Sale Date		2/5/2020	7/14/2020	5/31/2019	11/20/2019
Sale Price		\$107,000	\$122,500	\$95,000	\$116,500
Time Adj Sale Price		\$107,900	\$122,500	\$98,500	\$118,500
TADJSP/SQFT		\$76.31	\$97.22	\$73.29	\$94.80
Total Adj Factors	\$55,600	\$57,800	\$53,400	\$42,900	\$51,500
Adjusted Sale Price		\$105,700	\$124,700	\$111,200	\$122,600
Comparable Estimate	\$115,000 (\$85.88/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-4-29	112.28-4-30	112.36-4-29	101.84-2-11	112.36-4-31	113.29-3-23
Owner	Bermel John W	Terzian, Stephen P	Bermel, John W	Walkow, Benjamin J	Celej, Nicholas J	Salgado, Daisy
Address	179 Curtiss St	237 Halstead Ave	179 Curtiss St	299 Lackawanna Ave	183 Curtiss St	121 Currier Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	58 x 121	45 x 130	52 x 120	45 x 130	90 x 79
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1946 / 0	1948 / 0	1950 / 0	1948 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	760	704	760	780	660	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 362
SFLA	1120	1056	1120	1158	990	1088
Att/Det Gar Sqft	400	484	400	528	528	440
Prior Land	\$7,900					
Prior Total	\$63,100					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$12,000	\$12,000	\$13,000
Sale Date		4/7/2020	5/8/2019	8/11/2020	9/10/2019	9/30/2019
Sale Price		\$125,000	\$92,000	\$107,000	\$137,000	\$100,000
Time Adj Sale Price		\$125,600	\$95,400	\$107,000	\$140,200	\$102,300
TADJSP/SQFT		\$118.94	\$85.18	\$92.40	\$141.62	\$94.03
Total Adj Factors	\$46,500	\$47,300	\$46,500	\$51,500	\$44,100	\$49,400
Adjusted Sale Price		\$124,800	\$95,400	\$102,000	\$142,600	\$99,400
Comparable Estimate	\$113,000 (\$100.89/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-4-30	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Wilson, Dawn	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R
Address	181 Curtiss St	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	60 x 110	60 x 100	90 x 86	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1954 / 0	1954 / 0	1953 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1293	1223	1028	992	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1293	1223	1028	992	815
Att/Det Gar Sqft	315	352	308	308	288
Prior Land	\$10,000				
Prior Total	\$60,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$10,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$88,700	\$86,100
TADJSP/SQFT		\$120.93	\$118.00	\$89.42	\$105.64
Total Adj Factors	\$56,600	\$72,200	\$51,300	\$53,400	\$44,300
Adjusted Sale Price		\$132,300	\$126,600	\$91,900	\$98,400
Comparable Estimate	\$111,000 (\$85.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-4	113.37-1-3	112.43-2-24	113.21-2-16	101.84-2-11
Owner	Slisz, Cecelia G	Doruszewski, Rebecca	Ponce, Yairaliz	Thompson, James Lee	Plew, Jacob R
Address	182 Curtiss St	64 Boll St	155 Wagner Ave	176 Boll St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	45 x 101	55 x 118	45 x 101	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1959 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	775	972	840	768	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1355	1414	1260	1344	1250
Att/Det Gar Sqft	400	420	280		528
Prior Land	\$10,600				
Prior Total	\$73,000				
Comp Land Estimate	\$13,000	\$10,000	\$13,000	\$10,000	\$14,000
Sale Date		2/5/2020	7/14/2020	5/31/2019	11/20/2019
Sale Price		\$107,000	\$122,500	\$95,000	\$116,500
Time Adj Sale Price		\$107,900	\$122,500	\$98,500	\$118,500
TADJSP/SQFT		\$76.31	\$97.22	\$73.29	\$94.80
Total Adj Factors	\$56,800	\$57,800	\$53,400	\$42,900	\$51,500
Adjusted Sale Price		\$106,900	\$125,900	\$112,400	\$123,800
Comparable Estimate	\$116,000 (\$85.61/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-4-31	112.36-4-31	112.28-4-30	113.21-6-27	113.21-6-28	112.36-4-29
Owner	Celej, Nicholas J	Celej, Nicholas J	Terzian, Stephen P	Rizzo, Aris Q	Allison, Matthew E	Bermel, John W
Address	183 Curtiss St	183 Curtiss St	237 Halstead Ave	201 Crocker St	203 Crocker St	179 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	45 x 130	58 x 121	30 x 109	30 x 109	45 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1946 / 0	1945 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
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	660	660	704	576	660	760
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 0
SFLA	990	990	1056	979	1072	1120
Att/Det Gar Sqft	528	528	484	280		400
Prior Land	\$10,000					
Prior Total	\$46,000					
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$7,000	\$7,000	\$12,000
Sale Date		9/10/2019	4/7/2020	8/6/2020	10/12/2020	5/8/2019
Sale Price		\$137,000	\$125,000	\$120,000	\$125,000	\$92,000
Time Adj Sale Price		\$140,200	\$125,600	\$120,000	\$125,000	\$95,400
TADJSP/SQFT		\$141.62	\$118.94	\$122.57	\$116.60	\$85.18
Total Adj Factors	\$44,100	\$44,100	\$47,300	\$40,400	\$42,100	\$46,500
Adjusted Sale Price		\$140,200	\$122,400	\$123,700	\$127,000	\$93,000
Comparable Estimate	\$121,000 (\$122.22/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.36-3-3	112.43-2-24	112.28-4-4	101.84-2-11	112.28-4-30
Owner	Matyjakowski, Melissa /	Ponce, Yairaliz	Plew, Jacob R	Walkow, Benjamin J	Terzian, Stephen P
Address	186 Curtiss St	155 Wagner Ave	250 Curtiss St	299 Lackawanna Ave	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	55 x 118	60 x 130	52 x 120	58 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1959 / 0	1947 / 0	1950 / 0	1946 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	775	840	834	780	704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400
SFLA	1251	1260	1250	1158	1056
Att/Det Gar Sqft	280	280		528	484
Prior Land	\$8,500				
Prior Total	\$66,900				
Comp Land Estimate	\$13,000	\$13,000	\$14,000	\$12,000	\$13,000
Sale Date		7/14/2020	11/20/2019	8/11/2020	4/7/2020
Sale Price		\$122,500	\$116,500	\$107,000	\$125,000
Time Adj Sale Price		\$122,500	\$118,500	\$107,000	\$125,600
TADJSP/SQFT		\$97.22	\$94.80	\$92.40	\$118.94
Total Adj Factors	\$50,100	\$53,400	\$51,500	\$51,500	\$47,300
Adjusted Sale Price		\$119,200	\$117,100	\$105,600	\$128,400
Comparable Estimate	\$114,000 (\$91.13/SFLA)				\$57,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-16	113.30-2-34	113.21-5-13	112.28-4-10	102.77-5-15
Owner	Cukierski, Theodore F	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam
Address	190 Curtiss St	164 Gates St	156 Crocker St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 131	60 x 110	60 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1954 / 0	1945 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1180	1223	1028	815	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1180	1223	1028	815	798
Att/Det Gar Sqft	624	352	308	308	288
Prior Land	\$10,800				
Prior Total	\$85,000				
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$10,000	\$14,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	3/18/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$86,100	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$105.64	\$89.42
Total Adj Factors	\$69,200	\$72,200	\$51,300	\$44,300	\$53,400
Adjusted Sale Price		\$144,900	\$139,200	\$111,000	\$104,500
Comparable Estimate	\$124,000 (\$105.08/SFLA)				

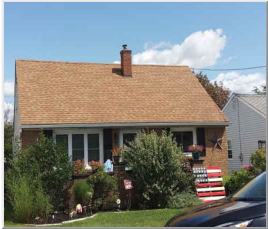


SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-4-15	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19	112.27-1-11
Owner	Dalton, David H II	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr
Address	194 Curtiss St	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	290 Wagner Ave	332 Wagner Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 130	76 x 121	105 x 130	30 x 120	36 x 118	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1919 / 0	1927 / 0	1923 / 0	1929 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
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	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	1.5	1.3	1.5	1.5
Bedrooms	6	4	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1776	1196	1663	1741	1318	1232
2nd Sty Area	0	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2520	2252	2597	1879	1893	1672
Att/Det Gar Sqft	676	748	754		352	
Prior Land	\$9,400					
Prior Total	\$84,000					
Comp Land Estimate	\$10,000	\$15,000	\$18,000	\$8,000	\$9,000	\$7,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	2/7/2019	6/12/2019
Sale Price		\$117,000	\$151,000	\$77,500	\$110,000	\$72,000
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$115,200	\$74,400
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$60.86	\$44.50
Total Adj Factors	\$62,300	\$45,600	\$72,000	\$18,300	\$36,200	\$11,800
Adjusted Sale Price		\$136,100	\$150,800	\$122,800	\$141,300	\$124,900
Comparable Estimate	\$135,000 (\$53.57/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-14	112.28-4-20	112.27-1-33	112.27-1-16	112.28-3-8
Owner	Wollen, Susan M	Sikder, MD Nazrul	Taffe, Devane	Halor, Christopher M	Szatko, Michelle
Address	200 Curtiss St	191 Halstead Ave	307 Wagner Ave	304 Wagner Ave	250 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 130	30 x 121	45 x 118	95 x 118	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1916 / 0	1900 / 0	1917 / 0	1927 / 0	1932 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1081	946	840	852	882
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1081	1216	1103	1278	1147
Att/Det Gar Sqft	420		672	484	192
Prior Land	\$12,500				
Prior Total	\$60,000				
Comp Land Estimate	\$15,000	\$8,000	\$11,000	\$16,000	\$8,000
Sale Date		9/9/2020	8/20/2019	10/2/2020	7/27/2018
Sale Price		\$85,000	\$123,050	\$145,000	\$95,000
Time Adj Sale Price		\$85,000	\$126,400	\$145,000	\$103,300
TADJSP/SQFT		\$69.90	\$114.60	\$113.46	\$90.06
Total Adj Factors	\$38,900	\$4,900	\$31,500	\$35,500	\$25,700
Adjusted Sale Price		\$119,000	\$133,800	\$148,400	\$116,500
Comparable Estimate	\$132,000 (\$122.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-13	112.28-4-10	113.21-5-13	112.36-4-14	102.77-5-15
Owner	Mrugalski, Ryan J	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R
Address	204 Curtiss St	232 Curtiss St	156 Crocker St	104 Griffith St	223 Roland St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 130	40 x 130	60 x 100	90 x 86	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1945 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	815	1028	992	798
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	984	815	1028	992	798
Att/Det Gar Sqft	484	308	308	308	288
Prior Land	\$8,500				
Prior Total	\$64,800				
Comp Land Estimate	\$13,000	\$10,000	\$12,000	\$14,000	\$9,000
Sale Date		12/16/2019	11/22/2019	3/18/2019	10/14/2020
Sale Price		\$85,000	\$119,310	\$85,000	\$80,000
Time Adj Sale Price		\$86,100	\$121,300	\$88,700	\$80,000
TADJSP/SQFT		\$105.64	\$118.00	\$89.42	\$100.25
Total Adj Factors	\$51,900	\$44,300	\$51,300	\$53,400	\$28,600
Adjusted Sale Price		\$93,700	\$121,900	\$87,200	\$103,300
Comparable Estimate	\$107,000 (\$108.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-23	101.84-2-11	112.28-4-30	112.28-4-4	113.21-6-28
Owner	Smith, Kim A	Walkow, Benjamin J	Terzian, Stephen P	Plew, Jacob R	Allison, Matthew E
Address	205 Curtiss St	299 Lackawanna Ave	237 Halstead Ave	250 Curtiss St	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	52 x 120	58 x 121	60 x 130	30 x 109
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1946 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	780	704	834	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 392	0 0	0 0	0 0	0 0
SFLA	1156	1158	1056	1250	1072
Att/Det Gar Sqft	528	528	484		
Prior Land	\$7,900				
Prior Total	\$63,100				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$14,000	\$7,000
Sale Date		8/11/2020	4/7/2020	11/20/2019	10/12/2020
Sale Price		\$107,000	\$125,000	\$116,500	\$125,000
Time Adj Sale Price		\$107,000	\$125,600	\$118,500	\$125,000
TADJSP/SQFT		\$92.40	\$118.94	\$94.80	\$116.60
Total Adj Factors	\$49,700	\$51,500	\$47,300	\$51,500	\$42,100
Adjusted Sale Price		\$105,200	\$128,000	\$116,700	\$132,600
Comparable Estimate	\$116,000 (\$100.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-24	112.28-4-30	113.21-6-28	101.84-2-11	113.21-6-27
Owner	Rog, John Paul	Terzian, Stephen P	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q
Address	207 Curtiss St	237 Halstead Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	58 x 121	30 x 109	52 x 120	30 x 109
Building Style	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	04 Composition
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1950 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	704	660	780	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1080	1056	1072	1158	979
Att/Det Gar Sqft	352	484		528	280
Prior Land	\$7,900				
Prior Total	\$60,000				
Comp Land Estimate	\$12,000	\$13,000	\$7,000	\$12,000	\$7,000
Sale Date		4/7/2020	10/12/2020	8/11/2020	8/6/2020
Sale Price		\$125,000	\$125,000	\$107,000	\$120,000
Time Adj Sale Price		\$125,600	\$125,000	\$107,000	\$120,000
TADJSP/SQFT		\$118.94	\$116.60	\$92.40	\$122.57
Total Adj Factors	\$44,900	\$47,300	\$42,100	\$51,500	\$40,400
Adjusted Sale Price		\$123,200	\$127,800	\$100,400	\$124,500
Comparable Estimate	\$123,000 (\$113.89/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-25	112.28-4-30	101.84-2-11	112.28-4-4	113.21-6-28
Owner	Stout, Robert W	Terzian, Stephen P	Walkow, Benjamin J	Plew, Jacob R	Allison, Matthew E
Address	209 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	250 Curtiss St	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	58 x 121	52 x 120	60 x 130	30 x 109
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	818	704	780	834	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1202	1056	1158	1250	1072
Att/Det Gar Sqft	280	484	528		400
Prior Land	\$10,000				
Prior Total	\$68,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$7,000
Sale Date		4/7/2020	8/11/2020	11/20/2019	10/12/2020
Sale Price		\$125,000	\$107,000	\$116,500	\$125,000
Time Adj Sale Price		\$125,600	\$107,000	\$118,500	\$125,000
TADJSP/SQFT		\$118.94	\$92.40	\$94.80	\$116.60
Total Adj Factors	\$50,000	\$47,300	\$51,500	\$51,500	\$42,100
Adjusted Sale Price		\$128,300	\$105,500	\$117,000	\$132,900
Comparable Estimate	\$117,000 (\$97.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-12	112.28-4-20	112.27-1-16	112.28-3-8	112.27-1-33
Owner	Kozioł, David J	Sikder, MD Nazrul	Halor, Christopher M	Szatko, Michelle	Taffe, Devane
Address	210 Curtiss St	191 Halstead Ave	304 Wagner Ave	250 Halstead Ave	307 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 130	30 x 121	95 x 118	30 x 121	45 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1940 / 0	1900 / 0	1927 / 0	1932 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	4	4	4	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	946	852	882	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1161	1216	1278	1147	1103
Att/Det Gar Sqft	676		484	192	672
Prior Land	\$9,400				
Prior Total	\$62,000				
Comp Land Estimate	\$10,000	\$8,000	\$16,000	\$8,000	\$11,000
Sale Date		9/9/2020	10/2/2020	7/27/2018	8/20/2019
Sale Price		\$85,000	\$145,000	\$95,000	\$123,050
Time Adj Sale Price		\$85,000	\$145,000	\$103,300	\$126,400
TADJSP/SQFT		\$69.90	\$113.46	\$90.06	\$114.60
Total Adj Factors	\$28,000	\$4,900	\$35,500	\$25,700	\$31,500
Adjusted Sale Price		\$108,100	\$137,500	\$105,600	\$122,900
Comparable Estimate	\$121,000 (\$104.22/SFLA)				\$29,800 (\$133,100)



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-26	112.28-4-30	101.84-2-11	112.28-4-4	113.21-6-28	113.21-6-27
Owner	Hammer, Robert G II	Terzian, Stephen P	Walkow, Benjamin J	Plew, Jacob R	Allison, Matthew E	Rizzo, Aris Q
Address	211 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	250 Curtiss St	203 Crocker St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	58 x 121	52 x 120	60 x 130	30 x 109	30 x 109
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1950 / 0	1947 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1.5	1.5	1.5	1.5	1.7	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	818	704	780	834	660	576
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 0
SFLA	1202	1056	1158	1250	1072	979
Att/Det Gar Sqft	280	484	528			280
Prior Land	\$10,000					
Prior Total	\$62,000					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$7,000	\$7,000
Sale Date		4/7/2020	8/11/2020	11/20/2019	10/12/2020	8/6/2020
Sale Price		\$125,000	\$107,000	\$116,500	\$125,000	\$120,000
Time Adj Sale Price		\$125,600	\$107,000	\$118,500	\$125,000	\$120,000
TADJSP/SQFT		\$118.94	\$92.40	\$94.80	\$116.60	\$122.57
Total Adj Factors	\$50,400	\$47,300	\$51,500	\$51,500	\$42,100	\$40,400
Adjusted Sale Price		\$128,700	\$105,900	\$117,400	\$133,300	\$130,000
Comparable Estimate	\$123,000 (\$102.33/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-27	112.28-4-4	112.28-4-30	101.84-2-11	113.21-6-28	112.43-2-24
Owner	Witulski, Anthony	Plew, Jacob R	Terzian, Stephen P	Walkow, Benjamin J	Allison, Matthew E	Ponce, Yairaliz
Address	213 Curtiss St	250 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	203 Crocker St	155 Wagner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	60 x 130	58 x 121	52 x 120	30 x 109	55 x 118
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1946 / 0	1947 / 0	1946 / 0	1950 / 0	1950 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	818	834	704	780	660	840
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0	0 0
SFLA	1227	1250	1056	1158	1072	1260
Att/Det Gar Sqft	280		484	528		280
Prior Land	\$7,900					
Prior Total	\$68,100					
Comp Land Estimate	\$12,000	\$14,000	\$13,000	\$12,000	\$7,000	\$13,000
Sale Date		11/20/2019	4/7/2020	8/11/2020	10/12/2020	7/14/2020
Sale Price		\$116,500	\$125,000	\$107,000	\$125,000	\$122,500
Time Adj Sale Price		\$118,500	\$125,600	\$107,000	\$125,000	\$122,500
TADJSP/SQFT		\$94.80	\$118.94	\$92.40	\$116.60	\$97.22
Total Adj Factors	\$49,100	\$51,500	\$47,300	\$51,500	\$42,100	\$53,400
Adjusted Sale Price		\$116,100	\$127,400	\$104,600	\$132,000	\$118,200
Comparable Estimate	\$120,000 (\$97.8/SFLA)					



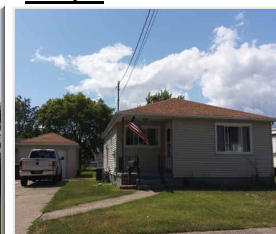
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-28	112.28-4-30	101.84-2-11	112.28-4-4	113.21-1-28	113.21-6-28
Owner	Magee, Gary	Terzian, Stephen P	Walkow, Benjamin J	Plew, Jacob R	Magee, Gary	Allison, Matthew E
Address	215 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	250 Curtiss St	215 Curtiss St	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	58 x 121	52 x 120	60 x 130	45 x 130	30 x 109
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1946 / 0	1950 / 0	1947 / 0	1940 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	788	704	780	834	788	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 392	0 0	0 0	0 0	0 392	0 0
SFLA	1160	1056	1158	1250	1160	1072
Att/Det Gar Sqft	280	484	528		280	
Prior Land	\$10,000					
Prior Total	\$89,000					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$12,000	\$7,000
Sale Date		4/7/2020	8/11/2020	11/20/2019	12/5/2018	10/12/2020
Sale Price		\$125,000	\$107,000	\$116,500	\$135,000	\$125,000
Time Adj Sale Price		\$125,600	\$107,000	\$118,500	\$142,600	\$125,000
TADJSP/SQFT		\$118.94	\$92.40	\$94.80	\$122.93	\$116.60
Total Adj Factors	\$49,700	\$47,300	\$51,500	\$51,500	\$49,700	\$42,100
Adjusted Sale Price		\$128,000	\$105,200	\$116,700	\$142,600	\$132,600
Comparable Estimate	\$125,000 (\$107.76/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-4-11	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19	112.27-1-11
Owner	Murphy, Kevin P	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean	Kowalow, Andrew P Jr
Address	216 Curtiss St	115 Halstead Ave	237 Lackawanna Ave	279 Curtiss St	290 Wagner Ave	332 Wagner Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 130	76 x 121	30 x 120	105 x 130	36 x 118	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1917 / 0	1919 / 0	1923 / 0	1927 / 0	1929 / 0	1916 / 0
Condition	3 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 No	3 Hot wtr/stm No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5	1.5
Bedrooms	5	4	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1144	1196	1741	1663	1318	1232
2nd Sty Area	1144	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2288	2252	1879	2597	1893	1672
Att/Det Gar Sqft	504	748		754	352	
Prior Land	\$12,500					
Prior Total	\$74,000					
Comp Land Estimate	\$15,000	\$15,000	\$8,000	\$18,000	\$9,000	\$7,000
Sale Date		10/25/2019	11/19/2019	11/14/2018	2/7/2019	6/12/2019
Sale Price		\$117,000	\$77,500	\$151,000	\$110,000	\$72,000
Time Adj Sale Price		\$119,400	\$78,800	\$160,500	\$115,200	\$74,400
TADJSP/SQFT		\$53.02	\$41.94	\$61.80	\$60.86	\$44.50
Total Adj Factors	\$22,400	\$45,600	\$18,300	\$72,000	\$36,200	\$11,800
Adjusted Sale Price		\$96,200	\$82,900	\$110,900	\$101,400	\$85,000
Comparable Estimate	\$95,000 (\$41.52/SFLA)					



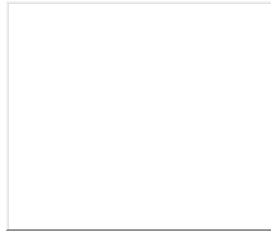
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-29	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19
Owner	Kazz, Margaret A	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean
Address	217 Curtiss St	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 130	76 x 121	105 x 130	30 x 120	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1919 / 0	1927 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.3	1.5
Bedrooms	4	4	5	5	5
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1203	1196	1663	1741	1318
2nd Sty Area	1116	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2319	2252	2597	1879	1893
Att/Det Gar Sqft	440	748	754	352	
Prior Land	\$11,600				
Prior Total	\$76,000				
Comp Land Estimate	\$14,000	\$15,000	\$18,000	\$8,000	\$9,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	2/7/2019
Sale Price		\$117,000	\$151,000	\$77,500	\$110,000
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$115,200
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$60.86
Total Adj Factors	\$39,800	\$45,600	\$72,000	\$18,300	\$36,200
Adjusted Sale Price		\$113,600	\$128,300	\$100,300	\$118,800
Comparable Estimate	\$112,000 (\$48.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-10	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	Murphy, Kenneth R	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	232 Curtiss St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 130	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1940 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	815	815	798	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	815	815	798	1028	1223
Att/Det Gar Sqft	308	308	288	308	352
Prior Land	\$9,400				
Prior Total	\$65,000				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$12,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	3/18/2019
Sale Price		\$85,000	\$80,000	\$119,310	\$85,000
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$88,700
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$89.42
Total Adj Factors	\$44,300	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$86,100	\$95,700	\$114,300	\$79,600
Comparable Estimate	\$99,000 (\$121.47/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-4-9	112.28-4-10	113.21-5-13	102.77-5-15	112.36-4-14	113.30-2-34
Owner	Winkler, Theresa	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Franklin, Jessica R	Laviolette, Adam	Buczkowski, Sally
Address	234 Curtiss St	232 Curtiss St	156 Crocker St	223 Roland St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 130	40 x 130	60 x 100	40 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1954 / 0	1940 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	984	815	1028	798	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	984	815	1028	798	992	1223
Att/Det Gar Sqft	294	308	308	288	308	352
Prior Land	\$9,400					
Prior Total	\$49,000					
Comp Land Estimate	\$10,000	\$10,000	\$12,000	\$9,000	\$14,000	\$13,000
Sale Date		12/16/2019	11/22/2019	10/14/2020	3/18/2019	10/10/2020
Sale Price		\$85,000	\$119,310	\$80,000	\$85,000	\$147,900
Time Adj Sale Price		\$86,100	\$121,300	\$80,000	\$88,700	\$147,900
TADJSP/SQFT		\$105.64	\$118.00	\$100.25	\$89.42	\$120.93
Total Adj Factors	\$50,300	\$44,300	\$51,300	\$28,600	\$53,400	\$72,200
Adjusted Sale Price		\$92,100	\$120,300	\$101,700	\$85,600	\$126,000
Comparable Estimate	\$105,000 (\$106.71/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-8	112.28-4-4	113.37-1-3	101.84-2-11	112.35-3-24
Owner	Dodds, Leslie B	Plew, Jacob R	Doruszewski, Rebecca	Walkow, Benjamin J	Chowdhury, Aminuli I
Address	236 Curtiss St	250 Curtiss St	64 Boll St	299 Lackawanna Ave	169 Atlantic Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	60 x 130	45 x 101	52 x 120	85 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1957 / 0	1950 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1046	834	972	780	1139
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1670	1250	1414	1158	1709
Att/Det Gar Sqft	483		420	528	352
Prior Land	\$10,000				
Prior Total	\$83,000				
Comp Land Estimate	\$12,000	\$14,000	\$10,000	\$12,000	\$16,000
Sale Date		11/20/2019	2/5/2020	8/11/2020	5/2/2019
Sale Price		\$116,500	\$107,000	\$107,000	\$119,900
Time Adj Sale Price		\$118,500	\$107,900	\$107,000	\$124,300
TADJSP/SQFT		\$94.80	\$76.31	\$92.40	\$72.73
Total Adj Factors	\$69,000	\$51,500	\$57,800	\$51,500	\$73,600
Adjusted Sale Price		\$136,000	\$119,100	\$124,500	\$119,700
Comparable Estimate	\$129,000 (\$77.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-30	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	Szczudlik, John A	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	237 Curtiss St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 130	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1940 / 0	1945 / 0	1940 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	984	815	798	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	984	815	798	1028	1223
Att/Det Gar Sqft		308	288	308	352
Prior Land	\$11,600				
Prior Total	\$62,000				
Comp Land Estimate	\$14,000	\$10,000	\$9,000	\$12,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$120.93
Total Adj Factors	\$48,000	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$89,800	\$99,400	\$118,000	\$123,700
Comparable Estimate	\$103,000 (\$104.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-7	101.84-2-11	112.28-4-30	112.28-4-4	113.21-6-28
Owner	Celano, David Dean	Walkow, Benjamin J	Terzian, Stephen P	Plew, Jacob R	Allison, Matthew E
Address	238 Curtiss St	299 Lackawanna Ave	237 Halstead Ave	250 Curtiss St	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	52 x 120	58 x 121	60 x 130	30 x 109
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1946 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	812	780	704	834	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1196	1158	1056	1250	1072
Att/Det Gar Sqft	768	528	484		280
Prior Land	\$10,000				
Prior Total	\$72,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$14,000	\$7,000
Sale Date		8/11/2020	4/7/2020	11/20/2019	10/12/2020
Sale Price		\$107,000	\$125,000	\$116,500	\$125,000
Time Adj Sale Price		\$107,000	\$125,600	\$118,500	\$125,000
TADJSP/SQFT		\$92.40	\$118.94	\$94.80	\$116.60
Total Adj Factors	\$54,200	\$51,500	\$47,300	\$51,500	\$42,100
Adjusted Sale Price		\$109,700	\$132,500	\$121,200	\$137,100
Comparable Estimate	\$127,000 (\$106.19/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-31	112.28-4-30	101.84-2-11	113.21-6-28	112.28-4-4	113.21-6-27
Owner	Morlock, Patricia J	Terzian, Stephen P	Walkow, Benjamin J	Allison, Matthew E	Plew, Jacob R	Rizzo, Aris Q
Address	239 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	203 Crocker St	250 Curtiss St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	58 x 121	52 x 120	30 x 109	60 x 130	30 x 109
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1950 / 0	1950 / 0	1947 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	704	780	660	834	576
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 0
SFLA	1125	1056	1158	1072	1250	979
Att/Det Gar Sqft	280	484	528			280
Prior Land	\$7,900					
Prior Total	\$62,600					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$7,000	\$14,000	\$7,000
Sale Date		4/7/2020	8/11/2020	10/12/2020	11/20/2019	8/6/2020
Sale Price		\$125,000	\$107,000	\$125,000	\$116,500	\$120,000
Time Adj Sale Price		\$125,600	\$107,000	\$125,000	\$118,500	\$120,000
TADJSP/SQFT		\$118.94	\$92.40	\$116.60	\$94.80	\$122.57
Total Adj Factors	\$45,700	\$47,300	\$51,500	\$42,100	\$51,500	\$40,400
Adjusted Sale Price		\$124,000	\$101,200	\$128,600	\$112,700	\$125,300
Comparable Estimate	\$118,000 (\$104.89/SFLA)					



SWIS	143001	143001	143001	143089	143001	143001
Print Key	112.28-4-6	112.27-1-50	112.44-2-39.11	123.36-4-14	102.77-1-10	112.36-3-15
Owner	Fisher, Arthur M	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Strasser, Matthew F	Sulski, Tyler J
Address	240 Curtiss St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	279 Curtiss St	115 Halstead Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	30 x 132	90 x 121	33 x 125	105 x 130	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1900 / 0	1921 / 0	1922 / 0	1927 / 0	1919 / 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	1 No central No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	3.0	2.5	1.5	2.0
Bedrooms	6	6	6	6	5	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1555	1268	1794	1081	1663	1196
2nd Sty Area	594	0	891	920	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2519	1970	3126	2001	2597	2252
Att/Det Gar Sqft	440	360		636	754	748
Prior Land	\$11,600					
Prior Total	\$89,000					
Comp Land Estimate	\$14,000	\$8,000	\$16,000	\$8,000	\$18,000	\$15,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	11/14/2018	10/25/2019
Sale Price		\$110,000	\$90,000	\$120,500	\$151,000	\$117,000
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$160,500	\$119,400
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$61.80	\$53.02
Total Adj Factors	\$45,200	\$30,000	\$19,000	\$64,200	\$72,000	\$45,600
Adjusted Sale Price		\$125,200	\$117,100	\$105,500	\$133,700	\$119,000
Comparable Estimate	\$120,000 (\$47.64/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-32	112.28-4-30	101.84-2-11	112.28-4-4	113.21-6-28	113.21-6-27
Owner	Lelito, Jacob	Terzian, Stephen P	Walkow, Benjamin J	Plew, Jacob R	Allison, Matthew E	Rizzo, Aris Q
Address	241 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	250 Curtiss St	203 Crocker St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	58 x 121	52 x 120	60 x 130	30 x 109	30 x 109
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1950 / 0	1947 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	1.5	1.5	1.5	1.5	1.7	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	704	780	834	660	576
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 0
SFLA	1152	1056	1158	1250	1072	979
Att/Det Gar Sqft	440	484	528			280
Prior Land	\$7,900					
Prior Total	\$68,700					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$14,000	\$7,000	\$7,000
Sale Date		4/7/2020	8/11/2020	11/20/2019	10/12/2020	8/6/2020
Sale Price		\$125,000	\$107,000	\$116,500	\$125,000	\$120,000
Time Adj Sale Price		\$125,600	\$107,000	\$118,500	\$125,000	\$120,000
TADJSP/SQFT		\$118.94	\$92.40	\$94.80	\$116.60	\$122.57
Total Adj Factors	\$48,800	\$47,300	\$51,500	\$51,500	\$42,100	\$40,400
Adjusted Sale Price		\$127,100	\$104,300	\$115,800	\$131,700	\$128,400
Comparable Estimate	\$121,000 (\$105.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-33	101.84-2-11	112.28-4-30	112.28-4-4	113.21-6-28
Owner	Biles, Michael	Walkow, Benjamin J	Terzian, Stephen P	Plew, Jacob R	Allison, Matthew E
Address	243 Curtiss St	299 Lackawanna Ave	237 Halstead Ave	250 Curtiss St	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	52 x 120	58 x 121	60 x 130	30 x 109
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1946 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	780	704	834	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1156	1158	1056	1250	1072
Att/Det Gar Sqft	504	528	484		280
Prior Land	\$10,000				
Prior Total	\$68,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$14,000	\$7,000
Sale Date		8/11/2020	4/7/2020	11/20/2019	10/12/2020
Sale Price		\$107,000	\$125,000	\$116,500	\$125,000
Time Adj Sale Price		\$107,000	\$125,600	\$118,500	\$125,000
TADJSP/SQFT		\$92.40	\$118.94	\$94.80	\$116.60
Total Adj Factors	\$49,900	\$51,500	\$47,300	\$51,500	\$40,400
Adjusted Sale Price		\$105,400	\$128,200	\$116,900	\$129,500
Comparable Estimate	\$123,000 (\$106.4/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-34	112.28-4-4	113.21-2-16	101.84-2-11	113.37-1-3	112.28-4-30
Owner	Clark, Joseph Edward	Plew, Jacob R	Thompson, James Lee	Walkow, Benjamin J	Doruszewski, Rebecca	Terzian, Stephen P
Address	245 Curtiss St	250 Curtiss St	176 Boll St	299 Lackawanna Ave	64 Boll St	237 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	60 x 130	45 x 101	52 x 120	45 x 101	58 x 121
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1950 / 0	1950 / 0	1957 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1011	834	768	780	972	704
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	1383	1250	1344	1158	1414	1056
Att/Det Gar Sqft	280			528	420	484
Prior Land	\$7,900					
Prior Total	\$68,100					
Comp Land Estimate	\$12,000	\$14,000	\$10,000	\$12,000	\$10,000	\$13,000
Sale Date		11/20/2019	5/31/2019	8/11/2020	2/5/2020	4/7/2020
Sale Price		\$116,500	\$95,000	\$107,000	\$107,000	\$125,000
Time Adj Sale Price		\$118,500	\$98,500	\$107,000	\$107,900	\$125,600
TADJSP/SQFT		\$94.80	\$73.29	\$92.40	\$76.31	\$118.94
Total Adj Factors	\$53,800	\$51,500	\$42,900	\$51,500	\$57,800	\$47,300
Adjusted Sale Price		\$120,800	\$109,400	\$109,300	\$103,900	\$132,100
Comparable Estimate	\$115,000 (\$83.15/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-5	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19
Owner	Sardo, Louis C Jr	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean
Address	246 Curtiss St	115 Halstead Ave	237 Lackawanna Ave	279 Curtiss St	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 130	76 x 121	30 x 120	105 x 130	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1919 / 0	1923 / 0	1927 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	4	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1100	1196	1741	1663	1318
2nd Sty Area	1100	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	2200	2252	1879	2597	1893
Att/Det Gar Sqft	560	748		754	352
Prior Land	\$11,600				
Prior Total	\$72,000				
Comp Land Estimate	\$14,000	\$15,000	\$8,000	\$18,000	\$9,000
Sale Date		10/25/2019	11/19/2019	11/14/2018	2/7/2019
Sale Price		\$117,000	\$77,500	\$151,000	\$110,000
Time Adj Sale Price		\$119,400	\$78,800	\$160,500	\$115,200
TADJSP/SQFT		\$53.02	\$41.94	\$61.80	\$60.86
Total Adj Factors	\$42,900	\$45,600	\$18,300	\$72,000	\$36,200
Adjusted Sale Price		\$116,700	\$103,400	\$131,400	\$121,900
Comparable Estimate	\$116,000 (\$52.73/SFLA)				\$11,800



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-35	112.28-4-4	101.84-2-11	112.28-4-30	113.21-6-28	113.21-6-27
Owner	Kelly, Amy K	Plew, Jacob R	Walkow, Benjamin J	Terzian, Stephen P	Allison, Matthew E	Rizzo, Aris Q
Address	247 Curtiss St	250 Curtiss St	299 Lackawanna Ave	237 Halstead Ave	203 Crocker St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	60 x 130	52 x 120	58 x 121	30 x 109	30 x 109
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1947 / 0	1950 / 0	1946 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	825	834	780	704	660	576
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 0
SFLA	1221	1250	1158	1056	1072	979
Att/Det Gar Sqft	320		528	484		280
Prior Land	\$10,000					
Prior Total	\$69,000					
Comp Land Estimate	\$12,000	\$14,000	\$12,000	\$13,000	\$7,000	\$7,000
Sale Date		11/20/2019	8/11/2020	4/7/2020	10/12/2020	8/6/2020
Sale Price		\$116,500	\$107,000	\$125,000	\$125,000	\$120,000
Time Adj Sale Price		\$118,500	\$107,000	\$125,600	\$125,000	\$120,000
TADJSP/SQFT		\$94.80	\$92.40	\$118.94	\$116.60	\$122.57
Total Adj Factors	\$60,300	\$51,500	\$51,500	\$47,300	\$42,100	\$40,400
Adjusted Sale Price		\$127,300	\$115,800	\$138,600	\$143,200	\$139,900
Comparable Estimate	\$133,000 (\$108.93/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-36	112.28-4-30	113.21-6-28	101.84-2-11	113.21-6-27
Owner	Juskiewicz, Robert J	Terzian, Stephen P	Allison, Matthew E	Walkow, Benjamin J	Rizzo, Aris Q
Address	249 Curtiss St	237 Halstead Ave	203 Crocker St	299 Lackawanna Ave	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	58 x 121	30 x 109	52 x 120	30 x 109
Building Style	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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1946 / 0	1950 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	704	660	780	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1080	1056	1072	1158	979
Att/Det Gar Sqft	280	484		528	280
Prior Land	\$10,000				
Prior Total	\$62,000				
Comp Land Estimate	\$12,000	\$13,000	\$7,000	\$12,000	\$7,000
Sale Date		4/7/2020	10/12/2020	8/11/2020	8/6/2020
Sale Price		\$125,000	\$125,000	\$107,000	\$120,000
Time Adj Sale Price		\$125,600	\$125,000	\$107,000	\$120,000
TADJSP/SQFT		\$118.94	\$116.60	\$92.40	\$122.57
Total Adj Factors	\$45,800	\$47,300	\$42,100	\$51,500	\$40,400
Adjusted Sale Price		\$124,100	\$128,700	\$101,300	\$125,400
Comparable Estimate	\$118,000 (\$109.26/SFLA)				



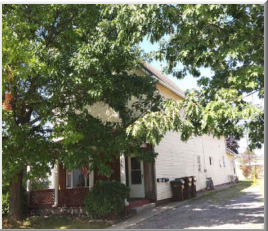
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-4-4	112.28-4-4	101.84-2-11	112.28-4-30	112.43-2-24	113.21-6-28
Owner	Plew, Jacob R	Plew, Jacob R	Walkow, Benjamin J	Terzian, Stephen P	Ponce, Yairaliz	Allison, Matthew E
Address	250 Curtiss St	250 Curtiss St	299 Lackawanna Ave	237 Halstead Ave	155 Wagner Ave	203 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 130	52 x 120	58 x 121	55 x 118	30 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1950 / 0	1946 / 0	1959 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	834	834	780	704	840	660
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 0
SFLA	1250	1250	1158	1056	1260	1072
Att/Det Gar Sqft			528	484	280	
Prior Land	\$11,600					
Prior Total	\$73,000					
Comp Land Estimate	\$14,000	\$14,000	\$12,000	\$13,000	\$13,000	\$7,000
Sale Date		11/20/2019	8/11/2020	4/7/2020	7/14/2020	10/12/2020
Sale Price		\$116,500	\$107,000	\$125,000	\$122,500	\$125,000
Time Adj Sale Price		\$118,500	\$107,000	\$125,600	\$122,500	\$125,000
TADJSP/SQFT		\$94.80	\$92.40	\$118.94	\$97.22	\$116.60
Total Adj Factors	\$51,500	\$51,500	\$51,500	\$47,300	\$53,400	\$42,100
Adjusted Sale Price		\$118,500	\$107,000	\$129,800	\$120,600	\$134,400
Comparable Estimate	\$122,000 (\$97.6/SFLA)					

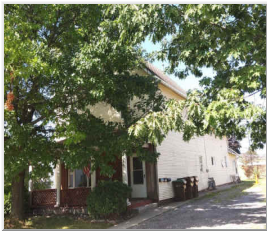
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-1-37	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14
Owner	Jaworowicz, Daniel K	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam
Address	253 Curtiss St	232 Curtiss St	223 Roland St	156 Crocker St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 130	40 x 130	40 x 100	60 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1940 / 0	1945 / 0	1940 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	984	815	798	1028	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	984	815	798	1028	1223
Att/Det Gar Sqft	480	308	288	308	352
Prior Land	\$11,600				
Prior Total	\$67,000				
Comp Land Estimate	\$14,000	\$10,000	\$9,000	\$12,000	\$13,000
Sale Date		12/16/2019	10/14/2020	11/22/2019	10/10/2020
Sale Price		\$85,000	\$80,000	\$119,310	\$147,900
Time Adj Sale Price		\$86,100	\$80,000	\$121,300	\$147,900
TADJSP/SQFT		\$105.64	\$100.25	\$118.00	\$120.93
Total Adj Factors	\$54,000	\$44,300	\$28,600	\$51,300	\$72,200
Adjusted Sale Price		\$95,800	\$105,400	\$124,000	\$129,700
Comparable Estimate	\$109,000 (\$110.77/SFLA)				



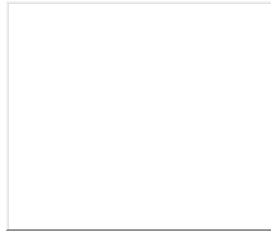
SWIS	143001	143089	143089	143089	143089	143089
Print Key	112.28-4-3	102.18-2-17	113.47-3-20	113.69-3-3	113.48-8-7	113.54-4-3.1
Owner	Hoerner, James J	Labib, Mahir	McGuire, Aubrey R	Rwanika, Francine	Parker, Robert J	Rashid, Harunur
Address	258 Curtiss St	114 Lemoine Ave	177 Kennedy Rd	144 Alaska St	50 Patricia Ln	84 Warsaw St
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	301	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	75 x 110	52 x 102	60 x 117	50 x 102	62 x 123
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1972 / 0	1957 / 0	1955 / 0	1957 / 0	1950 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	4	4
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 2	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	1173	832	1320	858	858
2nd Sty Area	1056	1260	832	1320	858	858
Fin Bsmt/Fin Rec Rm	0 288	0 250	0 0	0 0	0 0	0 0
SFLA	2112	2433	1664	2640	1716	1716
Att/Det Gar Sqft		484		484	528	416
Prior Land	\$11,600					
Prior Total	\$85,000					
Comp Land Estimate	\$14,000	\$14,000	\$11,000	\$13,000	\$11,000	\$14,000
Sale Date		12/10/2019	2/7/2020	5/19/2020	9/12/2019	12/7/2018
Sale Price		\$191,000	\$130,000	\$165,000	\$160,000	\$139,900
Time Adj Sale Price		\$193,600	\$131,100	\$165,600	\$163,800	\$147,800
TADJSP/SQFT		\$79.57	\$78.79	\$62.73	\$95.45	\$86.13
Total Adj Factors	\$90,000	\$121,300	\$57,000	\$87,100	\$65,300	\$66,000
Adjusted Sale Price		\$162,300	\$164,100	\$168,500	\$188,500	\$171,800
Comparable Estimate	\$171,000 (\$80.97/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-38	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19	101.84-3-17
Owner	Nguyen, Tien	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean	Knobe, Paul
Address	261 Curtiss St	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	76 x 121	105 x 130	30 x 120	36 x 118	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1919 / 0	1927 / 0	1923 / 0	1929 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	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	1.5	1.3	1.5	1.5
Bedrooms	6	4	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1343	1196	1663	1741	1318	1112
2nd Sty Area	1152	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2295	2252	2597	1879	1893	1596
Att/Det Gar Sqft		748	754		352	
Prior Land	\$11,600					
Prior Total	\$75,000					
Comp Land Estimate	\$14,000	\$15,000	\$18,000	\$8,000	\$9,000	\$16,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	2/7/2019	1/10/2020
Sale Price		\$117,000	\$151,000	\$77,500	\$110,000	\$80,000
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$115,200	\$80,800
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$60.86	\$50.63
Total Adj Factors	\$59,500	\$45,600	\$72,000	\$18,300	\$36,200	\$23,600
Adjusted Sale Price		\$133,300	\$148,000	\$120,000	\$138,500	\$116,700
Comparable Estimate	\$131,000 (\$57.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	112.28-4-1	112.27-1-50	112.44-2-39.11	123.36-4-14	112.36-3-15
Owner	Gardynik, Janina	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sulski, Tyler J
Address	264 Curtiss St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	115 Halstead Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 130	30 x 132	90 x 121	33 x 125	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1921 / 0	1922 / 0	1919 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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
Stories	2.0	1.5	3.0	2.5	2.0
Bedrooms	3	6	6	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1314	1268	1794	1081	1196
2nd Sty Area	989	0	891	920	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2303	1970	3126	2001	2252
Att/Det Gar Sqft		360		636	748
Prior Land	\$7,500				
Prior Total	\$77,000				
Comp Land Estimate	\$8,000	\$8,000	\$16,000	\$8,000	\$15,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/25/2019
Sale Price		\$110,000	\$90,000	\$120,500	\$117,000
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$119,400
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$53.02
Total Adj Factors	\$35,800	\$30,000	\$19,000	\$64,200	\$45,600
Adjusted Sale Price		\$115,800	\$107,700	\$96,100	\$109,600
Comparable Estimate	\$105,000 (\$45.59/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143001	143001	143001	143089	143001	143001
Print Key	113.21-1-39	112.44-2-39.11	112.27-1-50	123.36-4-14	102.77-1-10	112.51-1-2
Owner	Hoerner, James J	Muller, Norbert	Chowdhury Shuvo, Aaq	Mack, Scott C	Strasser, Matthew F	Carousel Development
Address	267 Curtiss St	48 Halstead Ave	2067 Broadway St	2138 Clinton St	279 Curtiss St	1325 Lovejoy St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	120	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	90 x 121	30 x 132	33 x 125	105 x 130	60 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1921 / 0	1900 / 0	1922 / 0	1927 / 0	1940 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	3.0	1.5	2.5	1.5	2.0
Bedrooms	6	6	6	6	5	7
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 1	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1603	1794	1268	1081	1663	1992
2nd Sty Area	1320	891	0	920	0	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3093	3126	1970	2001	2597	3320
Att/Det Gar Sqft	480		360	636	754	
Prior Land	\$11,600					
Prior Total	\$110,000					
Comp Land Estimate	\$14,000	\$16,000	\$8,000	\$8,000	\$18,000	\$0
Sale Date		1/17/2020	10/10/2020	6/11/2019	11/14/2018	10/18/2019
Sale Price		\$90,000	\$110,000	\$120,500	\$151,000	\$92,500
Time Adj Sale Price		\$90,900	\$110,000	\$124,500	\$160,500	\$94,400
TADJSP/SQFT		\$29.08	\$55.84	\$62.22	\$61.80	\$28.43
Total Adj Factors	\$76,700	\$19,000	\$30,000	\$64,200	\$72,000	\$0
Adjusted Sale Price		\$148,600	\$156,700	\$137,000	\$165,200	\$0
Comparable Estimate	\$152,000 (\$49.14/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-4-11	112.28-4-30	101.84-2-11	113.21-6-28	113.21-6-27	112.28-4-4
Owner	Coffta, Joseph A	Terzian, Stephen P	Walkow, Benjamin J	Allison, Matthew E	Rizzo, Aris Q	Plew, Jacob R
Address	268 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	203 Crocker St	201 Crocker St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	58 x 121	52 x 120	30 x 109	30 x 109	60 x 130
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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1946 / 0	1950 / 0	1950 / 0	1945 / 0	1947 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	704	780	660	576	834
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 0
SFLA	1080	1056	1158	1072	979	1250
Att/Det Gar Sqft	280	484	528		280	
Prior Land	\$11,600					
Prior Total	\$67,000					
Comp Land Estimate	\$14,000	\$13,000	\$12,000	\$7,000	\$7,000	\$14,000
Sale Date		4/7/2020	8/11/2020	10/12/2020	8/6/2020	11/20/2019
Sale Price		\$125,000	\$107,000	\$125,000	\$120,000	\$116,500
Time Adj Sale Price		\$125,600	\$107,000	\$125,000	\$120,000	\$118,500
TADJSP/SQFT		\$118.94	\$92.40	\$116.60	\$122.57	\$94.80
Total Adj Factors	\$54,500	\$47,300	\$51,500	\$42,100	\$40,400	\$51,500
Adjusted Sale Price		\$132,800	\$110,000	\$137,400	\$134,100	\$121,500
Comparable Estimate	\$127,000 (\$117.59/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-1-9	112.28-4-30	101.84-2-11	113.21-6-28	112.28-4-4
Owner	Faulkner, Susan E	Terzian, Stephen P	Walkow, Benjamin J	Allison, Matthew E	Rizzo, Aris Q
Address	269 Curtiss St	237 Halstead Ave	299 Lackawanna Ave	203 Crocker St	201 Crocker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 130	58 x 121	52 x 120	30 x 109	30 x 109
Building Style	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	02 Brick
Year Built/Eff Yr Built	1945 / 0	1946 / 0	1950 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	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
1st Sty Area	1106	704	780	660	576
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1106	1056	1158	1072	979
Att/Det Gar Sqft	460	484	528	280	
Prior Land	\$7,900				
Prior Total	\$64,500				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$7,000	\$14,000
Sale Date		4/7/2020	8/11/2020	10/12/2020	8/6/2020
Sale Price		\$125,000	\$107,000	\$125,000	\$120,000
Time Adj Sale Price		\$125,600	\$107,000	\$125,000	\$120,000
TADJSP/SQFT		\$118.94	\$92.40	\$116.60	\$122.57
Total Adj Factors	\$38,700	\$47,300	\$51,500	\$42,100	\$40,400
Adjusted Sale Price		\$117,000	\$94,200	\$121,600	\$118,300
Comparable Estimate	\$111,000 (\$100.36/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-4-10	113.30-2-34	113.21-5-13	112.28-4-10	102.77-5-15	112.44-1-11
Owner	Garmon, Aaron T	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Franklin, Jessica R	Kochinski, Ronald
Address	274 Curtiss St	164 Gates St	156 Crocker St	232 Curtiss St	223 Roland St	65 Lackawanna Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 110	60 x 100	40 x 130	40 x 100	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1954 / 0	1945 / 0	1940 / 0	1973 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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 / 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	1900	1223	1028	815	798	1446
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 675	0 0	0 0	0 0	0 0	0 0
SFLA	1900	1223	1028	815	798	1446
Att/Det Gar Sqft	528	352	308	308	288	399
Prior Land	\$11,600					
Prior Total	\$114,000					
Comp Land Estimate	\$14,000	\$13,000	\$12,000	\$10,000	\$9,000	\$13,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	10/14/2020	9/13/2018
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000	\$139,900
Time Adj Sale Price		\$147,900	\$121,300	\$86,100	\$80,000	\$150,400
TADJSP/SQFT		\$120.93	\$118.00	\$105.64	\$100.25	\$104.01
Total Adj Factors	\$105,500	\$72,200	\$51,300	\$44,300	\$28,600	\$72,100
Adjusted Sale Price		\$181,200	\$175,500	\$147,300	\$156,900	\$183,800
Comparable Estimate	\$169,000 (\$88.95/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-4-9	112.36-3-15	102.77-1-10	112.28-2-31	101.84-3-17	112.27-1-19
Owner	Lee, Richard	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean
Address	278 Curtiss St	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	309 Michael Ave	290 Wagner Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 130	76 x 121	105 x 130	30 x 120	66 x 178	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1919 / 0	1927 / 0	1923 / 0	1922 / 0	1929 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm 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	1 / N	0 / N
Stories	3.0	2.0	1.5	1.3	1.5	1.5
Bedrooms	4	4	5	5	4	5
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	960	1196	1663	1741	1112	1318
2nd Sty Area	960	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2400	2252	2597	1879	1596	1893
Att/Det Gar Sqft	506	748	754			352
Prior Land	\$12,500					
Prior Total	\$95,000					
Comp Land Estimate	\$15,000	\$15,000	\$18,000	\$8,000	\$16,000	\$9,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	1/10/2020	2/7/2019
Sale Price		\$117,000	\$151,000	\$77,500	\$80,000	\$110,000
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$80,800	\$115,200
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$50.63	\$60.86
Total Adj Factors	\$63,900	\$45,600	\$72,000	\$18,300	\$23,600	\$36,200
Adjusted Sale Price		\$137,700	\$152,400	\$124,400	\$121,100	\$142,900
Comparable Estimate	\$136,000 (\$56.67/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-1-10	102.77-1-10	112.36-3-15	112.28-2-31	112.27-1-19	101.84-3-17
Owner	Strasser, Matthew F	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Knobe, Paul
Address	279 Curtiss St	279 Curtiss St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	105 x 130	105 x 130	76 x 121	30 x 120	36 x 118	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1919 / 0	1923 / 0	1929 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	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	1.5	1.5	2.0	1.3	1.5	1.5
Bedrooms	5	5	4	5	5	4
Full/Half Baths	3 / 1	3 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1663	1663	1196	1741	1318	1112
2nd Sty Area	0	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2597	2597	2252	1879	1893	1596
Att/Det Gar Sqft	754	754	748		352	
Prior Land	\$15,300					
Prior Total	\$90,000					
Comp Land Estimate	\$18,000	\$18,000	\$15,000	\$8,000	\$9,000	\$16,000
Sale Date		11/14/2018	10/25/2019	11/19/2019	2/7/2019	1/10/2020
Sale Price		\$151,000	\$117,000	\$77,500	\$110,000	\$80,000
Time Adj Sale Price		\$160,500	\$119,400	\$78,800	\$115,200	\$80,800
TADJSP/SQFT		\$61.80	\$53.02	\$41.94	\$60.86	\$50.63
Total Adj Factors	\$72,000	\$72,000	\$45,600	\$18,300	\$36,200	\$23,600
Adjusted Sale Price		\$160,500	\$145,800	\$132,500	\$151,000	\$129,200
Comparable Estimate	\$144,000 (\$55.45/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-4-8	113.30-2-34	113.21-5-13	112.28-4-10	102.77-5-15	112.36-4-14
Owner	Nguyen, Rich	Buczowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam
Address	288 Curtiss St	164 Gates St	156 Crocker St	232 Curtiss St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 130	60 x 110	60 x 100	40 x 130	40 x 100	90 x 86
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	1950 / 0	1954 / 0	1954 / 0	1945 / 0	1940 / 0	1953 / 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	D Economy 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1380	1223	1028	815	798	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1380	1223	1028	815	798	992
Att/Det Gar Sqft	480	352	308	308	288	308
Prior Land	\$9,200					
Prior Total	\$78,100					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$10,000	\$9,000	\$14,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	10/14/2020	3/18/2019
Sale Price		\$147,900	\$119,310	\$85,000	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$86,100	\$80,000	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$105.64	\$100.25	\$89.42
Total Adj Factors	\$67,300	\$72,200	\$51,300	\$44,300	\$28,600	\$53,400
Adjusted Sale Price		\$143,000	\$137,300	\$109,100	\$118,700	\$102,600
Comparable Estimate	\$122,000 (\$88.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-1-11.1	112.28-4-20	112.27-1-16	102.78-2-14	113.22-3-28
Owner	Roetzer, James T	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Chiocchio, Christina
Address	289 Curtiss St	191 Halstead Ave	304 Wagner Ave	125 Jackson Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 130	30 x 121	95 x 118	34 x 108	45 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1892 / 0	1900 / 0	1927 / 0	1927 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1179	946	852	864	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1179	1216	1278	1404	1103
Att/Det Gar Sqft	420		484	400	672
Prior Land	\$9,500				
Prior Total	\$60,000				
Comp Land Estimate	\$14,000	\$8,000	\$16,000	\$8,000	\$11,000
Sale Date		9/9/2020	10/2/2020	8/26/2020	8/20/2019
Sale Price		\$85,000	\$145,000	\$134,900	\$123,050
Time Adj Sale Price		\$85,000	\$145,000	\$134,900	\$126,400
TADJSP/SQFT		\$69.90	\$113.46	\$96.08	\$114.60
Total Adj Factors	\$29,600	\$4,900	\$35,500	\$29,800	\$31,500
Adjusted Sale Price		\$109,700	\$139,100	\$134,700	\$124,500
Comparable Estimate	\$122,000 (\$103.48/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-4-7	102.77-5-15	112.28-4-10	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Broton, Claudia M	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczowski, Sally
Address	294 Curtiss St	223 Roland St	232 Curtiss St	156 Crocker St	104 Griffith St	164 Gates St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	89 x 130	40 x 100	40 x 130	60 x 100	90 x 86	60 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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1940 / 0	1945 / 0	1954 / 0	1953 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	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 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	798	798	815	1028	992	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	798	798	815	1028	992	1223
Att/Det Gar Sqft	616	288	308	308	308	352
Prior Land	\$14,100					
Prior Total	\$62,000					
Comp Land Estimate	\$17,000	\$9,000	\$10,000	\$12,000	\$14,000	\$13,000
Sale Date		10/14/2020	12/16/2019	11/22/2019	3/18/2019	10/10/2020
Sale Price		\$80,000	\$85,000	\$119,310	\$85,000	\$147,900
Time Adj Sale Price		\$80,000	\$86,100	\$121,300	\$88,700	\$147,900
TADJSP/SQFT		\$100.25	\$105.64	\$118.00	\$89.42	\$120.93
Total Adj Factors	\$49,400	\$28,600	\$44,300	\$51,300	\$53,400	\$72,200
Adjusted Sale Price		\$100,800	\$91,200	\$119,400	\$84,700	\$125,100
Comparable Estimate	\$104,000 (\$130.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-1-13	112.28-4-4	101.84-2-11	102.78-2-14	113.37-1-3
Owner	DeMaioribus, Joseph	Plew, Jacob R	Walkow, Benjamin J	Williams, Bennie D	Doruszewski, Rebecca
Address	295 Curtiss St	250 Curtiss St	299 Lackawanna Ave	125 Jackson Ave	64 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 130	60 x 130	52 x 120	34 x 108	45 x 101
Building Style	03 Split level	04 Cape cod	04 Cape cod	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1947 / 0	1950 / 0	1927 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 273	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1097	834	780	864	768
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	273 0	0 0	0 0	0 0	0 0
SFLA	1370	1250	1158	1404	1414
Att/Det Gar Sqft			528	400	420
Prior Land	\$9,200				
Prior Total	\$80,000				
Comp Land Estimate	\$13,000	\$14,000	\$12,000	\$8,000	\$10,000
Sale Date		11/20/2019	8/11/2020	8/26/2020	2/5/2020
Sale Price		\$116,500	\$107,000	\$134,900	\$107,000
Time Adj Sale Price		\$118,500	\$107,000	\$134,900	\$107,900
TADJSP/SQFT		\$94.80	\$92.40	\$96.08	\$76.31
Total Adj Factors	\$59,000	\$51,500	\$51,500	\$29,800	\$57,800
Adjusted Sale Price		\$126,000	\$114,500	\$164,100	\$109,100
Comparable Estimate	\$126,000 (\$91.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-1-14	112.28-4-20	113.22-3-28	102.78-2-14	102.78-1-22
Owner	Kelley, Todd A	Sikder, MD Nazrul	Chiocchio, Christina	Williams, Bennie D	Manroe, Alexander C
Address	297 Curtiss St	191 Halstead Ave	95 Rutland Ave	125 Jackson Ave	327 Reiman St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 130	30 x 121	70 x 108	34 x 108	33 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1925 / 0	1927 / 0	1931 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1156	946	880	864	1036
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1513	1216	1430	1404	1613
Att/Det Gar Sqft	480		528	400	484
Prior Land	\$8,400				
Prior Total	\$58,000				
Comp Land Estimate	\$9,000	\$8,000	\$14,000	\$8,000	\$17,000
Sale Date		9/9/2020	7/16/2020	8/26/2020	10/29/2020
Sale Price		\$85,000	\$107,000	\$134,900	\$160,000
Time Adj Sale Price		\$85,000	\$107,000	\$134,900	\$160,000
TADJSP/SQFT		\$69.90	\$74.83	\$96.08	\$99.19
Total Adj Factors	\$34,200	\$4,900	\$35,400	\$29,800	\$44,100
Adjusted Sale Price		\$114,300	\$105,800	\$139,300	\$150,100
Comparable Estimate	\$127,000 (\$83.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-6-18	101.84-3-17	112.28-2-31	112.27-1-11	112.36-3-15
Owner	Howard, Marcie W	Knope, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Sulski, Tyler J
Address	15 Francis Ave	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	115 Halstead Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 109	66 x 178	30 x 120	30 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1922 / 0	1923 / 0	1916 / 0	1919 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	2.0
Bedrooms	5	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	803	1112	1741	1232	1196
2nd Sty Area	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1304	1596	1879	1672	2252
Att/Det Gar Sqft	572			748	
Prior Land	\$7,700				
Prior Total	\$58,000				
Comp Land Estimate	\$8,000	\$16,000	\$8,000	\$7,000	\$15,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	10/25/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$117,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$119,400
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$53.02
Total Adj Factors	\$30,000	\$23,600	\$18,300	\$11,800	\$45,600
Adjusted Sale Price		\$87,200	\$90,500	\$92,600	\$103,800
Comparable Estimate	\$97,000 (\$74.39/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-6-19	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19
Owner	Neumann, Gerald J	Knobe, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean
Address	17 Francis Ave	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 109	66 x 178	30 x 120	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	880	1112	1741	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1430	1596	1879	1672	1893
Att/Det Gar Sqft	400				352
Prior Land	\$7,700				
Prior Total	\$57,000				
Comp Land Estimate	\$8,000	\$16,000	\$8,000	\$7,000	\$9,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$110,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$115,200
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$60.86
Total Adj Factors	\$27,900	\$23,600	\$18,300	\$11,800	\$36,200
Adjusted Sale Price		\$85,100	\$88,400	\$90,500	\$106,900
Comparable Estimate	\$95,000 (\$66.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-6-20.1	113.22-6-15	113.22-3-28	102.78-2-14	113.22-6-13
Owner	Bradley, Gary C	Dixon, Robert E Jr	Chiocchio, Christina	Williams, Bennie D	Jackson, Marlon D
Address	25 Francis Ave	36 Franklin Ave	95 Rutland Ave	125 Jackson Ave	14 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 109	77 x 110	70 x 108	34 x 108	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1930 / 0	1925 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	5	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	840	880	864	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1365	1365	1430	1404	1540
Att/Det Gar Sqft	484	528	528	400	280
Prior Land	\$11,500				
Prior Total	\$66,000				
Comp Land Estimate	\$14,000	\$14,000	\$14,000	\$8,000	\$9,000
Sale Date		10/9/2019	7/16/2020	8/26/2020	8/27/2019
Sale Price		\$130,000	\$107,000	\$134,900	\$114,000
Time Adj Sale Price		\$132,600	\$107,000	\$134,900	\$117,100
TADJSP/SQFT		\$97.14	\$74.83	\$96.08	\$76.04
Total Adj Factors	\$34,200	\$35,000	\$35,400	\$29,800	\$20,000
Adjusted Sale Price		\$131,800	\$105,800	\$139,300	\$131,300
Comparable Estimate	\$129,000 (\$94.51/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-6-22	113.21-6-28	113.21-6-27	113.29-3-23	112.28-4-30	113.37-1-13
Owner	Cartenuto, Gerald R	Allison, Matthew E	Rizzo, Aris Q	Salgado, Daisy	Terzian, Stephen P	Jank, Christopher
Address	27 Francis Ave	203 Crocker St	201 Crocker St	121 Currier Ave	237 Halstead Ave	20 Boll St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 109	30 x 109	30 x 109	90 x 79	58 x 121	40 x 101
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	1950 / 0	1950 / 0	1945 / 0	1955 / 0	1946 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 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	1.5	1.7	1.7	1.5	1.5	1.5
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	944	660	576	725	704	782
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 456	0 0	0 0	0 362	0 0	0 0
SFLA	1136	1072	979	1088	1056	1142
Att/Det Gar Sqft	320		280	440	484	
Prior Land	\$7,700					
Prior Total	\$66,000					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$13,000	\$13,000	\$9,000
Sale Date		10/12/2020	8/6/2020	9/30/2019	4/7/2020	12/2/2019
Sale Price		\$125,000	\$120,000	\$100,000	\$125,000	\$89,500
Time Adj Sale Price		\$125,000	\$120,000	\$102,300	\$125,600	\$90,700
TADJSP/SQFT		\$116.60	\$122.57	\$94.03	\$118.94	\$79.42
Total Adj Factors	\$46,900	\$42,100	\$40,400	\$49,400	\$47,300	\$42,700
Adjusted Sale Price		\$129,800	\$126,500	\$99,800	\$125,200	\$94,900
Comparable Estimate	\$115,000 (\$101.23/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-6-23	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Radecki, Mark J	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	31 Francis Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 109	70 x 108	34 x 108	77 x 110	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	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	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540	1760
Att/Det Gar Sqft	440	528	400	528	280	484
Prior Land	\$7,700					
Prior Total	\$68,000					
Comp Land Estimate	\$8,000	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04	\$81.82
Total Adj Factors	\$33,600	\$35,400	\$29,800	\$35,000	\$20,000	\$39,400
Adjusted Sale Price		\$105,200	\$138,700	\$131,200	\$130,700	\$138,200
Comparable Estimate	\$129,000 (\$90.21/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-6-24	113.21-6-11	113.22-3-28	113.22-6-13	102.78-2-17	113.22-1-6
Owner	Hendershott, Douglas F	Ashley, Sara	Chiocchio, Christina	Jackson, Marlon D	Lyons, Christopher L	Sommerville, Tamika M
Address	37 Francis Ave	76 Francis Ave	95 Rutland Ave	14 Jackson Ave	137 Jackson Ave	96 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	69 x 110	32 x 109	70 x 108	38 x 109	34 x 108	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0	1927 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.7	1.5	1.5
Bedrooms	4	4	3	3	4	5
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	880	880	1051	1272
2nd Sty Area	880	880	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1760	1430	1540	1591	2007
Att/Det Gar Sqft	270	484	528	280	288	260
Prior Land	\$11,400					
Prior Total	\$85,000					
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000	\$8,000
Sale Date		9/4/2020	7/16/2020	8/27/2019	11/4/2019	10/23/2019
Sale Price		\$144,000	\$107,000	\$114,000	\$115,000	\$112,500
Time Adj Sale Price		\$144,000	\$107,000	\$117,100	\$116,900	\$114,800
TADJSP/SQFT		\$81.82	\$74.83	\$76.04	\$73.48	\$57.20
Total Adj Factors	\$53,000	\$39,400	\$35,400	\$20,000	\$30,500	\$41,500
Adjusted Sale Price		\$157,600	\$124,600	\$150,100	\$139,400	\$126,300
Comparable Estimate	\$140,000 (\$79.55/SFLA)					

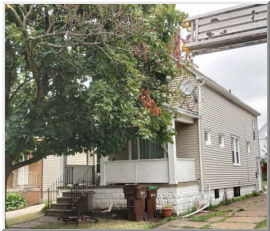
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-6-25	112.28-2-16	112.35-1-9	113.21-2-38	112.28-3-34
Owner	Szwajkas, Paul J	Rozak, Andrew	Acevedo, Louis G	Sherry, Raymond	Marx, Nicholas S
Address	39 Francis Ave	224 Michael Ave	218 Wagner Ave	243 Griffith St	237 Michael Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	61 x 110	45 x 181	60 x 118	40 x 86	70 x 100
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1956 / 0	1948 / 0	1941 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	912	941	1020	624	598
2nd Sty Area	792	621	540	624	598
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1704	1562	1560	1248	1196
Att/Det Gar Sqft	528	420	440	576	460
Prior Land	\$10,800				
Prior Total	\$87,000				
Comp Land Estimate	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000
Sale Date		12/28/2018	6/7/2019	1/3/2019	7/24/2018
Sale Price		\$105,000	\$106,000	\$87,000	\$95,000
Time Adj Sale Price		\$110,900	\$109,600	\$91,400	\$103,300
TADJSP/SQFT		\$71.00	\$70.26	\$73.24	\$86.37
Total Adj Factors	\$82,800	\$65,500	\$55,500	\$50,000	\$54,800
Adjusted Sale Price		\$128,200	\$136,900	\$124,200	\$131,300
Comparable Estimate	\$135,000 (\$79.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-19	112.28-2-31	112.27-1-19	112.36-3-15	101.84-3-17
Owner	Little, Eric D	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J	Knope, Paul
Address	75 Francis Ave	237 Lackawanna Ave	290 Wagner Ave	115 Halstead Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	30 x 120	36 x 118	76 x 121	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1927 / 0	1923 / 0	1929 / 0	1919 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	1 / N
Stories	1.7	1.3	1.5	2.0	1.5
Bedrooms	6	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1190	1741	1318	1196	1112
2nd Sty Area	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0
SFLA	1867	1879	1893	2252	1596
Att/Det Gar Sqft	460		352	748	
Prior Land	\$7,800				
Prior Total	\$83,000				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$15,000	\$16,000
Sale Date		11/19/2019	2/7/2019	10/25/2019	1/10/2020
Sale Price		\$77,500	\$110,000	\$117,000	\$80,000
Time Adj Sale Price		\$78,800	\$115,200	\$119,400	\$80,800
TADJSP/SQFT		\$41.94	\$60.86	\$53.02	\$50.63
Total Adj Factors	\$50,500	\$18,300	\$36,200	\$45,600	\$23,600
Adjusted Sale Price		\$111,000	\$129,500	\$124,300	\$107,700
Comparable Estimate	\$117,000 (\$62.67/SFLA)				\$11,800



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-11	113.21-6-11	102.78-2-17	113.22-3-28	102.78-2-14
Owner	Ashley, Sara	Ashley, Sara	Lyons, Christopher L	Chiocchio, Christina	Sommerville, Tamika M
Address	76 Francis Ave	76 Francis Ave	137 Jackson Ave	95 Rutland Ave	96 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	32 x 109	32 x 109	34 x 108	70 x 108	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.5
Bedrooms	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	1051	880	1272
2nd Sty Area	880	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1760	1591	1430	2007
Att/Det Gar Sqft	484	484	288	528	260
Prior Land	\$7,200				
Prior Total	\$70,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$14,000	\$8,000
Sale Date		9/4/2020	11/4/2019	7/16/2020	10/23/2019
Sale Price		\$144,000	\$115,000	\$107,000	\$112,500
Time Adj Sale Price		\$144,000	\$116,900	\$107,000	\$114,800
TADJSP/SQFT		\$81.82	\$73.48	\$74.83	\$57.20
Total Adj Factors	\$39,400	\$39,400	\$30,500	\$35,400	\$41,500
Adjusted Sale Price		\$144,000	\$125,800	\$111,000	\$112,700
Comparable Estimate	\$128,000 (\$72.73/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-6-10	102.77-5-25	113.21-2-38	112.28-2-16	112.35-1-9	112.28-3-34
Owner	Pagan, Ernesto	Sherry, Raymond	Miller, Jay A	Rozak, Andrew	Acevedo, Louis G	Marx, Nicholas S
Address	78 Francis Ave	261 Roland St	243 Griffith St	224 Michael Ave	218 Wagner Ave	237 Michael Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 109	70 x 100	40 x 86	45 x 181	60 x 118	45 x 180
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	1952 / 0	1950 / 0	1948 / 0	1940 / 0	1956 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	736	625	624	941	1020	598
2nd Sty Area	736	625	624	621	540	598
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1472	1250	1248	1562	1560	1196
Att/Det Gar Sqft	308	576		420	440	460
Prior Land	\$7,200					
Prior Total	\$73,000					
Comp Land Estimate	\$8,000	\$13,000	\$9,000	\$13,000	\$13,000	\$13,000
Sale Date		12/28/2018	1/3/2019	12/28/2018	6/7/2019	7/24/2018
Sale Price		\$115,000	\$87,000	\$105,000	\$106,000	\$95,000
Time Adj Sale Price		\$121,500	\$91,400	\$110,900	\$109,600	\$103,300
TADJSP/SQFT		\$97.20	\$73.24	\$71.00	\$70.26	\$86.37
Total Adj Factors	\$60,300	\$48,200	\$50,000	\$65,500	\$55,500	\$54,800
Adjusted Sale Price		\$133,600	\$101,700	\$105,700	\$114,400	\$108,800
Comparable Estimate	\$113,000 (\$76.77/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-20	113.22-3-28	113.22-6-15	113.21-6-11	102.78-2-17
Owner	Zielinski, Joy	Chiocchio, Christina	Williams, Bennie D	Ashley, Sara	Lyons, Christopher L
Address	79 Francis Ave	95 Rutland Ave	125 Jackson Ave	76 Francis Ave	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	70 x 108	34 x 108	77 x 110	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1760
Att/Det Gar Sqft		528	400	528	484
Prior Land	\$7,800				
Prior Total	\$65,000				
Comp Land Estimate	\$8,000	\$14,000	\$8,000	\$14,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$81.82
Total Adj Factors	\$29,400	\$35,400	\$29,800	\$35,000	\$39,400
Adjusted Sale Price		\$101,000	\$134,500	\$127,000	\$134,000
Comparable Estimate	\$122,000 (\$85.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-21	113.21-5-13	113.30-2-34	102.77-5-15	112.36-4-14
Owner	Zielinski, John J	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Laviolette, Adam
Address	81 Francis Ave	156 Crocker St	164 Gates St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	60 x 100	60 x 110	40 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1954 / 0	1954 / 0	1940 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1026	1028	1223	798	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1026	1028	1223	798	815
Att/Det Gar Sqft	440	308	352	288	308
Prior Land	\$7,800				
Prior Total	\$66,000				
Comp Land Estimate	\$8,000	\$12,000	\$13,000	\$9,000	\$10,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	3/18/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$89.42
Total Adj Factors	\$57,100	\$51,300	\$72,200	\$28,600	\$44,300
Adjusted Sale Price		\$127,100	\$132,800	\$108,500	\$98,900
Comparable Estimate	\$112,000 (\$109.16/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-6-9	113.22-3-28	102.78-2-14	113.22-6-15	113.21-6-11	102.78-1-22
Owner	Wiertel, Paul S	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Ashley, Sara	Patterson, Eric K
Address	82 Francis Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	76 Francis Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 109	70 x 108	34 x 108	77 x 110	32 x 109	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 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	880	880	864	840	880	1008
2nd Sty Area	0	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1760	1558
Att/Det Gar Sqft	308	528	400	528	484	484
Prior Land	\$5,200					
Prior Total	\$60,300					
Comp Land Estimate	\$8,000	\$14,000	\$8,000	\$14,000	\$8,000	\$17,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	9/4/2020	9/3/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$144,000	\$130,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$144,000	\$133,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$81.82	\$85.43
Total Adj Factors	\$27,200	\$35,400	\$29,800	\$35,000	\$39,400	\$42,400
Adjusted Sale Price		\$98,800	\$132,300	\$124,800	\$131,800	\$117,900
Comparable Estimate	\$121,000 (\$84.62/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-6-8	113.21-5-13	102.77-5-15	113.30-2-34	112.28-4-10	112.36-4-14
Owner	Dunn, Shannon	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczowski, Sally	Murphy, Kenneth R	Laviolette, Adam
Address	84 Francis Ave	156 Crocker St	223 Roland St	164 Gates St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 109	60 x 100	40 x 100	60 x 110	40 x 130	90 x 86
Building 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	1950 / 0	1954 / 0	1940 / 0	1954 / 0	1945 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1028	1028	798	1223	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 525	0 0	0 0	0 0	0 0	0 300
SFLA	1028	1028	798	1223	815	992
Att/Det Gar Sqft	760	308	288	352	308	308
Prior Land	\$7,200					
Prior Total	\$65,000					
Comp Land Estimate	\$8,000	\$12,000	\$9,000	\$13,000	\$10,000	\$14,000
Sale Date		11/22/2019	10/14/2020	10/10/2020	12/16/2019	3/18/2019
Sale Price		\$119,310	\$80,000	\$147,900	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$80,000	\$147,900	\$86,100	\$88,700
TADJSP/SQFT		\$118.00	\$100.25	\$120.93	\$105.64	\$89.42
Total Adj Factors	\$56,500	\$51,300	\$28,600	\$72,200	\$44,300	\$53,400
Adjusted Sale Price		\$126,500	\$107,900	\$132,200	\$98,300	\$91,800
Comparable Estimate	\$111,000 (\$107.98/SFLA)					

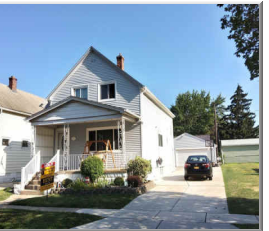
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-22	113.21-6-11	102.78-2-17	102.78-2-14	102.78-1-22
Owner	Harding, Michael B	Ashley, Sara	Lyons, Christopher L	Chiocchio, Christina	Williams, Bennie D
Address	85 Francis Ave	76 Francis Ave	137 Jackson Ave	95 Rutland Ave	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	32 x 109	34 x 108	70 x 108	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	1051	880	1008
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1730	1760	1591	1430	1404
Att/Det Gar Sqft		484	288	528	400
Prior Land	\$7,800				
Prior Total	\$69,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$14,000	\$8,000
Sale Date		9/4/2020	11/4/2019	7/16/2020	8/26/2020
Sale Price		\$144,000	\$115,000	\$107,000	\$134,900
Time Adj Sale Price		\$144,000	\$116,900	\$107,000	\$134,900
TADJSP/SQFT		\$81.82	\$73.48	\$74.83	\$96.08
Total Adj Factors	\$30,500	\$39,400	\$30,500	\$35,400	\$29,800
Adjusted Sale Price		\$135,100	\$116,900	\$102,100	\$135,600
Comparable Estimate	\$122,000 (\$70.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-7	113.22-3-28	102.78-2-14	113.21-6-11	102.78-1-22
Owner	Tomassini Tardys, Yaha	Chiocchio, Christina	Williams, Bennie D	Ashley, Sara	Patterson, Eric K
Address	88 Francis Ave	95 Rutland Ave	125 Jackson Ave	76 Francis Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	32 x 109	70 x 108	34 x 108	32 x 109	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1925 / 0	1927 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	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
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4
Full/Half Baths	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
1st Sty Area	902	880	864	880	1051
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1466	1430	1404	1760	1591
Att/Det Gar Sqft		528	400	484	288
Prior Land	\$7,200				
Prior Total	\$73,000				
Comp Land Estimate	\$8,000	\$14,000	\$8,000	\$8,000	\$8,000
Sale Date		7/16/2020	8/26/2020	9/4/2020	9/3/2019
Sale Price		\$107,000	\$134,900	\$144,000	\$130,000
Time Adj Sale Price		\$107,000	\$134,900	\$144,000	\$133,100
TADJSP/SQFT		\$74.83	\$96.08	\$81.82	\$85.43
Total Adj Factors	\$28,800	\$35,400	\$29,800	\$39,400	\$42,400
Adjusted Sale Price		\$100,400	\$133,900	\$133,400	\$119,500
Comparable Estimate	\$120,000 (\$81.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-23	113.21-5-13	102.77-5-15	113.30-2-34	112.28-4-10
Owner	Buszka, Theresa M	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczowski, Sally	Murphy, Kenneth R
Address	89 Francis Ave	156 Crocker St	223 Roland St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	60 x 100	40 x 100	60 x 110	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1954 / 0	1940 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	968	1028	798	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 300
SFLA	968	1028	798	1223	815
Att/Det Gar Sqft	400	308	288	352	308
Prior Land	\$7,800				
Prior Total	\$71,000				
Comp Land Estimate	\$8,000	\$12,000	\$9,000	\$13,000	\$10,000
Sale Date		11/22/2019	10/14/2020	10/10/2020	12/16/2019
Sale Price		\$119,310	\$80,000	\$147,900	\$85,000
Time Adj Sale Price		\$121,300	\$80,000	\$147,900	\$86,100
TADJSP/SQFT		\$118.00	\$100.25	\$120.93	\$105.64
Total Adj Factors	\$48,200	\$51,300	\$28,600	\$72,200	\$44,300
Adjusted Sale Price		\$118,200	\$99,600	\$123,900	\$90,000
Comparable Estimate	\$103,000 (\$106.4/SFLA)				\$53,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-24	112.28-2-31	101.84-3-17	112.27-1-11	112.36-3-15
Owner	Buszka, Benedict E Jr	Siddiqui, Mohammed K	Knope, Paul	Kowalow, Andrew P Jr	Sulski, Tyler J
Address	91 Francis Ave	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	30 x 120	66 x 178	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1923 / 0	1922 / 0	1916 / 0	1929 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.3	1.5	1.5	1.5
Bedrooms	4	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	880	1741	1112	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1705	1879	1596	1672	1893
Att/Det Gar Sqft	308				352
Prior Land	\$7,800				
Prior Total	\$63,000				
Comp Land Estimate	\$8,000	\$8,000	\$16,000	\$7,000	\$9,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	2/7/2019
Sale Price		\$77,500	\$80,000	\$72,000	\$110,000
Time Adj Sale Price		\$78,800	\$80,800	\$74,400	\$115,200
TADJSP/SQFT		\$41.94	\$50.63	\$44.50	\$60.86
Total Adj Factors	\$30,000	\$18,300	\$23,600	\$11,800	\$36,200
Adjusted Sale Price		\$90,500	\$87,200	\$92,600	\$109,000
Comparable Estimate	\$97,000 (\$56.89/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-6	112.28-2-16	112.35-1-9	102.77-5-25	113.21-2-38
Owner	Kregg, John M	Rozak, Andrew	Acevedo, Louis G	Sherry, Raymond	Miller, Jay A
Address	96 Francis Ave	224 Michael Ave	218 Wagner Ave	261 Roland St	243 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 109	45 x 181	60 x 118	70 x 100	40 x 86
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1940 / 0	1956 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1000	941	1020	625	598
2nd Sty Area	440	621	540	625	598
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1550	1562	1560	1250	1196
Att/Det Gar Sqft	624	420	440	576	460
Prior Land	\$12,200				
Prior Total	\$78,000				
Comp Land Estimate	\$15,000	\$13,000	\$13,000	\$13,000	\$13,000
Sale Date		12/28/2018	6/7/2019	12/28/2018	1/3/2019
Sale Price		\$105,000	\$106,000	\$115,000	\$87,000
Time Adj Sale Price		\$110,900	\$109,600	\$121,500	\$91,400
TADJSP/SQFT		\$71.00	\$70.26	\$97.20	\$73.24
Total Adj Factors	\$67,700	\$65,500	\$55,500	\$48,200	\$50,000
Adjusted Sale Price		\$113,100	\$121,800	\$141,000	\$109,100
Comparable Estimate	\$120,000 (\$77.42/SFLA)				

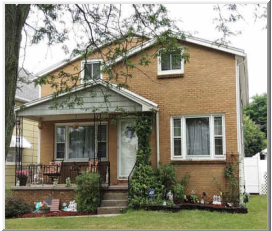
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-25	113.22-3-28	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Ferraro, Connie	Chiocchio, Christina	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	99 Francis Ave	95 Rutland Ave	125 Jackson Ave	137 Jackson Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 111	70 x 108	34 x 108	34 x 108	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1558
Att/Det Gar Sqft	600	528	400	528	484
Prior Land	\$11,600				
Prior Total	\$70,000				
Comp Land Estimate	\$14,000	\$14,000	\$8,000	\$14,000	\$17,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	9/3/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$130,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$133,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$73.48
Total Adj Factors	\$36,200	\$35,400	\$29,800	\$35,000	\$42,400
Adjusted Sale Price		\$107,800	\$141,300	\$133,800	\$126,900
Comparable Estimate	\$126,000 (\$88.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-5	102.78-2-14	113.22-3-28	112.28-4-20	113.22-6-15
Owner	Shtayyeh, Deborah J	Williams, Bennie D	Chiocchio, Christina	Sikder, MD Nazrul	Dixon, Robert E Jr
Address	102 Francis Ave	125 Jackson Ave	95 Rutland Ave	191 Halstead Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	34 x 108	70 x 108	30 x 121	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1927 / 0	1925 / 0	1900 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	728	864	880	946	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1130	1404	1430	1216	1365
Att/Det Gar Sqft	240	400	528	528	484
Prior Land	\$8,600				
Prior Total	\$65,000				
Comp Land Estimate	\$10,000	\$8,000	\$14,000	\$8,000	\$16,000
Sale Date		8/26/2020	7/16/2020	9/9/2020	10/9/2019
Sale Price		\$134,900	\$107,000	\$85,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$85,000	\$132,600
TADJSP/SQFT		\$96.08	\$74.83	\$69.90	\$97.14
Total Adj Factors	\$32,500	\$29,800	\$35,400	\$4,900	\$35,000
Adjusted Sale Price		\$137,600	\$104,100	\$112,600	\$130,100
Comparable Estimate	\$125,000 (\$110.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-26	113.21-5-13	102.77-5-15	113.30-2-34	112.28-4-10
Owner	Zak, Nicole A	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczowski, Sally	Murphy, Kenneth R
Address	103 Francis Ave	156 Crocker St	223 Roland St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	60 x 100	40 x 100	60 x 110	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1954 / 0	1940 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	968	1028	798	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	968	1028	798	1223	815
Att/Det Gar Sqft	320	308	288	352	308
Prior Land	\$7,800				
Prior Total	\$71,000				
Comp Land Estimate	\$8,000	\$12,000	\$9,000	\$13,000	\$10,000
Sale Date		11/22/2019	10/14/2020	10/10/2020	12/16/2019
Sale Price		\$119,310	\$80,000	\$147,900	\$85,000
Time Adj Sale Price		\$121,300	\$80,000	\$147,900	\$86,100
TADJSP/SQFT		\$118.00	\$100.25	\$120.93	\$105.64
Total Adj Factors	\$48,800	\$51,300	\$28,600	\$72,200	\$44,300
Adjusted Sale Price		\$118,800	\$100,200	\$124,500	\$90,600
Comparable Estimate	\$104,000 (\$107.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-4	113.22-3-28	102.78-2-14	102.78-1-22	113.22-6-15
Owner	Molik, Jerome A	Chiocchio, Christina	Williams, Bennie D	Patterson, Eric K	Dixon, Robert E Jr
Address	104 Francis Ave	95 Rutland Ave	125 Jackson Ave	145 Francis Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	70 x 108	34 x 108	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	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
1st Sty Area	880	880	864	1008	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1558	1591
Att/Det Gar Sqft	396	528	400	484	288
Prior Land	\$6,500				
Prior Total	\$61,500				
Comp Land Estimate	\$10,000	\$14,000	\$8,000	\$17,000	\$8,000
Sale Date		7/16/2020	8/26/2020	9/3/2019	11/4/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$115,000
Time Adj Sale Price		\$107,000	\$134,900	\$133,100	\$116,900
TADJSP/SQFT		\$74.83	\$96.08	\$85.43	\$73.48
Total Adj Factors	\$28,800	\$35,400	\$29,800	\$42,400	\$30,500
Adjusted Sale Price		\$100,400	\$133,900	\$119,500	\$115,200
Comparable Estimate	\$119,000 (\$83.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-27	113.22-3-28	102.78-2-14	102.78-1-22	113.22-6-15
Owner	Rattle Michael B II	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Patterson, Eric K
Address	107 Francis Ave	95 Rutland Ave	125 Jackson Ave	137 Jackson Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 111	70 x 108	34 x 108	34 x 108	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	1051	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1591	1558
Att/Det Gar Sqft	360	528	400	288	484
Prior Land	\$5,600				
Prior Total	\$60,000				
Comp Land Estimate	\$8,000	\$14,000	\$8,000	\$8,000	\$17,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	9/3/2019
Sale Price		\$107,000	\$134,900	\$115,000	\$130,000
Time Adj Sale Price		\$107,000	\$134,900	\$116,900	\$133,100
TADJSP/SQFT		\$74.83	\$96.08	\$73.48	\$85.43
Total Adj Factors	\$30,000	\$35,400	\$29,800	\$30,500	\$42,400
Adjusted Sale Price		\$101,600	\$135,100	\$116,400	\$120,700
Comparable Estimate	\$120,000 (\$83.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-3	112.35-1-9	112.28-2-16	113.21-2-38	112.28-3-34
Owner	Messecar, Stephanie M	Acevedo, Louis G	Rozak, Andrew	Sherry, Raymond	Miller, Jay A
Address	108 Francis Ave	218 Wagner Ave	224 Michael Ave	261 Roland St	243 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	60 x 118	45 x 181	70 x 100	40 x 86
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1940 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1044	1020	941	625	598
2nd Sty Area	1044	540	621	625	598
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0
SFLA	2088	1560	1562	1250	1248
Att/Det Gar Sqft	308	440	420	576	460
Prior Land	\$6,500				
Prior Total	\$80,000				
Comp Land Estimate	\$10,000	\$13,000	\$13,000	\$13,000	\$9,000
Sale Date		6/7/2019	12/28/2018	12/28/2018	1/3/2019
Sale Price		\$106,000	\$105,000	\$115,000	\$87,000
Time Adj Sale Price		\$109,600	\$110,900	\$121,500	\$91,400
TADJSP/SQFT		\$70.26	\$71.00	\$97.20	\$73.24
Total Adj Factors	\$81,600	\$55,500	\$65,500	\$48,200	\$50,000
Adjusted Sale Price		\$135,700	\$127,000	\$154,900	\$123,000
Comparable Estimate	\$134,000 (\$64.18/SFLA)				\$54,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.21-6-2	112.28-2-31	112.36-3-15	101.84-3-17	112.27-1-11
Owner	Lommer, Michael	Siddiqui, Mohammed K	Sulski, Tyler J	Knope, Paul	Kowalow, Andrew P Jr
Address	112 Francis Ave	237 Lackawanna Ave	115 Halstead Ave	309 Michael Ave	332 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	30 x 120	76 x 121	66 x 178	30 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1927 / 0	1923 / 0	1919 / 0	1929 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	2.0	1.5	1.5
Bedrooms	5	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1104	1741	1196	1318	1232
2nd Sty Area	880	0	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	1984	1879	2252	1893	1596
Att/Det Gar Sqft	308		748	352	
Prior Land	\$8,600				
Prior Total	\$71,000				
Comp Land Estimate	\$10,000	\$8,000	\$15,000	\$9,000	\$7,000
Sale Date		11/19/2019	10/25/2019	2/7/2019	1/10/2020
Sale Price		\$77,500	\$117,000	\$110,000	\$80,000
Time Adj Sale Price		\$78,800	\$119,400	\$115,200	\$80,800
TADJSP/SQFT		\$41.94	\$53.02	\$60.86	\$50.63
Total Adj Factors	\$36,300	\$18,300	\$45,600	\$36,200	\$23,600
Adjusted Sale Price		\$96,800	\$110,100	\$115,300	\$93,500
Comparable Estimate	\$103,000 (\$51.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-1-28	102.78-2-14	113.22-3-28	102.78-1-22	113.22-6-15
Owner	Piekarski, Stephen J	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Dixon, Robert E Jr
Address	115 Francis Ave	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 111	34 x 108	70 x 108	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1925 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1008	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1404	1430	1558	1591
Att/Det Gar Sqft	850	400	528	484	288
Prior Land	\$11,600				
Prior Total	\$70,000				
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$17,000	\$8,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48
Total Adj Factors	\$37,000	\$29,800	\$35,400	\$42,400	\$30,500
Adjusted Sale Price		\$142,100	\$108,600	\$127,700	\$123,400
Comparable Estimate	\$127,000 (\$88.81/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-1-29	113.21-5-13	113.30-2-34	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Kiszelewski, Theresa	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	121 Francis Ave	156 Crocker St	164 Gates St	223 Roland St	232 Curtiss St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 111	60 x 100	60 x 110	40 x 100	40 x 130	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1954 / 0	1954 / 0	1940 / 0	1945 / 0	1953 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1092	1028	1223	798	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	1092	1028	1223	798	815	992
Att/Det Gar Sqft		308	352	288	308	308
Prior Land	\$9,800					
Prior Total	\$70,000					
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$9,000	\$10,000	\$14,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	12/16/2019	3/18/2019
Sale Price		\$119,310	\$147,900	\$80,000	\$85,000	\$85,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$86,100	\$88,700
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$105.64	\$89.42
Total Adj Factors	\$50,900	\$51,300	\$72,200	\$28,600	\$44,300	\$53,400
Adjusted Sale Price		\$120,900	\$126,600	\$102,300	\$92,700	\$86,200
Comparable Estimate	\$106,000 (\$97.07/SFLA)					



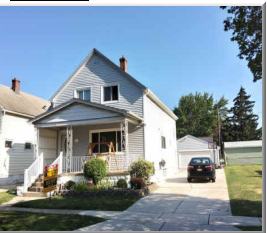
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-6-1	112.28-2-31	101.84-3-17	112.27-1-11	112.27-1-19	112.36-3-15
Owner	Lommer, Marie A	Siddiqui, Mohammed K	Knope, Paul	Kowalow, Andrew P Jr	Thompson, LaSean	Sulski, Tyler J
Address	122 Francis Ave	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	290 Wagner Ave	115 Halstead Ave
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	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	96 x 109	30 x 120	66 x 178	30 x 118	36 x 118	76 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1923 / 0	1922 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	3 Normal	3 Normal	2 Fair	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 No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5	2.0
Bedrooms	3	5	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	880	1741	1112	1232	1318	1196
2nd Sty Area	880	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1760	1879	1596	1672	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	\$13,400					
Prior Total	\$71,000					
Comp Land Estimate	\$16,000	\$8,000	\$16,000	\$7,000	\$9,000	\$15,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	2/7/2019	10/25/2019
Sale Price		\$77,500	\$80,000	\$72,000	\$110,000	\$117,000
Time Adj Sale Price		\$78,800	\$80,800	\$74,400	\$115,200	\$119,400
TADJSP/SQFT		\$41.94	\$50.63	\$44.50	\$60.86	\$53.02
Total Adj Factors	\$38,800	\$18,300	\$23,600	\$11,800	\$36,200	\$45,600
Adjusted Sale Price		\$99,300	\$96,000	\$101,400	\$117,800	\$112,600
Comparable Estimate	\$105,000 (\$59.66/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-1-19	102.78-2-14	113.22-3-28	113.22-6-15	102.78-1-22	102.78-2-17
Owner	Bueme, Joeline C	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Patterson, Eric K	Lyons, Christopher L
Address	125 Francis Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	145 Francis Ave	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	44 x 111	34 x 108	70 x 108	77 x 110	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	3	4	4
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	880	864	880	840	1008	1051
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 0
SFLA	1320	1404	1430	1365	1558	1591
Att/Det Gar Sqft		400	528	528	484	288
Prior Land	\$9,100					
Prior Total	\$63,000					
Comp Land Estimate	\$11,000	\$8,000	\$14,000	\$14,000	\$17,000	\$8,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/3/2019	11/4/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$130,000	\$115,000
Time Adj Sale Price		\$134,900	\$107,000	\$132,600	\$133,100	\$116,900
TADJSP/SQFT		\$96.08	\$74.83	\$97.14	\$85.43	\$73.48
Total Adj Factors	\$30,500	\$29,800	\$35,400	\$35,000	\$42,400	\$30,500
Adjusted Sale Price		\$135,600	\$102,100	\$128,100	\$121,200	\$116,900
Comparable Estimate	\$121,000 (\$91.67/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-13	101.84-3-17	112.28-2-31	112.27-1-11	112.36-3-15
Owner	Piatek, David	Knape, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean
Address	130 Francis Ave	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	72 x 109	66 x 178	30 x 120	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0
Condition	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	1.5	1.5
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	748	1112	1741	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1215	1596	1879	1672	1893
Att/Det Gar Sqft	400				352
Prior Land	\$11,600				
Prior Total	\$63,000				
Comp Land Estimate	\$14,000	\$16,000	\$8,000	\$7,000	\$9,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$110,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$115,200
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$60.86
Total Adj Factors	\$38,800	\$23,600	\$18,300	\$11,800	\$36,200
Adjusted Sale Price		\$96,000	\$99,300	\$101,400	\$117,800
Comparable Estimate	\$105,000 (\$86.42/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-1-20	102.78-2-14	113.22-3-28	102.78-1-22	102.78-2-17	113.22-6-15
Owner	Zaman, Asad U	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Lyons, Christopher L	Dixon, Robert E Jr
Address	131 Francis Ave	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	137 Jackson Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	68 x 111	34 x 108	70 x 108	102 x 112	34 x 108	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5	1.5
Bedrooms	4	3	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1008	1051	840
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 0
SFLA	1430	1404	1430	1558	1591	1365
Att/Det Gar Sqft	528	400	528	484	288	528
Prior Land	\$9,500					
Prior Total	\$65,000					
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$17,000	\$8,000	\$14,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019	10/9/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900	\$132,600
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48	\$97.14
Total Adj Factors	\$36,600	\$29,800	\$35,400	\$42,400	\$30,500	\$35,000
Adjusted Sale Price		\$141,700	\$108,200	\$127,300	\$123,000	\$134,200
Comparable Estimate	\$127,000 (\$88.81/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-12	102.78-2-14	113.22-3-28	112.28-4-20	113.22-6-15
Owner	Mahmood, Ali	Williams, Bennie D	Chiocchio, Christina	Sikder, MD Nazrul	Dixon, Robert E Jr
Address	132 Francis Ave	125 Jackson Ave	95 Rutland Ave	191 Halstead Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	36 x 109	34 x 108	70 x 108	30 x 121	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1927 / 0	1925 / 0	1900 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	832	864	880	946	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 736	0 0	0 0	0 0	0 0
SFLA	1043	1404	1430	1216	1365
Att/Det Gar Sqft		400	528		528
Prior Land	\$7,900				
Prior Total	\$55,000				
Comp Land Estimate	\$9,000	\$8,000	\$14,000	\$8,000	\$14,000
Sale Date		8/26/2020	7/16/2020	9/9/2020	10/9/2019
Sale Price		\$134,900	\$107,000	\$85,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$85,000	\$132,600
TADJSP/SQFT		\$96.08	\$74.83	\$69.90	\$97.14
Total Adj Factors	\$24,300	\$29,800	\$35,400	\$4,900	\$35,000
Adjusted Sale Price		\$129,400	\$95,900	\$104,400	\$121,900
Comparable Estimate	\$113,000 (\$108.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-10.1	102.78-2-14	113.22-3-28	112.28-4-20	113.22-6-15
Owner	Stozewski, Robert	Williams, Bennie D	Chiocchio, Christina	Sikder, MD Nazrul	Dixon, Robert E Jr
Address	136 Francis Ave	125 Jackson Ave	95 Rutland Ave	191 Halstead Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	96 x 109	34 x 108	70 x 108	30 x 121	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1925 / 0	1900 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	748	864	880	946	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1215	1404	1430	1216	1365
Att/Det Gar Sqft	400	400	528	528	484
Prior Land	\$13,400				
Prior Total	\$67,000				
Comp Land Estimate	\$16,000	\$8,000	\$14,000	\$8,000	\$14,000
Sale Date		8/26/2020	7/16/2020	9/9/2020	10/9/2019
Sale Price		\$134,900	\$107,000	\$85,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$85,000	\$133,100
TADJSP/SQFT		\$96.08	\$74.83	\$69.90	\$97.14
Total Adj Factors	\$33,700	\$29,800	\$35,400	\$4,900	\$35,000
Adjusted Sale Price		\$138,800	\$105,300	\$113,800	\$131,300
Comparable Estimate	\$123,000 (\$101.23/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-1-21	102.78-2-14	113.22-3-28	102.78-1-22	102.78-2-17	113.22-6-15
Owner	Gallagher, Thomas	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Lyons, Christopher L	Dixon, Robert E Jr
Address	139 Francis Ave	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	137 Jackson Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	68 x 111	34 x 108	70 x 108	102 x 112	34 x 108	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1008	1051	840
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 0
SFLA	1430	1404	1430	1558	1591	1365
Att/Det Gar Sqft	484	400	528	484	288	528
Prior Land	\$9,500					
Prior Total	\$64,700					
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$17,000	\$8,000	\$14,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019	10/9/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900	\$132,600
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48	\$97.14
Total Adj Factors	\$33,800	\$29,800	\$35,400	\$42,400	\$30,500	\$35,000
Adjusted Sale Price		\$138,900	\$105,400	\$124,500	\$120,200	\$131,400
Comparable Estimate	\$124,000 (\$86.71/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-1-22	102.78-1-22	102.78-2-14	102.78-2-17	113.22-3-28	113.21-6-11
Owner	Patterson, Eric K	Patterson, Eric K	Williams, Bennie D	Lyons, Christopher L	Chiocchio, Christina	Ashley, Sara
Address	145 Francis Ave	145 Francis Ave	125 Jackson Ave	137 Jackson Ave	95 Rutland Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	102 x 112	102 x 112	34 x 108	34 x 108	70 x 108	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.5	2.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 0	2 / 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	1008	1008	864	1051	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1558	1558	1404	1591	1430	1760
Att/Det Gar Sqft	484	484	400	288	528	484
Prior Land	\$14,100					
Prior Total	\$80,000					
Comp Land Estimate	\$17,000	\$17,000	\$8,000	\$8,000	\$14,000	\$8,000
Sale Date		9/3/2019	8/26/2020	11/4/2019	7/16/2020	9/4/2020
Sale Price		\$130,000	\$134,900	\$115,000	\$107,000	\$144,000
Time Adj Sale Price		\$133,100	\$134,900	\$116,900	\$107,000	\$144,000
TADJSP/SQFT		\$85.43	\$96.08	\$73.48	\$74.83	\$81.82
Total Adj Factors	\$42,400	\$42,400	\$29,800	\$30,500	\$35,400	\$39,400
Adjusted Sale Price		\$133,100	\$147,500	\$128,800	\$114,000	\$147,000
Comparable Estimate	\$134,000 (\$86.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-9	102.78-2-14	113.22-3-28	113.22-6-15	102.78-1-22
Owner	Bishop, Scott John	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Patterson, Eric K
Address	148 Francis Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 109	34 x 108	70 x 108	77 x 110	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	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
1st Sty Area	1072	864	880	840	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1349	1404	1430	1365	1558
Att/Det Gar Sqft	280	400	528	528	484
Prior Land	\$13,000				
Prior Total	\$83,000				
Comp Land Estimate	\$15,000	\$8,000	\$14,000	\$14,000	\$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/3/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$132,600	\$133,100
TADJSP/SQFT		\$96.08	\$74.83	\$97.14	\$85.43
Total Adj Factors	\$34,300	\$29,800	\$35,400	\$35,000	\$42,400
Adjusted Sale Price		\$139,400	\$105,900	\$131,900	\$125,000
Comparable Estimate	\$125,000 (\$92.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.78-1-23	102.78-2-14	113.22-3-28	102.78-1-22	102.78-2-17
Owner	Wenzel, Lynn M	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Lyons, Christopher L
Address	151 Francis Ave	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 112	34 x 108	70 x 108	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1008	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 0	0 0	0 0	0 0
SFLA	1430	1404	1430	1558	1591
Att/Det Gar Sqft	484	400	528	484	288
Prior Land	\$7,700				
Prior Total	\$68,000				
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$17,000	\$8,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48
Total Adj Factors	\$32,600	\$29,800	\$35,400	\$42,400	\$30,500
Adjusted Sale Price		\$137,700	\$104,200	\$123,300	\$119,000
Comparable Estimate	\$119,000 (\$83.22/SFLA)				

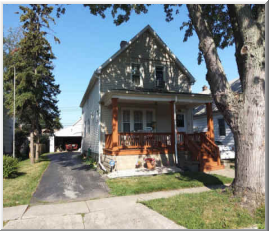
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.78-1-25	102.78-2-14	113.22-3-28	102.78-1-22	102.78-2-17
Owner	Burton, Christine M	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Lyons, Christopher L
Address	157 Francis Ave	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 112	34 x 108	70 x 108	102 x 112	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1008	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1404	1430	1558	1591
Att/Det Gar Sqft	400	400	528	484	288
Prior Land	\$5,500				
Prior Total	\$60,000				
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$17,000	\$8,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48
Total Adj Factors	\$28,100	\$29,800	\$35,400	\$42,400	\$30,500
Adjusted Sale Price		\$133,200	\$99,700	\$118,800	\$114,500
Comparable Estimate	\$115,000 (\$80.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-8	102.78-2-14	113.22-3-28	102.78-1-22	113.21-6-11
Owner	Rodriguez, Kathy Ann	Williams, Bennie D	Chiocchio, Christina	Patterson, Eric K	Ashley, Sara
Address	158 Francis Ave	125 Jackson Ave	95 Rutland Ave	145 Francis Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 109	34 x 108	70 x 108	102 x 112	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 1	1 / 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
1st Sty Area	902	864	880	1008	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1466	1404	1430	1558	1760
Att/Det Gar Sqft	576	400	528	484	484
Prior Land	\$8,900				
Prior Total	\$60,000				
Comp Land Estimate	\$13,000	\$8,000	\$14,000	\$17,000	\$8,000
Sale Date		8/26/2020	7/16/2020	9/3/2019	11/4/2019
Sale Price		\$134,900	\$107,000	\$130,000	\$115,000
Time Adj Sale Price		\$134,900	\$107,000	\$133,100	\$116,900
TADJSP/SQFT		\$96.08	\$74.83	\$85.43	\$73.48
Total Adj Factors	\$35,600	\$29,800	\$35,400	\$42,400	\$39,400
Adjusted Sale Price		\$140,700	\$107,200	\$126,300	\$140,200
Comparable Estimate	\$127,000 (\$86.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.78-1-26	102.78-2-14	113.22-3-28	112.28-4-20	102.78-1-22
Owner	Trzepowski, Judith	Williams, Bennie D	Chiocchio, Christina	Sikder, MD Nazrul	Patterson, Eric K
Address	159 Francis Ave	125 Jackson Ave	95 Rutland Ave	191 Halstead Ave	145 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	34 x 112	34 x 108	70 x 108	30 x 121	102 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	06 Stucco	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1927 / 0	1925 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	762	864	880	946	1008
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1212	1404	1430	1216	1558
Att/Det Gar Sqft	240	400	528	484	528
Prior Land	\$7,700				
Prior Total	\$57,000				
Comp Land Estimate	\$8,000	\$8,000	\$14,000	\$8,000	\$17,000
Sale Date		8/26/2020	7/16/2020	9/9/2020	9/3/2019
Sale Price		\$134,900	\$107,000	\$85,000	\$130,000
Time Adj Sale Price		\$134,900	\$107,000	\$85,000	\$132,600
TADJSP/SQFT		\$96.08	\$74.83	\$69.90	\$85.43
Total Adj Factors	\$25,600	\$29,800	\$35,400	\$4,900	\$42,400
Adjusted Sale Price		\$130,700	\$97,200	\$105,700	\$116,300
Comparable Estimate	\$115,000 (\$94.88/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-7	113.21-6-11	102.78-2-17	102.78-1-22	113.22-3-28
Owner	Tomasik, Elaine M	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Chiocchio, Christina
Address	160 Francis Ave	76 Francis Ave	137 Jackson Ave	145 Francis Ave	95 Rutland Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 109	32 x 109	34 x 108	102 x 112	34 x 108
Building Style	03 Split level	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1973 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 469	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	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	2.0	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1178	880	1051	1008	864
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	469 0	0 0	0 0	0 0	0 0
SFLA	1647	1760	1591	1558	1404
Att/Det Gar Sqft		484	288	484	400
Prior Land	\$9,700				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$17,000	\$8,000
Sale Date		9/4/2020	11/4/2019	9/3/2019	8/26/2020
Sale Price		\$144,000	\$115,000	\$130,000	\$134,900
Time Adj Sale Price		\$144,000	\$116,900	\$133,100	\$134,900
TADJSP/SQFT		\$81.82	\$73.48	\$85.43	\$96.08
Total Adj Factors	\$65,400	\$39,400	\$30,500	\$42,400	\$29,800
Adjusted Sale Price		\$170,000	\$151,800	\$156,100	\$170,500
Comparable Estimate	\$157,000 (\$95.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.78-1-27	102.78-2-14	102.78-1-22	102.78-3-28	102.78-2-17
Owner	Kwitek Robert S Jr.	Williams, Bennie D	Patterson, Eric K	Chiocchio, Christina	Lyons, Christopher L
Address	163 Francis Ave	125 Jackson Ave	145 Francis Ave	95 Rutland Ave	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 112	34 x 108	102 x 112	70 x 108	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1931 / 0	1927 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	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
1st Sty Area	880	864	1008	880	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1404	1558	1430	1591
Att/Det Gar Sqft	440	400	484	528	288
Prior Land	\$5,600				
Prior Total	\$67,700				
Comp Land Estimate	\$9,000	\$8,000	\$17,000	\$14,000	\$8,000
Sale Date		8/26/2020	9/3/2019	7/16/2020	11/4/2019
Sale Price		\$134,900	\$130,000	\$107,000	\$115,000
Time Adj Sale Price		\$134,900	\$133,100	\$107,000	\$116,900
TADJSP/SQFT		\$96.08	\$85.43	\$74.83	\$73.48
Total Adj Factors	\$33,300	\$29,800	\$42,400	\$35,400	\$30,500
Adjusted Sale Price		\$138,400	\$124,000	\$104,900	\$119,700
Comparable Estimate	\$125,000 (\$81.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-6	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19
Owner	Wesolowski, Derek J	Knape, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean
Address	166 Francis Ave	309 Michael Ave	237 Lackawanna Ave	332 Wagner Ave	290 Wagner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	66 x 178	30 x 120	30 x 118	36 x 118
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	880	1112	1741	1232	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575
SFLA	1430	1596	1879	1672	1893
Att/Det Gar Sqft	440				352
Prior Land	\$6,500				
Prior Total	\$59,400				
Comp Land Estimate	\$10,000	\$16,000	\$8,000	\$7,000	\$9,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019
Sale Price		\$80,000	\$77,500	\$72,000	\$110,000
Time Adj Sale Price		\$80,800	\$78,800	\$74,400	\$115,200
TADJSP/SQFT		\$50.63	\$41.94	\$44.50	\$60.86
Total Adj Factors	\$29,500	\$23,600	\$18,300	\$11,800	\$36,200
Adjusted Sale Price		\$86,700	\$90,000	\$92,100	\$108,500
Comparable Estimate	\$96,000 (\$67.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-5	113.21-6-28	113.37-1-3	113.21-6-27	112.28-4-4
Owner	Skinner, Marie A	Allison, Matthew E	Doruszewski, Rebecca	Rizzo, Aris Q	Plew, Jacob R
Address	168 Francis Ave	203 Crocker St	64 Boll St	201 Crocker St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	30 x 109	45 x 101	30 x 109	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1957 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	985	660	972	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1441	1072	1414	979	1250
Att/Det Gar Sqft			420	280	
Prior Land	\$8,600				
Prior Total	\$71,000				
Comp Land Estimate	\$10,000	\$7,000	\$10,000	\$7,000	\$14,000
Sale Date		10/12/2020	2/5/2020	8/6/2020	11/20/2019
Sale Price		\$125,000	\$107,000	\$120,000	\$116,500
Time Adj Sale Price		\$125,000	\$107,900	\$120,000	\$118,500
TADJSP/SQFT		\$116.60	\$76.31	\$122.57	\$94.80
Total Adj Factors	\$53,900	\$42,100	\$57,800	\$40,400	\$51,500
Adjusted Sale Price		\$136,800	\$104,000	\$133,500	\$120,900
Comparable Estimate	\$121,000 (\$83.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.78-1-28.1	102.78-2-14	102.78-1-22	102.78-3-28	102.78-2-17
Owner	Bruscani, Mark	Williams, Bennie D	Patterson, Eric K	Chiocchio, Christina	Lyons, Christopher L
Address	169 Francis Ave	125 Jackson Ave	145 Francis Ave	95 Rutland Ave	137 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 112	34 x 108	102 x 112	70 x 108	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1927 / 0	1925 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	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
1st Sty Area	880	864	1008	880	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1404	1558	1430	1591
Att/Det Gar Sqft	440	400	484	528	288
Prior Land	\$12,200				
Prior Total	\$65,200				
Comp Land Estimate	\$14,000	\$8,000	\$17,000	\$14,000	\$8,000
Sale Date		8/26/2020	9/3/2019	7/16/2020	11/4/2019
Sale Price		\$134,900	\$130,000	\$107,000	\$115,000
Time Adj Sale Price		\$134,900	\$133,100	\$107,000	\$116,900
TADJSP/SQFT		\$96.08	\$85.43	\$74.83	\$73.48
Total Adj Factors	\$37,900	\$29,800	\$42,400	\$35,400	\$30,500
Adjusted Sale Price		\$143,000	\$128,600	\$109,500	\$124,300
Comparable Estimate	\$130,000 (\$84.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.77-6-4	113.21-6-28	113.37-1-3	113.21-6-27	113.21-6-27
Owner	Jankowski, John A	Allison, Matthew E	Doruszewski, Rebecca	Rizzo, Aris Q	Plew, Jacob R
Address	170 Francis Ave	203 Crocker St	64 Boll St	201 Crocker St	250 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 109	30 x 109	45 x 101	30 x 109	60 x 130
Building Style	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	02 Brick
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1957 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	966	660	972	576	834
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1525	1072	1414	979	1250
Att/Det Gar Sqft	360		420	280	
Prior Land	\$8,600				
Prior Total	\$77,000				
Comp Land Estimate	\$10,000	\$7,000	\$10,000	\$7,000	\$14,000
Sale Date		10/12/2020	2/5/2020	8/6/2020	11/20/2019
Sale Price		\$125,000	\$107,000	\$120,000	\$116,500
Time Adj Sale Price		\$125,000	\$107,900	\$120,000	\$118,500
TADJSP/SQFT		\$116.60	\$76.31	\$122.57	\$94.80
Total Adj Factors	\$59,400	\$42,100	\$57,800	\$40,400	\$51,500
Adjusted Sale Price		\$142,300	\$109,500	\$139,000	\$126,400
Comparable Estimate	\$126,000 (\$82.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	102.78-1-30	113.21-5-13	102.77-5-15	113.30-2-34	112.28-4-10
Owner	Ferrucci, Nunzio J	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczowski, Sally	Murphy, Kenneth R
Address	173 Francis Ave	156 Crocker St	223 Roland St	164 Gates St	232 Curtiss St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 112	60 x 100	40 x 100	60 x 110	40 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1954 / 0	1940 / 0	1954 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1092	1028	798	1223	815
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1092	1028	798	1223	815
Att/Det Gar Sqft	264	308	288	352	308
Prior Land	\$11,600				
Prior Total	\$70,000				
Comp Land Estimate	\$14,000	\$12,000	\$9,000	\$13,000	\$10,000
Sale Date		11/22/2019	10/14/2020	10/10/2020	12/16/2019
Sale Price		\$119,310	\$80,000	\$147,900	\$85,000
Time Adj Sale Price		\$121,300	\$80,000	\$147,900	\$86,100
TADJSP/SQFT		\$118.00	\$100.25	\$120.93	\$105.64
Total Adj Factors	\$55,200	\$51,300	\$28,600	\$72,200	\$44,300
Adjusted Sale Price		\$125,200	\$106,600	\$130,900	\$97,000
Comparable Estimate	\$110,000 (\$100.73/SFLA)				



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-2	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Brzycki, Michael	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	5 Franklin Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	80 x 110	70 x 108	34 x 108	77 x 110	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540	1760
Att/Det Gar Sqft	816	528	400	528	280	484
Prior Land	\$12,300					
Prior Total	\$73,000					
Comp Land Estimate	\$15,000	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04	\$81.82
Total Adj Factors	\$38,400	\$35,400	\$29,800	\$35,000	\$20,000	\$39,400
Adjusted Sale Price		\$110,000	\$143,500	\$136,000	\$135,500	\$143,000
Comparable Estimate	\$134,000 (\$93.71/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-3	113.22-6-13	113.22-3-28	102.78-2-14	113.21-6-11	113.22-6-15
Owner	Kuc, Angela	Jackson, Marlon D	Chiocchio, Christina	Williams, Bennie D	Ashley, Sara	Dixon, Robert E Jr
Address	11 Franklin Ave	14 Jackson Ave	95 Rutland Ave	125 Jackson Ave	76 Francis Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 110	38 x 109	70 x 108	34 x 108	32 x 109	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1930 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	2.0	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	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	880	880	880	864	880	840
2nd Sty Area	0	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1540	1430	1404	1760	1365
Att/Det Gar Sqft		280	528	400	484	528
Prior Land	\$6,500					
Prior Total	\$63,100					
Comp Land Estimate	\$10,000	\$9,000	\$14,000	\$8,000	\$8,000	\$14,000
Sale Date		8/27/2019	7/16/2020	8/26/2020	9/4/2020	10/9/2019
Sale Price		\$114,000	\$107,000	\$134,900	\$144,000	\$130,000
Time Adj Sale Price		\$117,100	\$107,000	\$134,900	\$144,000	\$132,600
TADJSP/SQFT		\$76.04	\$74.83	\$96.08	\$81.82	\$97.14
Total Adj Factors	\$29,400	\$20,000	\$35,400	\$29,800	\$39,400	\$35,000
Adjusted Sale Price		\$126,500	\$101,000	\$134,500	\$134,000	\$127,000
Comparable Estimate	\$125,000 (\$81.17/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-4	112.27-1-50	112.44-2-39.11	113.22-1-6	113.21-6-11
Owner	Walkowski, Joseph M	Chowdhury Shuvo, Aaq	Muller, Norbert	Sommerville, Tamika M	Ashley, Sara
Address	17 Franklin Ave	2067 Broadway St	48 Halstead Ave	2138 Clinton St	76 Francis Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 110	30 x 132	90 x 121	33 x 125	35 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1921 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	3.0	2.5	2.0
Bedrooms	6	6	6	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1486	1268	1794	1081	880
2nd Sty Area	640	0	891	920	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2126	1970	3126	2001	1760
Att/Det Gar Sqft	722	360		636	484
Prior Land	\$13,100				
Prior Total	\$82,000				
Comp Land Estimate	\$16,000	\$8,000	\$16,000	\$8,000	\$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	9/4/2020
Sale Price		\$110,000	\$90,000	\$120,500	\$144,000
Time Adj Sale Price		\$110,000	\$90,900	\$124,500	\$144,000
TADJSP/SQFT		\$55.84	\$29.08	\$62.22	\$81.82
Total Adj Factors	\$46,900	\$30,000	\$19,000	\$64,200	\$39,400
Adjusted Sale Price		\$126,900	\$118,800	\$107,200	\$151,500
Comparable Estimate	\$125,000 (\$58.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-5	113.22-6-13	113.22-3-28	102.78-2-14	113.21-6-11
Owner	Elminowski, Nerfis	Jackson, Marlon D	Chiocchio, Christina	Williams, Bennie D	Ashley, Sara
Address	25 Franklin Ave	14 Jackson Ave	95 Rutland Ave	125 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	72 x 110	38 x 109	70 x 108	34 x 108	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1930 / 0	1925 / 0	1927 / 0	1930 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	880	864	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1540	1430	1404	1760
Att/Det Gar Sqft		280	528	400	484
Prior Land	\$11,700				
Prior Total	\$69,000				
Comp Land Estimate	\$14,000	\$9,000	\$14,000	\$8,000	\$14,000
Sale Date		8/27/2019	7/16/2020	8/26/2020	9/4/2020
Sale Price		\$114,000	\$107,000	\$134,900	\$144,000
Time Adj Sale Price		\$117,100	\$107,000	\$134,900	\$144,000
TADJSP/SQFT		\$76.04	\$74.83	\$96.08	\$81.82
Total Adj Factors	\$43,800	\$20,000	\$35,400	\$29,800	\$39,400
Adjusted Sale Price		\$140,900	\$115,400	\$148,900	\$148,400
Comparable Estimate	\$139,000 (\$90.26/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-6-16	113.22-3-28	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Shedler, John F	Chiocchio, Christina	Williams, Bennie D	Jackson, Marlon D	Ashley, Sara
Address	32 Franklin Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	38 x 110	70 x 108	34 x 108	77 x 110	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1760
Att/Det Gar Sqft	400	528	400	528	484
Prior Land	\$8,300				
Prior Total	\$66,000				
Comp Land Estimate	\$9,000	\$14,000	\$8,000	\$14,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04
Total Adj Factors	\$32,200	\$35,400	\$29,800	\$35,000	\$39,400
Adjusted Sale Price		\$103,800	\$137,300	\$129,800	\$129,300
Comparable Estimate	\$127,000 (\$88.81/SFLA)				



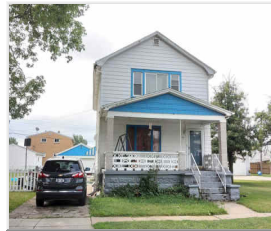
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-6	113.22-3-28	113.22-6-15	102.78-2-14	113.22-6-13	113.21-6-11
Owner	Czubaj, Raymond	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Jackson, Marlon D	Ashley, Sara
Address	33 Franklin Ave	95 Rutland Ave	36 Franklin Ave	125 Jackson Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	36 x 110	70 x 108	77 x 110	34 x 108	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1925 / 0	1930 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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	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	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	840	864	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1365	1404	1540	1760
Att/Det Gar Sqft	440	528	528	400	280	484
Prior Land	\$7,900					
Prior Total	\$69,000					
Comp Land Estimate	\$9,000	\$14,000	\$14,000	\$8,000	\$9,000	\$8,000
Sale Date		7/16/2020	10/9/2019	8/26/2020	8/27/2019	9/4/2020
Sale Price		\$107,000	\$130,000	\$134,900	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$132,600	\$134,900	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$97.14	\$96.08	\$76.04	\$81.82
Total Adj Factors	\$25,500	\$35,400	\$35,000	\$29,800	\$20,000	\$39,400
Adjusted Sale Price		\$97,100	\$123,100	\$130,600	\$122,600	\$130,100
Comparable Estimate	\$121,000 (\$84.62/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-6-15	113.22-6-15	113.22-3-28	102.78-2-14	113.22-6-13	113.21-6-11
Owner	Dixon, Robert E Jr	Dixon, Robert E Jr	Chiocchio, Christina	Williams, Bennie D	Jackson, Marlon D	Ashley, Sara
Address	36 Franklin Ave	36 Franklin Ave	95 Rutland Ave	125 Jackson Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	77 x 110	77 x 110	70 x 108	34 x 108	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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	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	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	840	880	864	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1365	1365	1430	1404	1540	1760
Att/Det Gar Sqft	528	528	528	400	280	484
Prior Land	\$12,100					
Prior Total	\$67,000					
Comp Land Estimate	\$14,000	\$14,000	\$14,000	\$8,000	\$9,000	\$8,000
Sale Date		10/9/2019	7/16/2020	8/26/2020	8/27/2019	9/4/2020
Sale Price		\$130,000	\$107,000	\$134,900	\$114,000	\$144,000
Time Adj Sale Price		\$132,600	\$107,000	\$134,900	\$117,100	\$144,000
TADJSP/SQFT		\$97.14	\$74.83	\$96.08	\$76.04	\$81.82
Total Adj Factors	\$35,000	\$35,000	\$35,400	\$29,800	\$20,000	\$39,400
Adjusted Sale Price		\$132,600	\$106,600	\$140,100	\$132,100	\$139,600
Comparable Estimate	\$130,000 (\$95.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-7.1	112.36-3-15	102.77-1-10	112.28-2-31	101.84-3-17
Owner	Ferrucci, Thomas M	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Knope, Paul
Address	41 Franklin Ave	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	108 x 110	76 x 121	105 x 130	30 x 120	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1919 / 0	1927 / 0	1923 / 0	1922 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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	1 / N
Stories	1.7	2.0	1.5	1.3	1.5
Bedrooms	3	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1856	1196	1663	1741	1112
2nd Sty Area	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2318	2252	2597	1879	1596
Att/Det Gar Sqft	704	748	754		
Prior Land	\$12,700				
Prior Total	\$84,800				
Comp Land Estimate	\$17,000	\$15,000	\$18,000	\$8,000	\$16,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	1/10/2020
Sale Price		\$117,000	\$151,000	\$77,500	\$80,000
Time Adj Sale Price		\$119,400	\$160,500	\$78,800	\$80,800
TADJSP/SQFT		\$53.02	\$61.80	\$41.94	\$50.63
Total Adj Factors	\$75,600	\$45,600	\$72,000	\$18,300	\$23,600
Adjusted Sale Price		\$149,400	\$164,100	\$136,100	\$132,800
Comparable Estimate	\$147,000 (\$63.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-6-14	113.22-6-13	113.22-3-28	102.78-2-14	113.22-6-15
Owner	Erdolino Sharon	Jackson, Marlon D	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr
Address	44 Franklin Ave	14 Jackson Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	69 x 110	38 x 109	70 x 108	34 x 108	77 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1925 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	880	880	864	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1533	1540	1430	1404	1365
Att/Det Gar Sqft	400	280	528	400	528
Prior Land	\$9,500				
Prior Total	\$70,800				
Comp Land Estimate	\$14,000	\$9,000	\$14,000	\$8,000	\$14,000
Sale Date		8/27/2019	7/16/2020	8/26/2020	10/9/2019
Sale Price		\$114,000	\$107,000	\$134,900	\$130,000
Time Adj Sale Price		\$117,100	\$107,000	\$134,900	\$132,600
TADJSP/SQFT		\$76.04	\$74.83	\$96.08	\$97.14
Total Adj Factors	\$34,600	\$20,000	\$35,400	\$29,800	\$35,000
Adjusted Sale Price		\$131,700	\$106,200	\$139,700	\$132,200
Comparable Estimate	\$130,000 (\$84.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-9	112.36-3-15	112.28-2-31	112.27-1-19	101.84-3-17
Owner	Magyar, William C	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Knope, Paul
Address	49 Franklin Ave	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 110	76 x 121	30 x 120	36 x 118	66 x 178
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1919 / 0	1923 / 0	1929 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	2.0	1.3	1.5	1.5
Bedrooms	5	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1144	1196	1741	1318	1112
2nd Sty Area	880	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0
SFLA	2024	2252	1879	1893	1596
Att/Det Gar Sqft	440	748		352	
Prior Land	\$9,500				
Prior Total	\$71,000				
Comp Land Estimate	\$14,000	\$15,000	\$8,000	\$9,000	\$16,000
					\$7,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	1/10/2020
Sale Price		\$117,000	\$77,500	\$110,000	\$80,000
Time Adj Sale Price		\$119,400	\$78,800	\$115,200	\$80,800
TADJSP/SQFT		\$53.02	\$41.94	\$60.86	\$50.63
					\$44.50
Total Adj Factors	\$38,400	\$45,600	\$18,300	\$36,200	\$23,600
Adjusted Sale Price		\$112,200	\$98,900	\$117,400	\$95,600
					\$11,800
Comparable Estimate	\$105,000 (\$51.88/SFLA)				\$101,000



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-10	113.22-3-28	113.22-6-15	102.78-2-14	113.22-6-13	112.28-4-20
Owner	Szczesniak, Frances F	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Jackson, Marlon D	Sikder, MD Nazrul
Address	55 Franklin Ave	95 Rutland Ave	36 Franklin Ave	125 Jackson Ave	14 Jackson Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 110	70 x 108	77 x 110	34 x 108	38 x 109	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1925 / 0	1930 / 0	1927 / 0	1930 / 0	1900 / 0
Condition	3 Normal	3 Normal	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	3 Hot wtr/stm 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	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	880	880	840	864	880	946
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 0
SFLA	1320	1430	1365	1404	1540	1216
Att/Det Gar Sqft	660	528	528	400	280	
Prior Land	\$11,500					
Prior Total	\$73,000					
Comp Land Estimate	\$14,000	\$14,000	\$14,000	\$8,000	\$9,000	\$8,000
Sale Date		7/16/2020	10/9/2019	8/26/2020	8/27/2019	9/9/2020
Sale Price		\$107,000	\$130,000	\$134,900	\$114,000	\$85,000
Time Adj Sale Price		\$107,000	\$132,600	\$134,900	\$117,100	\$85,000
TADJSP/SQFT		\$74.83	\$97.14	\$96.08	\$76.04	\$69.90
Total Adj Factors	\$41,300	\$35,400	\$35,000	\$29,800	\$20,000	\$4,900
Adjusted Sale Price		\$112,900	\$138,900	\$146,400	\$138,400	\$121,400
Comparable Estimate	\$132,000 (\$100/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-19	113.22-3-28	113.22-6-15	102.78-2-14	113.22-6-13	112.28-4-20
Owner	O'Connell, Patrick J	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Jackson, Marlon D	Sikder, MD Nazrul
Address	60 Franklin Ave	95 Rutland Ave	36 Franklin Ave	125 Jackson Ave	14 Jackson Ave	191 Halstead Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 110	70 x 108	77 x 110	34 x 108	38 x 109	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1925 / 0	1930 / 0	1927 / 0	1930 / 0	1900 / 0
Condition	3 Normal	3 Normal	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	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	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	880	880	840	864	880	946
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 0
SFLA	1320	1430	1365	1404	1540	1216
Att/Det Gar Sqft	616	528	528	400	280	
Prior Land	\$11,500					
Prior Total	\$67,000					
Comp Land Estimate	\$14,000	\$14,000	\$14,000	\$8,000	\$9,000	\$8,000
Sale Date		7/16/2020	10/9/2019	8/26/2020	8/27/2019	9/9/2020
Sale Price		\$107,000	\$130,000	\$134,900	\$114,000	\$85,000
Time Adj Sale Price		\$107,000	\$132,600	\$134,900	\$117,100	\$85,000
TADJSP/SQFT		\$74.83	\$97.14	\$96.08	\$76.04	\$69.90
Total Adj Factors	\$37,100	\$35,400	\$35,000	\$29,800	\$20,000	\$4,900
Adjusted Sale Price		\$108,700	\$134,700	\$142,200	\$134,200	\$117,200
Comparable Estimate	\$127,000 (\$96.21/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-11	113.21-6-11	113.22-3-28	113.22-6-13	102.78-2-17	102.78-2-14
Owner	Sikorski, Andrew P	Ashley, Sara	Chiocchio, Christina	Jackson, Marlon D	Lyons, Christopher L	Williams, Bennie D
Address	63 Franklin Ave	76 Francis Ave	95 Rutland Ave	14 Jackson Ave	137 Jackson Ave	125 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 110	32 x 109	70 x 108	38 x 109	34 x 108	34 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1925 / 0	1930 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.7	1.5	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 0	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	1188	880	880	880	1051	864
2nd Sty Area	0	880	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1738	1760	1430	1540	1591	1404
Att/Det Gar Sqft	400	484	528	280	288	400
Prior Land	\$11,500					
Prior Total	\$78,000					
Comp Land Estimate	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000	\$8,000
Sale Date		9/4/2020	7/16/2020	8/27/2019	11/4/2019	8/26/2020
Sale Price		\$144,000	\$107,000	\$114,000	\$115,000	\$134,900
Time Adj Sale Price		\$144,000	\$107,000	\$117,100	\$116,900	\$134,900
TADJSP/SQFT		\$81.82	\$74.83	\$76.04	\$73.48	\$96.08
Total Adj Factors	\$39,700	\$39,400	\$35,400	\$20,000	\$30,500	\$29,800
Adjusted Sale Price		\$144,300	\$111,300	\$136,800	\$126,100	\$144,800
Comparable Estimate	\$133,000 (\$76.52/SFLA)					



SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-18	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	McCafferty, Michael J Jr	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	64 Franklin Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	38 x 110	70 x 108	34 x 108	77 x 110	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540	1760
Att/Det Gar Sqft	440	528	400	528	280	484
Prior Land	\$8,300					
Prior Total	\$68,000					
Comp Land Estimate	\$9,000	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04	\$81.82
Total Adj Factors	\$33,600	\$35,400	\$29,800	\$35,000	\$20,000	\$39,400
Adjusted Sale Price		\$105,200	\$138,700	\$131,200	\$130,700	\$138,200
Comparable Estimate	\$129,000 (\$90.21/SFLA)					

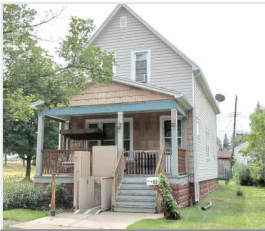
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-5-17	113.30-2-34	113.21-5-13	102.77-5-15	112.36-4-14
Owner	Fulciniti , Marianne	Buczowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Laviolette, Adam
Address	68 Franklin Ave	164 Gates St	156 Crocker St	223 Roland St	104 Griffith St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	38 x 110	60 x 110	60 x 100	40 x 100	90 x 86
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1954 / 0	1954 / 0	1940 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1148	1223	1028	798	992
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1148	1223	1028	798	992
Att/Det Gar Sqft	440	352	308	288	308
Prior Land	\$8,300				
Prior Total	\$74,000				
Comp Land Estimate	\$9,000	\$13,000	\$12,000	\$9,000	\$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	3/18/2019
Sale Price		\$147,900	\$119,310	\$80,000	\$85,000
Time Adj Sale Price		\$147,900	\$121,300	\$80,000	\$88,700
TADJSP/SQFT		\$120.93	\$118.00	\$100.25	\$89.42
Total Adj Factors	\$58,600	\$72,200	\$51,300	\$28,600	\$53,400
Adjusted Sale Price		\$134,300	\$128,600	\$110,000	\$93,900
Comparable Estimate	\$115,000 (\$100.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-12	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13
Owner	Williams, Dimetrius	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D
Address	69 Franklin Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 110	70 x 108	34 x 108	77 x 110	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	880	880	864	840	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540
Att/Det Gar Sqft	528	528	400	528	280
Prior Land	\$11,500				
Prior Total	\$70,000				
Comp Land Estimate	\$14,000	\$14,000	\$8,000	\$14,000	\$9,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04
Total Adj Factors	\$38,000	\$35,400	\$29,800	\$35,000	\$20,000
Adjusted Sale Price		\$109,600	\$143,100	\$135,600	\$135,100
Comparable Estimate	\$133,000 (\$93.01/SFLA)				

	<u>Subject</u>		<u>Comp 1</u>		<u>Comp 2</u>		<u>Comp 3</u>		<u>Comp 4</u>		<u>Comp 5</u>	
												
SWIS	143001		143001		143001		143001		143001		143001	
Print Key	113.22-5-16		113.22-3-28		102.78-2-14		113.22-6-15		113.22-6-13		113.21-6-11	
Owner	Krajewski, Daniel J		Chiocchio, Christina		Williams, Bennie D		Dixon, Robert E Jr		Jackson, Marlon D		Ashley, Sara	
Address	72 Franklin Ave		95 Rutland Ave		125 Jackson Ave		36 Franklin Ave		14 Jackson Ave		76 Francis Ave	
Property Class	210 1 Family Res		210 1 Family Res		210 1 Family Res		210 1 Family Res		210 1 Family Res		210 1 Family Res	
Neighborhood	301		301		301		301		301		301	
School Code	143009		143009		143009		143009		143009		143009	
Site No.	1		1		1		1		1		1	
Land Size	38 x 110		70 x 108		34 x 108		77 x 110		38 x 109		32 x 109	
Building Style	08 Old style		08 Old style		08 Old style		08 Old style		08 Old style		08 Old style	
Exterior Wall	03 Alum/vinyl		03 Alum/vinyl		04 Composition		03 Alum/vinyl		03 Alum/vinyl		03 Alum/vinyl	
Year Built/Eff Yr Built	1925 / 0		1925 / 0		1927 / 0		1930 / 0		1930 / 0		1927 / 0	
Condition	3 Normal		3 Normal		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 No		3 Hot wtr/stm No	
Fireplace/Ingrd Pool	0 / N		0 / N		0 / N		0 / N		0 / N		0 / N	
Stories	1.5		1.5		1.5		1.5		1.7		2.0	
Bedrooms	2		3		3		3		3		4	
Full/Half Baths	1 / 0		1 / 0		1 / 1		1 / 0		1 / 1		2 / 0	
Bsmt Type/Bsmt GarCap	4 Full 0		4 Full 0		4 Full 0		4 Full 0		4 Full 0		4 Full 0	
1st Sty Area	880		880		864		840		880		880	
2nd Sty Area	0		0		0		0		0		880	
Fin Bsmt/Fin Rec Rm	0 0		0 0		0 0		0 0		0 0		0 0	
SFLA	1430		1430		1404		1365		1540		1760	
Att/Det Gar Sqft	420		528		400		528		280		484	
Prior Land	\$8,300											
Prior Total	\$67,000											
Comp Land Estimate	\$9,000		\$14,000		\$8,000		\$14,000		\$9,000		\$8,000	
Sale Date			7/16/2020		8/26/2020		10/9/2019		8/27/2019		9/4/2020	
Sale Price			\$107,000		\$134,900		\$130,000		\$114,000		\$144,000	
Time Adj Sale Price			\$107,000		\$134,900		\$132,600		\$117,100		\$144,000	
TADJSP/SQFT			\$74.83		\$96.08		\$97.14		\$76.04		\$81.82	
Total Adj Factors	\$32,400		\$35,400		\$29,800		\$35,000		\$20,000		\$39,400	
Adjusted Sale Price			\$104,000		\$137,500		\$130,000		\$129,500		\$137,000	
Comparable Estimate	\$128,000 (\$89.51/SFLA)											

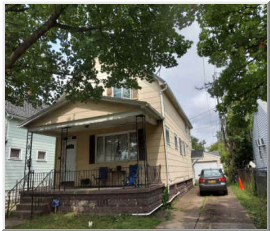
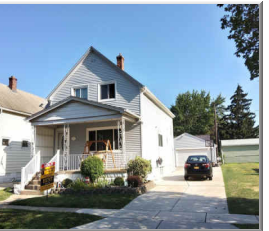


SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.30-1-13	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Orzeszek, Denise	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	77 Franklin Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 110	70 x 108	34 x 108	77 x 110	38 x 109	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	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	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540	1760
Att/Det Gar Sqft	180	528	400	528	280	484
Prior Land	\$11,500					
Prior Total	\$65,000					
Comp Land Estimate	\$14,000	\$14,000	\$8,000	\$14,000	\$9,000	\$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04	\$81.82
Total Adj Factors	\$30,600	\$35,400	\$29,800	\$35,000	\$20,000	\$39,400
Adjusted Sale Price		\$102,200	\$135,700	\$128,200	\$127,700	\$135,200
Comparable Estimate	\$126,000 (\$88.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.30-1-14	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13
Owner	Blochberger, Terrence C	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D
Address	83 Franklin Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 110	70 x 108	34 x 108	77 x 110	38 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	880
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1365	1540
Att/Det Gar Sqft		528	400	528	280
Prior Land	\$7,800				
Prior Total	\$66,000				
Comp Land Estimate	\$8,000	\$14,000	\$8,000	\$14,000	\$9,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019
Sale Price		\$107,000	\$134,900	\$130,000	\$114,000
Time Adj Sale Price		\$107,000	\$134,900	\$132,600	\$117,100
TADJSP/SQFT		\$74.83	\$96.08	\$97.14	\$76.04
Total Adj Factors	\$29,700	\$35,400	\$29,800	\$35,000	\$20,000
Adjusted Sale Price		\$101,300	\$134,800	\$127,300	\$126,800
Comparable Estimate	\$125,000 (\$87.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-4-17	113.21-5-13	113.30-2-34	102.77-5-15	113.30-2-7
Owner	Wolcott Development L	Niedzwiedz, Katarzyna	Buczowski, Sally	Franklin, Jessica R	Harhigh, Andrew J
Address	86 Franklin Ave	156 Crocker St	164 Gates St	223 Roland St	39 Blick St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	36 x 110	60 x 100	60 x 110	40 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1954 / 0	1940 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	924	1028	1223	798	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 0
SFLA	924	1028	1223	798	832
Att/Det Gar Sqft	352	308	352	288	440
Prior Land	\$5,800				
Prior Total	\$63,100				
Comp Land Estimate	\$9,000	\$12,000	\$13,000	\$9,000	\$12,000
Sale Date		11/22/2019	10/10/2020	10/14/2020	8/6/2018
Sale Price		\$119,310	\$147,900	\$80,000	\$90,000
Time Adj Sale Price		\$121,300	\$147,900	\$80,000	\$97,300
TADJSP/SQFT		\$118.00	\$120.93	\$100.25	\$116.95
Total Adj Factors	\$47,500	\$51,300	\$72,200	\$28,600	\$46,300
Adjusted Sale Price		\$117,500	\$123,200	\$98,900	\$98,500
Comparable Estimate	\$105,000 (\$113.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-4-16	113.22-3-28	113.22-6-13	102.78-2-14	113.21-6-11
Owner	Stachelski, Frank D	Chiocchio, Christina	Jackson, Marlon D	Williams, Bennie D	Ashley, Sara
Address	88 Franklin Ave	95 Rutland Ave	14 Jackson Ave	125 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	36 x 110	70 x 108	38 x 109	34 x 108	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1925 / 0	1930 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	2.0
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	880	864	1051
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1430	1540	1404	1760
Att/Det Gar Sqft	308	528	280	400	484
Prior Land	\$5,800				
Prior Total	\$66,000				
Comp Land Estimate	\$9,000	\$14,000	\$9,000	\$8,000	\$8,000
Sale Date		7/16/2020	8/27/2019	8/26/2020	9/4/2020
Sale Price		\$107,000	\$114,000	\$134,900	\$144,000
Time Adj Sale Price		\$107,000	\$117,100	\$134,900	\$144,000
TADJSP/SQFT		\$74.83	\$76.04	\$96.08	\$81.82
Total Adj Factors	\$31,400	\$35,400	\$20,000	\$29,800	\$39,400
Adjusted Sale Price		\$103,000	\$128,500	\$136,500	\$136,000
Comparable Estimate	\$124,000 (\$80.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143001	143001	143001	143001	143001
Print Key	113.22-4-15	113.22-3-28	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Utech, David	Chiocchio, Christina	Williams, Bennie D	Jackson, Marlon D	Ashley, Sara
Address	92 Franklin Ave	95 Rutland Ave	125 Jackson Ave	14 Jackson Ave	76 Francis Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	301	301	301	301	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	36 x 110	70 x 108	34 x 108	77 x 110	32 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1925 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.7	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	880	880
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1430	1404	1540	1760
Att/Det Gar Sqft	484	528	400	280	484
Prior Land	\$7,900				
Prior Total	\$45,000				
Comp Land Estimate	\$9,000	\$14,000	\$8,000	\$9,000	\$8,000
Sale Date		7/16/2020	8/26/2020	8/27/2019	9/4/2020
Sale Price		\$107,000	\$134,900	\$114,000	\$144,000
Time Adj Sale Price		\$107,000	\$134,900	\$117,100	\$144,000
TADJSP/SQFT		\$74.83	\$96.08	\$76.04	\$81.82
Total Adj Factors	\$24,800	\$35,400	\$29,800	\$20,000	\$39,400
Adjusted Sale Price		\$96,400	\$129,900	\$121,900	\$129,400
Comparable Estimate	\$120,000 (\$83.92/SFLA)				