	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	101.84-2-7	113.30-2-34	113.21-5-13	112.44-1-11	112.28-4-10	102.77-5-15
Owner	Bernas, Jason D	Buczkowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Murphy, Kenneth R	Franklin, Jessica R
Address	310 Michael Ave	164 Gates St	156 Crocker St	65 Lackawanna Ave	232 Curtiss 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	66 x 181	60 x 110	60 x 100	60 x 120	40 x 130	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	1958 / 0	1954 / 0	1954 / 0	1973 / 0	1945 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	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	2 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1943	1223	1028	1446	815	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1159	0 0	0 0	0 0	0 0	0 0
SFLA	1943	1223	1028	1446	815	798
Att/Det Gar Sqft	286	352	308	399	308	288
Prior Land	$13,800					
Prior Total	$108,000					
Comp Land Estimate	$17,000	$13,000	$12,000	$13,000	$10,000	$9,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	12/16/2019	10/14/2020
Sale Price		$147,900	$119,310	$139,900	$85,000	$80,000
Time Adj Sale Price		$147,900	$121,300	$150,400	$86,100	$80,000
TADJSP/SQFT		$120.93	$118.00	$104.01	$105.64	$100.25
Total Adj Factors	$99,500	$72,200	$51,300	$72,100	$44,300	$28,600
Adjusted Sale Price		$175,200	$169,500	$177,800	$141,300	$150,900
Comparable Estimate	$163,000 ($83.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-21	112.27-1-11	101.84-3-17	112.28-2-31	112.27-1-19	112.36-3-15
Owner	Schultz, William J	Kowalow, Andrew P Jr	Knope, Paul	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J
Address	270 Reiman St	332 Wagner Ave	309 Michael Ave	237 Lackawanna 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 120	30 x 118	66 x 178	30 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1916 / 0	1916 / 0	1922 / 0	1923 / 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 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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5	2.0
Bedrooms	4	4	4	5	5	4
Full/Half Baths	2 / 0	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	3 Partial 0
1st Sty Area	1009	1232	1112	1741	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	1586	1672	1596	1879	1893	2252
Att/Det Gar Sqft	616				352	748
Prior Land	$7,400					
Prior Total	$67,000					
Comp Land Estimate	$8,000	$7,000	$16,000	$8,000	$9,000	$15,000
Sale Date		6/12/2019	1/10/2020	11/19/2019	2/7/2019	10/25/2019
Sale Price		$72,000	$80,000	$77,500	$110,000	$117,000
Time Adj Sale Price		$74,400	$80,800	$78,800	$115,200	$119,400
TADJSP/SQFT		$44.50	$50.63	$41.94	$60.86	$53.02
Total Adj Factors	$33,300	$11,800	$23,600	$18,300	$36,200	$45,600
Adjusted Sale Price		$95,900	$90,500	$93,800	$112,300	$107,100
Comparable Estimate	$100,000 ($63.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-22	112.27-1-16	112.43-2-24	101.84-2-11	112.28-4-4	112.35-3-5
Owner	Sircus, Justin T	Halor, Christopher M	Ponce, Yairaliz	Walkow, Benjamin J	Plew, Jacob R	Manroe, Alexander C
Address	272 Reiman St	304 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	250 Curtiss St	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	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	57 x 120	95 x 118	55 x 118	52 x 120	60 x 130	33 x 120
Building Style	14 other	08 Old style	04 Cape cod	04 Cape cod	04 Cape cod	08 Old style
Exterior Wall	05 Concrete	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1953 / 0	1927 / 0	1959 / 0	1950 / 0	1947 / 0	1931 / 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 110
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	2.0	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1710	852	840	780	834	1036
2nd Sty Area	1320	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1278	1260	1158	1250	1613
Att/Det Gar Sqft		484	280	528		484
Prior Land	$10,900					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$16,000	$13,000	$12,000	$14,000	$8,000
Sale Date		10/2/2020	7/14/2020	8/11/2020	11/20/2019	10/29/2020
Sale Price		$145,000	$122,500	$107,000	$116,500	$160,000
Time Adj Sale Price		$145,000	$122,500	$107,000	$118,500	$160,000
TADJSP/SQFT		$113.46	$97.22	$92.40	$94.80	$99.19
Total Adj Factors	$31,000	$35,500	$53,400	$51,500	$51,500	$44,100
Adjusted Sale Price		$140,500	$100,100	$86,500	$98,000	$146,900
Comparable Estimate	$114,000 ($86.36/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-1	112.27-1-16	112.35-3-5	112.28-3-29	112.28-4-20	102.78-2-14
Owner	Rejewski, James S	Halor, Christopher M	Manroe, Alexander C	Briatico, Thomas F	Sikder, MD Nazrul	Williams, Bennie D
Address	275 Reiman St	304 Wagner Ave	327 Reiman St	215 Michael Ave	191 Halstead 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	88 x 120	95 x 118	33 x 120	45 x 162	30 x 121	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1940 / 0	1927 / 0	1931 / 0	1940 / 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 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	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	2.0	1.5	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1000	852	1036	851	946	864
2nd Sty Area	0	0	0	621	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 0
SFLA	1425	1278	1613	1472	1216	1404
Att/Det Gar Sqft	1,120	484	484	345		400
Prior Land	$11,600					
Prior Total	$74,800					
Comp Land Estimate	$16,000	$16,000	$8,000	$13,000	$8,000	$8,000
Sale Date		10/2/2020	10/29/2020	10/9/2018	9/9/2020	8/26/2020
Sale Price		$145,000	$160,000	$110,000	$85,000	$134,900
Time Adj Sale Price		$145,000	$160,000	$117,600	$85,000	$134,900
TADJSP/SQFT		$113.46	$99.19	$79.89	$69.90	$96.08
Total Adj Factors	$43,200	$35,500	$44,100	$33,600	$4,900	$29,800
Adjusted Sale Price		$152,700	$159,100	$127,200	$123,300	$148,300
Comparable Estimate	$142,000 ($99.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-2	112.35-3-5	113.22-1-6	112.28-4-24	113.21-6-11	112.27-1-16
Owner	Plezia, Edmund S	Manroe, Alexander C	Sommerville, Tamika M	Young, Nicole S	Ashley, Sara	Halor, Christopher M
Address	277 Reiman St	327 Reiman St	96 Jackson Ave	207 Halstead Ave	76 Francis 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 120	33 x 120	35 x 109	33 x 121	32 x 109	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1931 / 0	1927 / 0	1900 / 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 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	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	1.5	2.0	1.5
Bedrooms	3	3	5	3	4	4
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	1460	1036	1272	1157	880	852
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	2190	1613	2007	1817	1760	1278
Att/Det Gar Sqft		484	260	352	484	484
Prior Land	$7,200					
Prior Total	$63,000					
Comp Land Estimate	$8,000	$8,000	$8,000	$8,000	$8,000	$16,000
Sale Date		10/29/2020	10/23/2019	5/17/2019	9/4/2020	10/2/2020
Sale Price		$160,000	$112,500	$103,000	$144,000	$145,000
Time Adj Sale Price		$160,000	$114,800	$106,800	$144,000	$145,000
TADJSP/SQFT		$99.19	$57.20	$58.78	$81.82	$113.46
Total Adj Factors	$21,700	$44,100	$41,500	$37,100	$39,400	$35,500
Adjusted Sale Price		$137,600	$95,000	$91,400	$126,300	$131,200
Comparable Estimate	$116,000 ($52.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-2	112.28-4-30	101.84-2-11	112.43-2-24	112.36-4-31	113.21-6-28
Owner	Copece, Rhonda	Terzian, Stephen P	Walkow, Benjamin J	Ponce, Yairaliz	Celej, Nicholas J	Allison, Matthew E
Address	283 Reiman St	237 Halstead Ave	299 Lackawanna Ave	155 Wagner Ave	183 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	56 x 120	58 x 121	52 x 120	55 x 118	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1950 / 0	1959 / 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 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	2	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	713	704	780	840	660	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	1069	1056	1158	1260	990	1072
Att/Det Gar Sqft	300	484	528	280	528	
Prior Land	$8,900					
Prior Total	$60,800					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$12,000	$7,000
Sale Date		4/7/2020	8/11/2020	7/14/2020	9/10/2019	10/12/2020
Sale Price		$125,000	$107,000	$122,500	$137,000	$125,000
Time Adj Sale Price		$125,600	$107,000	$122,500	$140,200	$125,000
TADJSP/SQFT		$118.94	$92.40	$97.22	$141.62	$116.60
Total Adj Factors	$44,800	$47,300	$51,500	$53,400	$44,100	$42,100
Adjusted Sale Price		$123,100	$100,300	$113,900	$140,900	$127,700
Comparable Estimate	$121,000 ($113.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-24	112.27-1-11	101.84-3-17	112.28-2-31	112.27-1-19	112.36-3-15
Owner	James, Lucas G	Kowalow, Andrew P Jr	Knope, Paul	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J
Address	286 Reiman St	332 Wagner Ave	309 Michael Ave	237 Lackawanna 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	30 x 120	30 x 118	66 x 178	30 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1916 / 0	1922 / 0	1923 / 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 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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5	2.0
Bedrooms	3	4	4	5	5	4
Full/Half Baths	2 / 0	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	3 Partial 0
1st Sty Area	1272	1232	1112	1741	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	1592	1672	1596	1879	1893	2252
Att/Det Gar Sqft	360				352	748
Prior Land	$7,200					
Prior Total	$55,000					
Comp Land Estimate	$8,000	$7,000	$16,000	$8,000	$9,000	$15,000
Sale Date		6/12/2019	1/10/2020	11/19/2019	2/7/2019	10/25/2019
Sale Price		$72,000	$80,000	$77,500	$110,000	$117,000
Time Adj Sale Price		$74,400	$80,800	$78,800	$115,200	$119,400
TADJSP/SQFT		$44.50	$50.63	$41.94	$60.86	$53.02
Total Adj Factors	$18,500	$11,800	$23,600	$18,300	$36,200	$45,600
Adjusted Sale Price		$81,100	$75,700	$79,000	$97,500	$92,300
Comparable Estimate	$85,000 ($53.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-1	113.30-2-34	113.21-5-13	112.28-4-10	112.36-4-14	112.44-1-11
Owner	Sarama, John D	Buczkowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam	Kochinski, Ronald
Address	287 Reiman St	164 Gates St	156 Crocker St	232 Curtiss 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	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 120	60 x 110	60 x 100	40 x 130	90 x 86	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	1954 / 0	1954 / 0	1954 / 0	1945 / 0	1953 / 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	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1268	1223	1028	815	992	1446
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	1268	1223	1028	815	992	1446
Att/Det Gar Sqft	440	352	308	308	308	399
Prior Land	$13,600					
Prior Total	$83,000					
Comp Land Estimate	$16,000	$13,000	$12,000	$10,000	$14,000	$13,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	3/18/2019	9/13/2018
Sale Price		$147,900	$119,310	$85,000	$85,000	$139,900
Time Adj Sale Price		$147,900	$121,300	$86,100	$88,700	$150,400
TADJSP/SQFT		$120.93	$118.00	$105.64	$89.42	$104.01
Total Adj Factors	$68,600	$72,200	$51,300	$44,300	$53,400	$72,100
Adjusted Sale Price		$144,300	$138,600	$110,400	$103,900	$146,900
Comparable Estimate	$129,000 ($101.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-25	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11	102.77-1-10
Owner	288 REIMAN LLC	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Strasser, Matthew F
Address	288 Reiman St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	332 Wagner 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	30 x 120	76 x 121	30 x 120	36 x 118	30 x 118	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1920 / 0	1919 / 0	1923 / 0	1929 / 0	1916 / 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 110
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	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	1.3	1.5	1.5	1.5
Bedrooms	6	4	5	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1188	1196	1741	1318	1232	1663
2nd Sty Area	1012	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2200	2252	1879	1893	1672	2597
Att/Det Gar Sqft	357	748		352		754
Prior Land	$7,200					
Prior Total	$71,000					
Comp Land Estimate	$8,000	$15,000	$8,000	$9,000	$7,000	$18,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019	11/14/2018
Sale Price		$117,000	$77,500	$110,000	$72,000	$151,000
Time Adj Sale Price		$119,400	$78,800	$115,200	$74,400	$160,500
TADJSP/SQFT		$53.02	$41.94	$60.86	$44.50	$61.80
Total Adj Factors	$29,200	$45,600	$18,300	$36,200	$11,800	$72,000
Adjusted Sale Price		$103,000	$89,700	$108,200	$91,800	$117,700
Comparable Estimate	$102,000 ($46.36/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-3	113.30-2-34	113.21-5-13	112.28-4-10	112.36-4-14	102.77-5-15
Owner	Ford, Annette	Buczkowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam	Franklin, Jessica R
Address	295 Reiman St	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 115	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	1958 / 0	1954 / 0	1954 / 0	1945 / 0	1953 / 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 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	1202	1223	1028	815	992	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 300	0 0
SFLA	1202	1223	1028	815	992	798
Att/Det Gar Sqft	352	352	308	308	308	288
Prior Land	$7,400					
Prior Total	$71,900					
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	$59,700	$72,200	$51,300	$44,300	$53,400	$28,600
Adjusted Sale Price		$135,400	$129,700	$101,500	$95,000	$111,100
Comparable Estimate	$115,000 ($95.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-27	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11	102.77-1-10
Owner	Beyer, Scott A	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Strasser, Matthew F
Address	298 Reiman St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	332 Wagner 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	56 x 120	76 x 121	30 x 120	36 x 118	30 x 118	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1934 / 0	1919 / 0	1923 / 0	1929 / 0	1916 / 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 110
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.5	1.5	1.5
Bedrooms	5	4	5	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1364	1196	1741	1318	1232	1663
2nd Sty Area	0	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2216	2252	1879	1893	1672	2597
Att/Det Gar Sqft		748		352		754
Prior Land	$10,800					
Prior Total	$55,000					
Comp Land Estimate	$13,000	$15,000	$8,000	$9,000	$7,000	$18,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019	11/14/2018
Sale Price		$117,000	$77,500	$110,000	$72,000	$151,000
Time Adj Sale Price		$119,400	$78,800	$115,200	$74,400	$160,500
TADJSP/SQFT		$53.02	$41.94	$60.86	$44.50	$61.80
Total Adj Factors	$23,900	$45,600	$18,300	$36,200	$11,800	$72,000
Adjusted Sale Price		$97,700	$84,400	$102,900	$86,500	$112,400
Comparable Estimate	$97,000 ($43.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-73.1	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Teed, Ronald C	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	304 Reiman St	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 120	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	1917 / 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	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	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	2.0	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	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	968	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	1573	1672	1879	1596	1893	2252
Att/Det Gar Sqft	600				352	748
Prior Land	$9,000					
Prior Total	$67,900					
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	$34,200	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$96,800	$94,700	$91,400	$113,200	$108,000
Comparable Estimate	$101,000 ($64.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-4	113.30-2-34	112.44-1-11	113.21-5-13	112.28-4-10	112.36-4-14
Owner	Maraschiello, Charles J	Buczkowski, Sally	Kochinski, Ronald	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam
Address	305 Reiman St	164 Gates St	65 Lackawanna Ave	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	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 115	60 x 110	60 x 120	60 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	1950 / 0	1954 / 0	1973 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1510	1223	1446	1028	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	1510	1223	1446	1028	815	992
Att/Det Gar Sqft	432	352	399	308	308	308
Prior Land	$7,200					
Prior Total	$65,000					
Comp Land Estimate	$11,000	$13,000	$13,000	$12,000	$10,000	$14,000
Sale Date		10/10/2020	9/13/2018	11/22/2019	12/16/2019	3/18/2019
Sale Price		$147,900	$139,900	$119,310	$85,000	$85,000
Time Adj Sale Price		$147,900	$150,400	$121,300	$86,100	$88,700
TADJSP/SQFT		$120.93	$104.01	$118.00	$105.64	$89.42
Total Adj Factors	$74,800	$72,200	$72,100	$51,300	$44,300	$53,400
Adjusted Sale Price		$150,500	$153,100	$144,800	$116,600	$110,100
Comparable Estimate	$135,000 ($89.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143001	143001
Print Key	112.27-1-72	112.27-1-50	112.44-2-39.11	123.36-4-14	112.36-3-15	112.28-2-31
Owner	Overs, Darryl	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sulski, Tyler J	Siddiqui, Mohammed K
Address	306 Reiman St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	115 Halstead Ave	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	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	30 x 120	30 x 132	90 x 121	33 x 125	76 x 121	30 x 120
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1917 / 0	1900 / 0	1921 / 0	1922 / 0	1919 / 0	1923 / 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 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	2.0	1.3
Bedrooms	8	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	2 Crawl 0
1st Sty Area	1444	1268	1794	1081	1196	1741
2nd Sty Area	1452	0	891	920	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2464	1970	3126	2001	2252	1879
Att/Det Gar Sqft	420	360		636	748	
Prior Land	$7,200					
Prior Total	$52,000					
Comp Land Estimate	$8,000	$8,000	$16,000	$8,000	$15,000	$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/25/2019	11/19/2019
Sale Price		$110,000	$90,000	$120,500	$117,000	$77,500
Time Adj Sale Price		$110,000	$90,900	$124,500	$119,400	$78,800
TADJSP/SQFT		$55.84	$29.08	$62.22	$53.02	$41.94
Total Adj Factors	$20,800	$30,000	$19,000	$64,200	$45,600	$18,300
Adjusted Sale Price		$100,800	$92,700	$81,100	$94,600	$81,300
Comparable Estimate	$90,000 ($36.53/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-1	112.28-2-31	112.27-1-19	112.36-3-15	112.27-1-11	101.84-3-17
Owner	Diaz, Clarybell D	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J	Kowalow, Andrew P Jr	Knope, Paul
Address	313 Reiman St	237 Lackawanna Ave	290 Wagner Ave	115 Halstead 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	30 x 120	30 x 120	36 x 118	76 x 121	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	1938 / 0	1923 / 0	1929 / 0	1919 / 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	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air 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	1.7	1.3	1.5	2.0	1.5	1.5
Bedrooms	5	5	5	4	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	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1152	1741	1318	1196	1232	1112
2nd Sty Area	0	0	0	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	2016	1879	1893	2252	1672	1596
Att/Det Gar Sqft	400		352	748		
Prior Land	$5,000					
Prior Total	$75,000					
Comp Land Estimate	$8,000	$8,000	$9,000	$15,000	$7,000	$16,000
Sale Date		11/19/2019	2/7/2019	10/25/2019	6/12/2019	1/10/2020
Sale Price		$77,500	$110,000	$117,000	$72,000	$80,000
Time Adj Sale Price		$78,800	$115,200	$119,400	$74,400	$80,800
TADJSP/SQFT		$41.94	$60.86	$53.02	$44.50	$50.63
Total Adj Factors	$51,000	$18,300	$36,200	$45,600	$11,800	$23,600
Adjusted Sale Price		$111,500	$130,000	$124,800	$113,600	$108,200
Comparable Estimate	$118,000 ($58.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-22	113.30-2-34	112.44-1-11	113.21-5-13	112.28-4-10	112.36-4-14
Owner	Holakowski, Arthur M	Buczkowski, Sally	Kochinski, Ronald	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam
Address	314 Reiman St	164 Gates St	65 Lackawanna Ave	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	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 120	60 x 110	60 x 120	60 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	1973 / 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 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1730	1223	1446	1028	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	1730	1223	1446	1028	815	992
Att/Det Gar Sqft	400	352	399	308	308	308
Prior Land	$11,200					
Prior Total	$96,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$12,000	$10,000	$14,000
Sale Date		10/10/2020	9/13/2018	11/22/2019	12/16/2019	3/18/2019
Sale Price		$147,900	$139,900	$119,310	$85,000	$85,000
Time Adj Sale Price		$147,900	$150,400	$121,300	$86,100	$88,700
TADJSP/SQFT		$120.93	$104.01	$118.00	$105.64	$89.42
Total Adj Factors	$93,700	$72,200	$72,100	$51,300	$44,300	$53,400
Adjusted Sale Price		$169,400	$172,000	$163,700	$135,500	$129,000
Comparable Estimate	$154,000 ($89.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-2	112.28-4-30	101.84-2-11	112.43-2-24	112.36-4-31	113.21-6-28
Owner	Kaminski, Michael D	Terzian, Stephen P	Walkow, Benjamin J	Ponce, Yairaliz	Celej, Nicholas J	Allison, Matthew E
Address	317 Reiman St	237 Halstead Ave	299 Lackawanna Ave	155 Wagner Ave	183 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	60 x 120	58 x 121	52 x 120	55 x 118	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1946 / 0	1950 / 0	1959 / 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 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 / 1	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	872	704	780	840	660	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	1037	1056	1158	1260	990	1072
Att/Det Gar Sqft	308	484	528	280	528	
Prior Land	$11,200					
Prior Total	$63,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$12,000	$7,000
Sale Date		4/7/2020	8/11/2020	7/14/2020	9/10/2019	10/12/2020
Sale Price		$125,000	$107,000	$122,500	$137,000	$125,000
Time Adj Sale Price		$125,600	$107,000	$122,500	$140,200	$125,000
TADJSP/SQFT		$118.94	$92.40	$97.22	$141.62	$116.60
Total Adj Factors	$46,500	$47,300	$51,500	$53,400	$44,100	$42,100
Adjusted Sale Price		$124,800	$102,000	$115,600	$142,600	$129,400
Comparable Estimate	$123,000 ($118.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-21	112.27-1-16	112.27-1-33	112.28-4-20	112.35-3-5	112.28-3-8
Owner	Mutter, Gloria M	Halor, Christopher M	Taffe, Devane	Sikder, MD Nazrul	Manroe, Alexander C	Szatko, Michelle
Address	320 Reiman St	304 Wagner Ave	307 Wagner Ave	191 Halstead Ave	327 Reiman St	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	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 120	95 x 118	45 x 118	30 x 121	33 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1917 / 0	1900 / 0	1931 / 0	1932 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	1144	852	840	946	1036	882
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	1144	1278	1103	1216	1613	1147
Att/Det Gar Sqft		484	672		484	192
Prior Land	$7,200					
Prior Total	$52,000					
Comp Land Estimate	$8,000	$16,000	$11,000	$8,000	$8,000	$8,000
Sale Date		10/2/2020	8/20/2019	9/9/2020	10/29/2020	7/27/2018
Sale Price		$145,000	$123,050	$85,000	$160,000	$95,000
Time Adj Sale Price		$145,000	$126,400	$85,000	$160,000	$103,300
TADJSP/SQFT		$113.46	$114.60	$69.90	$99.19	$90.06
Total Adj Factors	$24,100	$35,500	$31,500	$4,900	$44,100	$25,700
Adjusted Sale Price		$133,600	$119,000	$104,200	$140,000	$101,700
Comparable Estimate	$120,000 ($104.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-3.1	112.35-3-5	113.22-1-6	113.21-6-11	112.28-4-24	112.27-1-16
Owner	Pulk, Philip E	Manroe, Alexander C	Sommerville, Tamika M	Ashley, Sara	Young, Nicole S	Halor, Christopher M
Address	321 Reiman St	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	56 x 120	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	1927 / 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	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	2.0	1.5	1.5
Bedrooms	3	3	5	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1305	1036	1272	880	1157	852
2nd Sty Area	0	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2086	1613	2007	1760	1817	1278
Att/Det Gar Sqft	320	484	260	484	352	484
Prior Land	$8,900					
Prior Total	$74,200					
Comp Land Estimate	$13,000	$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	$42,400	$44,100	$41,500	$39,400	$37,100	$35,500
Adjusted Sale Price		$158,300	$115,700	$147,000	$112,100	$151,900
Comparable Estimate	$137,000 ($65.68/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-19	112.28-2-31	112.27-1-19	112.27-1-11	101.84-3-17	112.36-3-15
Owner	Dollas, Loretta R	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul	Sulski, Tyler J
Address	322 Reiman St	237 Lackawanna Ave	290 Wagner 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	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	28 x 120	30 x 120	36 x 118	30 x 118	66 x 178	76 x 121
Building Style	14 other	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	1958 / 0	1923 / 0	1929 / 0	1916 / 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 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	1 No central 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	5	4	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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1620	1741	1318	1232	1112	1196
2nd Sty Area	1836	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	1836	1879	1893	1672	1596	2252
Att/Det Gar Sqft	340		352			748
Prior Land	$5,700					
Prior Total	$58,100					
Comp Land Estimate	$7,000	$8,000	$9,000	$7,000	$16,000	$15,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	1/10/2020	10/25/2019
Sale Price		$77,500	$110,000	$72,000	$80,000	$117,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$80,800	$119,400
TADJSP/SQFT		$41.94	$60.86	$44.50	$50.63	$53.02
Total Adj Factors	$58,500	$18,300	$36,200	$11,800	$23,600	$45,600
Adjusted Sale Price		$119,000	$137,500	$121,100	$115,700	$132,300
Comparable Estimate	$125,000 ($68.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-20	112.28-2-31	112.27-1-19	112.27-1-11	112.36-3-15	101.84-3-17
Owner	Dollas Loretta R, Loretta	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Sulski, Tyler J	Knope, Paul
Address	322 Reiman St	237 Lackawanna Ave	290 Wagner Ave	332 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	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	28 x 86	30 x 120	36 x 118	30 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	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	1929 / 0	1923 / 0	1929 / 0	1916 / 0	1919 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.3	1.5	1.5	2.0	1.5
Bedrooms	6	5	5	4	4	4
Full/Half Baths	3 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1056	1741	1318	1232	1196	1112
2nd Sty Area	864	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 864	0 0	0 575	0 0	0 0	0 0
SFLA	1920	1879	1893	1672	2252	1596
Att/Det Gar Sqft			352		748	
Prior Land	$6,700					
Prior Total	$67,000					
Comp Land Estimate	$6,000	$8,000	$9,000	$7,000	$15,000	$16,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	10/25/2019	1/10/2020
Sale Price		$77,500	$110,000	$72,000	$117,000	$80,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$119,400	$80,800
TADJSP/SQFT		$41.94	$60.86	$44.50	$53.02	$50.63
Total Adj Factors	$36,600	$18,300	$36,200	$11,800	$45,600	$23,600
Adjusted Sale Price		$97,100	$115,600	$99,200	$110,400	$93,800
Comparable Estimate	$103,000 ($53.65/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-3-5	112.35-3-5	112.27-1-16	113.21-6-11	112.27-1-40	112.28-3-29
Owner	Manroe, Alexander C	Manroe, Alexander C	Halor, Christopher M	Ashley, Sara	Wellar, Garrett M	Briatico, Thomas F
Address	327 Reiman St	327 Reiman St	304 Wagner Ave	76 Francis Ave	341 Wagner Ave	215 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	33 x 120	33 x 120	95 x 118	32 x 109	30 x 118	45 x 162
Building Style	08 Old 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	03 Alum/vinyl
Year Built/Eff Yr Built	1931 / 0	1931 / 0	1927 / 0	1927 / 0	1916 / 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	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	2.0	1.5	2.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1036	852	880	930	851
2nd Sty Area	0	0	0	880	0	621
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1613	1613	1278	1760	1620	1472
Att/Det Gar Sqft	484	484	484	484	380	345
Prior Land	$5,500					
Prior Total	$68,900					
Comp Land Estimate	$8,000	$8,000	$16,000	$8,000	$7,000	$13,000
Sale Date		10/29/2020	10/2/2020	9/4/2020	8/24/2018	10/9/2018
Sale Price		$160,000	$145,000	$144,000	$125,000	$110,000
Time Adj Sale Price		$160,000	$145,000	$144,000	$135,100	$117,600
TADJSP/SQFT		$99.19	$113.46	$81.82	$83.40	$79.89
Total Adj Factors	$44,100	$44,100	$35,500	$39,400	$34,000	$33,600
Adjusted Sale Price		$160,000	$153,600	$148,700	$145,200	$128,100
Comparable Estimate	$147,000 ($91.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143001	143001
Print Key	112.28-1-18	112.27-1-50	112.44-2-39.11	123.36-4-14	112.36-3-15	112.28-2-31
Owner	Muzhik Corporation	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sulski, Tyler J	Siddiqui, Mohammed K
Address	328 Reiman St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	115 Halstead Ave	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	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	30 x 120	30 x 132	90 x 121	33 x 125	76 x 121	30 x 120
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	04 Composition
Year Built/Eff Yr Built	1935 / 0	1900 / 0	1921 / 0	1922 / 0	1919 / 0	1923 / 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 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	2.0	1.3
Bedrooms	8	6	6	6	4	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1394	1268	1794	1081	1196	1741
2nd Sty Area	364	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	1879
Att/Det Gar Sqft	588	360		636	748	
Prior Land	$7,200					
Prior Total	$85,000					
Comp Land Estimate	$8,000	$8,000	$16,000	$8,000	$15,000	$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/25/2019	11/19/2019
Sale Price		$110,000	$90,000	$120,500	$117,000	$77,500
Time Adj Sale Price		$110,000	$90,900	$124,500	$119,400	$78,800
TADJSP/SQFT		$55.84	$29.08	$62.22	$53.02	$41.94
Total Adj Factors	$44,300	$30,000	$19,000	$64,200	$45,600	$18,300
Adjusted Sale Price		$124,300	$116,200	$104,600	$118,100	$104,800
Comparable Estimate	$114,000 ($48.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-1-17	112.35-3-5	113.21-6-11	112.28-4-24	112.27-1-16	112.27-1-40
Owner	Cespedes, Jose A	Manroe, Alexander C	Ashley, Sara	Young, Nicole S	Halor, Christopher M	Wellar, Garrett M
Address	332 Reiman St	327 Reiman St	76 Francis Ave	207 Halstead Ave	304 Wagner 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	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 120	33 x 120	32 x 109	33 x 121	95 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1931 / 0	1927 / 0	1900 / 0	1927 / 0	1916 / 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	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	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.5
Bedrooms	2	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1154	1036	880	1157	852	930
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1759	1613	1760	1817	1278	1620
Att/Det Gar Sqft	378	484	484	352	484	380
Prior Land	$9,200					
Prior Total	$74,200					
Comp Land Estimate	$13,000	$8,000	$8,000	$8,000	$16,000	$7,000
Sale Date		10/29/2020	9/4/2020	5/17/2019	10/2/2020	8/24/2018
Sale Price		$160,000	$144,000	$103,000	$145,000	$125,000
Time Adj Sale Price		$160,000	$144,000	$106,800	$145,000	$135,100
TADJSP/SQFT		$99.19	$81.82	$58.78	$113.46	$83.40
Total Adj Factors	$37,500	$44,100	$39,400	$37,100	$35,500	$34,000
Adjusted Sale Price		$153,400	$142,100	$107,200	$147,000	$138,600
Comparable Estimate	$138,000 ($78.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143001	143001
Print Key	112.28-2-26	112.27-1-50	112.44-2-39.11	123.36-4-14	112.36-3-15	112.28-2-31
Owner	Overs, Darryl	Chowdhury Shuvo, Aaq	Muller, Norbert	Mack, Scott C	Sulski, Tyler J	Siddiqui, Mohammed K
Address	340 Reiman St	2067 Broadway St	48 Halstead Ave	2138 Clinton St	115 Halstead Ave	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	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	30 x 120	30 x 132	90 x 121	33 x 125	76 x 121	30 x 120
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1910 / 0	1900 / 0	1921 / 0	1922 / 0	1919 / 0	1923 / 0
Condition	2 Fair	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	3.0	2.5	2.0	1.3
Bedrooms	8	6	6	6	4	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1354	1268	1794	1081	1196	1741
2nd Sty Area	0	0	891	920	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2200	1970	3126	2001	2252	1879
Att/Det Gar Sqft	400	360		636	748	
Prior Land	$7,200					
Prior Total	$50,000					
Comp Land Estimate	$8,000	$8,000	$16,000	$8,000	$15,000	$8,000
Sale Date		10/10/2020	1/17/2020	6/11/2019	10/25/2019	11/19/2019
Sale Price		$110,000	$90,000	$120,500	$117,000	$77,500
Time Adj Sale Price		$110,000	$90,900	$124,500	$119,400	$78,800
TADJSP/SQFT		$55.84	$29.08	$62.22	$53.02	$41.94
Total Adj Factors	$4,700	$30,000	$19,000	$64,200	$45,600	$18,300
Adjusted Sale Price		$84,700	$76,600	$65,000	$78,500	$65,200
Comparable Estimate	$74,000 ($33.64/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-2-25	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19	112.27-1-11
Owner	Reczek , John R	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean	Kowalow, Andrew P Jr
Address	344 Reiman 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	30 x 120	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	01 Wood	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1907 / 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	1.5	2.0	1.3	1.5	1.5	1.5
Bedrooms	5	4	5	5	5	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1551	1196	1741	1663	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	2337	2252	1879	2597	1893	1672
Att/Det Gar Sqft	280	748		754	352	
Prior Land	$7,200					
Prior Total	$70,000					
Comp Land Estimate	$8,000	$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	$36,700	$45,600	$18,300	$72,000	$36,200	$11,800
Adjusted Sale Price		$110,500	$97,200	$125,200	$115,700	$99,300
Comparable Estimate	$110,000 ($47.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143001	143001	143089	143001
Print Key	112.36-1-1	102.18-2-13	112.36-3-15	113.37-3-3	113.70-8-1.1	112.36-4-8
Owner	Sullivan, Salvatore	Leli, Susan	Sulski, Tyler J	Alnesaffi, Mufeed	Farnham, William D	Hasan, Nasrin Akter
Address	345 Reiman St	138 Lemoine Ave	115 Halstead Ave	117 Gates St	207 Parker St	142 Griffith 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	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 110	76 x 121	50 x 124	114 x 114	60 x 86
Building Style	04 Cape cod	04 Cape cod	08 Old style	05 Colonial	04 Cape cod	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1961 / 0	1919 / 0	1950 / 0	1952 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air 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	1 / N	0 / N
Stories	1.7	2.0	2.0	2.0	1.7	2.0
Bedrooms	5	5	4	5	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1338	1338	1196	1593	1553	1150
2nd Sty Area	0	980	1056	864	0	1150
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2341	2591	2252	2457	2597	2300
Att/Det Gar Sqft	720	399	748		552	420
Prior Land	$11,200					
Prior Total	$97,000					
Comp Land Estimate	$13,000	$13,000	$15,000	$12,000	$18,000	$11,000
Sale Date		9/23/2020	10/25/2019	1/6/2020	7/18/2018	12/17/2018
Sale Price		$169,900	$117,000	$127,000	$165,000	$120,000
Time Adj Sale Price		$169,900	$119,400	$128,300	$179,400	$126,800
TADJSP/SQFT		$65.57	$53.02	$52.22	$69.08	$55.13
Total Adj Factors	$88,100	$91,500	$45,600	$84,800	$96,600	$85,600
Adjusted Sale Price		$166,500	$161,900	$131,600	$170,900	$129,300
Comparable Estimate	$152,000 ($64.93/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-1-2	113.37-1-3	112.35-3-24	112.43-2-24	101.84-2-11	112.28-4-4
Owner	Zawierucha, Daniel G	Doruszewski, Rebecca	Chowdhury, Aminuli I	Ponce, Yairaliz	Walkow, Benjamin J	Plew, Jacob R
Address	347 Reiman St	64 Boll St	169 Atlantic Ave	155 Wagner Ave	299 Lackawanna 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 120	45 x 101	85 x 118	55 x 118	52 x 120	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	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1957 / 0	1958 / 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 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	1.5	1.5	1.5	1.5	1.5	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1074	972	1139	840	780	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	1611	1414	1709	1260	1158	1250
Att/Det Gar Sqft	308	420	352	280	528	
Prior Land	$11,200					
Prior Total	$79,000					
Comp Land Estimate	$13,000	$10,000	$16,000	$13,000	$12,000	$14,000
Sale Date		2/5/2020	5/2/2019	7/14/2020	8/11/2020	11/20/2019
Sale Price		$107,000	$119,900	$122,500	$107,000	$116,500
Time Adj Sale Price		$107,900	$124,300	$122,500	$107,000	$118,500
TADJSP/SQFT		$76.31	$72.73	$97.22	$92.40	$94.80
Total Adj Factors	$64,800	$57,800	$73,600	$53,400	$51,500	$51,500
Adjusted Sale Price		$114,900	$115,500	$133,900	$120,300	$131,800
Comparable Estimate	$123,000 ($76.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-2-24	112.36-3-15	112.28-2-31	101.84-3-17	102.77-1-10	112.27-1-19
Owner	Jajkowski, Robert S	Sulski, Tyler J	Siddiqui, Mohammed K	Knope, Paul	Strasser, Matthew F	Thompson, LaSean
Address	348 Reiman St	115 Halstead Ave	237 Lackawanna Ave	309 Michael 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	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 120	76 x 121	30 x 120	66 x 178	105 x 130	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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1919 / 0	1923 / 0	1922 / 0	1927 / 0	1929 / 0
Condition	2 Fair	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	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 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5	1.5
Bedrooms	8	4	5	4	5	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1050	1196	1741	1112	1663	1318
2nd Sty Area	1050	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 525	0 0	0 0	0 0	0 0	0 575
SFLA	2350	2252	1879	1596	2597	1893
Att/Det Gar Sqft	440	748			754	352
Prior Land	$7,200					
Prior Total	$72,000					
Comp Land Estimate	$8,000	$15,000	$8,000	$16,000	$18,000	$9,000
Sale Date		10/25/2019	11/19/2019	1/10/2020	11/14/2018	2/7/2019
Sale Price		$117,000	$77,500	$80,000	$151,000	$110,000
Time Adj Sale Price		$119,400	$78,800	$80,800	$160,500	$115,200
TADJSP/SQFT		$53.02	$41.94	$50.63	$61.80	$60.86
Total Adj Factors	$30,400	$45,600	$18,300	$23,600	$72,000	$36,200
Adjusted Sale Price		$104,200	$90,900	$87,600	$118,900	$109,400
Comparable Estimate	$102,000 ($43.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-2-23	102.77-1-10	112.36-3-15	112.28-2-31	112.51-1-2	112.27-1-19
Owner	Nowicki, Lisa Marie	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Carousel Development	Thompson, LaSean
Address	350 Reiman St	279 Curtiss St	115 Halstead Ave	237 Lackawanna Ave	1325 Lovejoy 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	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 120	105 x 130	76 x 121	30 x 120	60 x 130	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1919 / 0	1923 / 0	1940 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	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	0 / N
Stories	2.0	1.5	2.0	1.3	2.0	1.5
Bedrooms	5	5	4	5	7	5
Full/Half Baths	2 / 0	3 / 1	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1416	1663	1196	1741	1992	1318
2nd Sty Area	1320	0	1056	0	1104	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2736	2597	2252	1879	3320	1893
Att/Det Gar Sqft	528	754	748			352
Prior Land	$7,200					
Prior Total	$90,000					
Comp Land Estimate	$8,000	$18,000	$15,000	$8,000	$0	$9,000
Sale Date		11/14/2018	10/25/2019	11/19/2019	10/18/2019	2/7/2019
Sale Price		$151,000	$117,000	$77,500	$92,500	$110,000
Time Adj Sale Price		$160,500	$119,400	$78,800	$94,400	$115,200
TADJSP/SQFT		$61.80	$53.02	$41.94	$28.43	$60.86
Total Adj Factors	$32,000	$72,000	$45,600	$18,300	$0	$36,200
Adjusted Sale Price		$120,500	$105,800	$92,500	$0	$111,000
Comparable Estimate	$107,000 ($39.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-1-3	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Kosowski, Lawrence W	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	355 Reiman St	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	31 x 110	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	1920 / 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	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	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	1.7	1.5	1.3	1.5	1.5	2.0
Bedrooms	4	4	5	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	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	894	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	1471	1672	1879	1596	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$5,000					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$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	$25,400	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$88,000	$85,900	$82,600	$104,400	$99,200
Comparable Estimate	$92,000 ($62.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-1-4	112.28-4-20	112.27-1-16	112.27-1-33	112.35-3-5	112.28-3-8
Owner	Senker, Jacquelyn M	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Manroe, Alexander C	Szatko, Michelle
Address	357 Reiman St	191 Halstead Ave	304 Wagner Ave	307 Wagner Ave	327 Reiman St	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	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	95 x 118	45 x 118	33 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1900 / 0	1927 / 0	1917 / 0	1931 / 0	1932 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	791	946	852	840	1036	882
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	1136	1216	1278	1103	1613	1147
Att/Det Gar Sqft	396		484	672	484	192
Prior Land	$4,800					
Prior Total	$55,000					
Comp Land Estimate	$7,000	$8,000	$16,000	$11,000	$8,000	$8,000
Sale Date		9/9/2020	10/2/2020	8/20/2019	10/29/2020	7/27/2018
Sale Price		$85,000	$145,000	$123,050	$160,000	$95,000
Time Adj Sale Price		$85,000	$145,000	$126,400	$160,000	$103,300
TADJSP/SQFT		$69.90	$113.46	$114.60	$99.19	$90.06
Total Adj Factors	$25,500	$4,900	$35,500	$31,500	$44,100	$25,700
Adjusted Sale Price		$105,600	$135,000	$120,400	$141,400	$103,100
Comparable Estimate	$121,000 ($106.51/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-1-5	112.27-1-16	112.28-4-20	112.35-3-5	112.27-1-33	102.78-2-14
Owner	Miller, Jason	Halor, Christopher M	Sikder, MD Nazrul	Manroe, Alexander C	Taffe, Devane	Williams, Bennie D
Address	361 Reiman St	304 Wagner Ave	191 Halstead Ave	327 Reiman St	307 Wagner 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 110	95 x 118	30 x 121	33 x 120	45 x 118	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	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1900 / 0	1931 / 0	1917 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air 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	4	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	852	946	1036	840	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	1287	1278	1216	1613	1103	1404
Att/Det Gar Sqft	500	484		484	672	400
Prior Land	$4,800					
Prior Total	$58,200					
Comp Land Estimate	$7,000	$16,000	$8,000	$8,000	$11,000	$8,000
Sale Date		10/2/2020	9/9/2020	10/29/2020	8/20/2019	8/26/2020
Sale Price		$145,000	$85,000	$160,000	$123,050	$134,900
Time Adj Sale Price		$145,000	$85,000	$160,000	$126,400	$134,900
TADJSP/SQFT		$113.46	$69.90	$99.19	$114.60	$96.08
Total Adj Factors	$29,500	$35,500	$4,900	$44,100	$31,500	$29,800
Adjusted Sale Price		$139,000	$109,600	$145,400	$124,400	$134,600
Comparable Estimate	$131,000 ($101.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-1-6	112.35-3-5	112.27-1-16	112.28-3-29	113.22-3-28	112.28-4-20
Owner	Dingeldey, Louis	Manroe, Alexander C	Halor, Christopher M	Briatico, Thomas F	Chiocchio, Christina	Sikder, MD Nazrul
Address	363 Reiman St	327 Reiman St	304 Wagner Ave	215 Michael Ave	95 Rutland 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	30 x 109	33 x 120	95 x 118	45 x 162	70 x 108	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1927 / 0	1940 / 0	1925 / 0	1900 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / 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	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	770	1036	852	851	880	946
2nd Sty Area	770	0	0	621	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1613	1278	1472	1430	1216
Att/Det Gar Sqft	480	484	484	345	528	
Prior Land	$4,800					
Prior Total	$67,400					
Comp Land Estimate	$7,000	$8,000	$16,000	$13,000	$14,000	$8,000
Sale Date		10/29/2020	10/2/2020	10/9/2018	7/16/2020	9/9/2020
Sale Price		$160,000	$145,000	$110,000	$107,000	$85,000
Time Adj Sale Price		$160,000	$145,000	$117,600	$107,000	$85,000
TADJSP/SQFT		$99.19	$113.46	$79.89	$74.83	$69.90
Total Adj Factors	$32,000	$44,100	$35,500	$33,600	$35,400	$4,900
Adjusted Sale Price		$147,900	$141,500	$116,000	$103,600	$112,100
Comparable Estimate	$124,000 ($80.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-1-7	112.35-3-5	113.21-6-11	112.27-1-16	102.78-2-17	112.28-3-29
Owner	Ross, Joanne A	Manroe, Alexander C	Ashley, Sara	Halor, Christopher M	Lyons, Christopher L	Briatico, Thomas F
Address	367 Reiman St	327 Reiman St	76 Francis Ave	304 Wagner Ave	137 Jackson Ave	215 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	30 x 109	33 x 120	32 x 109	95 x 118	34 x 108	45 x 162
Building Style	08 Old 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	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1927 / 0	1927 / 0	1927 / 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	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	2.0	1.5	1.5	2.0
Bedrooms	4	3	4	4	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1036	880	852	1051	851
2nd Sty Area	0	0	880	0	0	621
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1628	1613	1760	1278	1591	1472
Att/Det Gar Sqft		484	484	484	288	345
Prior Land	$4,800					
Prior Total	$66,100					
Comp Land Estimate	$7,000	$8,000	$8,000	$16,000	$8,000	$13,000
Sale Date		10/29/2020	9/4/2020	10/2/2020	11/4/2019	10/9/2018
Sale Price		$160,000	$144,000	$145,000	$115,000	$110,000
Time Adj Sale Price		$160,000	$144,000	$145,000	$116,900	$117,600
TADJSP/SQFT		$99.19	$81.82	$113.46	$73.48	$79.89
Total Adj Factors	$28,000	$44,100	$39,400	$35,500	$30,500	$33,600
Adjusted Sale Price		$143,900	$132,600	$137,500	$114,400	$112,000
Comparable Estimate	$128,000 ($78.62/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-3-27	112.28-2-31	112.36-3-15	112.27-1-19	101.84-3-17	112.27-1-11
Owner	Miller, Patricia	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Knope, Paul	Kowalow, Andrew P Jr
Address	384 Reiman St	237 Lackawanna Ave	115 Halstead Ave	290 Wagner 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	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 111	30 x 120	76 x 121	36 x 118	66 x 178	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1925 / 0	1923 / 0	1919 / 0	1929 / 0	1922 / 0	1916 / 0
Condition	4 Good	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 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	1 No central 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	6	5	4	5	4	4
Full/Half Baths	2 / 1	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	1296	1741	1196	1318	1112	1232
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	2092	1879	2252	1893	1596	1672
Att/Det Gar Sqft	644		748	352		
Prior Land	$8,700					
Prior Total	$99,600					
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	6/12/2019
Sale Price		$77,500	$117,000	$110,000	$80,000	$72,000
Time Adj Sale Price		$78,800	$119,400	$115,200	$80,800	$74,400
TADJSP/SQFT		$41.94	$53.02	$60.86	$50.63	$44.50
Total Adj Factors	$61,100	$18,300	$45,600	$36,200	$23,600	$11,800
Adjusted Sale Price		$121,600	$134,900	$140,100	$118,300	$123,700
Comparable Estimate	$128,000 ($61.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-3-26	102.77-1-10	112.36-3-15	112.28-2-31	112.27-1-19	112.51-1-2
Owner	Rozak, Suzanne	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Carousel Development
Address	386 Reiman St	279 Curtiss St	115 Halstead Ave	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	35 x 112	105 x 130	76 x 121	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	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	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	C Average 90
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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.3	1.5	2.0
Bedrooms	6	5	4	5	5	7
Full/Half Baths	2 / 0	3 / 1	2 / 0	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	1462	1663	1196	1741	1318	1992
2nd Sty Area	1200	0	1056	0	0	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2662	2597	2252	1879	1893	3320
Att/Det Gar Sqft		754	748		352	
Prior Land	$7,800					
Prior Total	$81,000					
Comp Land Estimate	$9,000	$18,000	$15,000	$8,000	$9,000	$0
Sale Date		11/14/2018	10/25/2019	11/19/2019	2/7/2019	10/18/2019
Sale Price		$151,000	$117,000	$77,500	$110,000	$92,500
Time Adj Sale Price		$160,500	$119,400	$78,800	$115,200	$94,400
TADJSP/SQFT		$61.80	$53.02	$41.94	$60.86	$28.43
Total Adj Factors	$37,100	$72,000	$45,600	$18,300	$36,200	$0
Adjusted Sale Price		$125,600	$110,900	$97,600	$116,100	$0
Comparable Estimate	$113,000 ($42.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-3-25	112.28-2-31	112.27-1-11	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Broniszewski, Philip V	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	390 Reiman St	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	70 x 112	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	04 Composition	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1923 / 0	1923 / 0	1916 / 0	1922 / 0	1929 / 0	1919 / 0
Condition	3 Normal	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	1.5	1.3	1.5	1.5	1.5	2.0
Bedrooms	5	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	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1094	1741	1232	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	1769	1879	1672	1596	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$11,600					
Prior Total	$68,000					
Comp Land Estimate	$14,000	$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	$30,800	$18,300	$11,800	$23,600	$36,200	$45,600
Adjusted Sale Price		$91,300	$93,400	$88,000	$109,800	$104,600
Comparable Estimate	$97,000 ($54.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-4-18	113.30-2-34	113.21-5-13	112.28-4-10	112.36-4-14	112.44-1-11
Owner	Dail, Eric Michael	Buczkowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Laviolette, Adam	Kochinski, Ronald
Address	434 Reiman St	164 Gates St	156 Crocker St	232 Curtiss 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	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 125	60 x 110	60 x 100	40 x 130	90 x 86	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	1962 / 0	1954 / 0	1954 / 0	1945 / 0	1953 / 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	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1223	1028	815	992	1446
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	1312	1223	1028	815	992	1446
Att/Det Gar Sqft	308	352	308	308	308	399
Prior Land	$10,900					
Prior Total	$81,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$10,000	$14,000	$13,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	3/18/2019	9/13/2018
Sale Price		$147,900	$119,310	$85,000	$85,000	$139,900
Time Adj Sale Price		$147,900	$121,300	$86,100	$88,700	$150,400
TADJSP/SQFT		$120.93	$118.00	$105.64	$89.42	$104.01
Total Adj Factors	$65,700	$72,200	$51,300	$44,300	$53,400	$72,100
Adjusted Sale Price		$141,400	$135,700	$107,500	$101,000	$144,000
Comparable Estimate	$126,000 ($96.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.28-4-17	113.30-2-34	113.21-5-13	112.44-1-11	112.28-4-10	112.36-4-14
Owner	Hartman, George J	Buczkowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Murphy, Kenneth R	Laviolette, Adam
Address	440 Reiman St	164 Gates St	156 Crocker St	65 Lackawanna Ave	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	75 x 125	60 x 110	60 x 100	60 x 120	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	1954 / 0	1954 / 0	1954 / 0	1973 / 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	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1429	1223	1028	1446	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 225	0 0	0 0	0 0	0 0	0 300
SFLA	1429	1223	1028	1446	815	992
Att/Det Gar Sqft	484	352	308	399	308	308
Prior Land	$12,600					
Prior Total	$87,000					
Comp Land Estimate	$15,000	$13,000	$12,000	$13,000	$10,000	$14,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	12/16/2019	3/18/2019
Sale Price		$147,900	$119,310	$139,900	$85,000	$85,000
Time Adj Sale Price		$147,900	$121,300	$150,400	$86,100	$88,700
TADJSP/SQFT		$120.93	$118.00	$104.01	$105.64	$89.42
Total Adj Factors	$82,300	$72,200	$51,300	$72,100	$44,300	$53,400
Adjusted Sale Price		$158,000	$152,300	$160,600	$124,100	$117,600
Comparable Estimate	$143,000 ($100.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-3-2	113.37-1-3	112.35-3-24	112.43-2-24	113.21-2-16	112.28-4-4
Owner	Rynski, John L	Doruszewski, Rebecca	Chowdhury, Aminuli I	Ponce, Yairaliz	Thompson, James Lee	Plew, Jacob R
Address	441 Reiman St	64 Boll St	169 Atlantic Ave	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	60 x 130	45 x 101	85 x 118	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	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1958 / 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 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	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1182	972	1139	840	768	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	1647	1414	1709	1260	1344	1250
Att/Det Gar Sqft	352	420	352	280		
Prior Land	$11,600					
Prior Total	$80,000					
Comp Land Estimate	$14,000	$10,000	$16,000	$13,000	$10,000	$14,000
Sale Date		2/5/2020	5/2/2019	7/14/2020	5/31/2019	11/20/2019
Sale Price		$107,000	$119,900	$122,500	$95,000	$116,500
Time Adj Sale Price		$107,900	$124,300	$122,500	$98,500	$118,500
TADJSP/SQFT		$76.31	$72.73	$97.22	$73.29	$94.80
Total Adj Factors	$66,000	$57,800	$73,600	$53,400	$42,900	$51,500
Adjusted Sale Price		$116,100	$116,700	$135,100	$121,600	$133,000
Comparable Estimate	$125,000 ($75.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-22	112.28-4-24	113.22-1-6	113.21-6-11	112.35-3-5	112.28-4-20
Owner	Davis, Jeanne M	Young, Nicole S	Sommerville, Tamika M	Ashley, Sara	Manroe, Alexander C	Sikder, MD Nazrul
Address	444 Reiman St	207 Halstead Ave	96 Jackson Ave	76 Francis Ave	327 Reiman St	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	66 x 108	33 x 121	35 x 109	32 x 109	33 x 120	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	04 Composition	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	1927 / 0	1931 / 0	1900 / 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 110	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	2.0	1.5	1.5
Bedrooms	3	3	5	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1403	1157	1272	880	1036	946
2nd Sty Area	0	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2455	1817	2007	1760	1613	1216
Att/Det Gar Sqft	900	352	260	484	484	
Prior Land	$11,100					
Prior Total	$61,000					
Comp Land Estimate	$13,000	$8,000	$8,000	$8,000	$8,000	$8,000
Sale Date		5/17/2019	10/23/2019	9/4/2020	10/29/2020	9/9/2020
Sale Price		$103,000	$112,500	$144,000	$160,000	$85,000
Time Adj Sale Price		$106,800	$114,800	$144,000	$160,000	$85,000
TADJSP/SQFT		$58.78	$57.20	$81.82	$99.19	$69.90
Total Adj Factors	$12,600	$37,100	$41,500	$39,400	$44,100	$4,900
Adjusted Sale Price		$82,300	$85,900	$117,200	$128,500	$92,700
Comparable Estimate	$101,000 ($41.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-4-2	112.28-4-10	102.77-5-15	113.21-5-13	112.36-4-14	113.30-2-34
Owner	Grzedzicki, Ralph W	Murphy, Kenneth R	Franklin, Jessica R	Niedzwiedz, Katarzyna	Laviolette, Adam	Buczkowski, Sally
Address	445 Reiman 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	65 x 107	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 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	1.0	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	855	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	855	815	798	1028	992	1223
Att/Det Gar Sqft	264	308	288	308	308	352
Prior Land	$9,200					
Prior Total	$61,300					
Comp Land Estimate	$13,000	$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	$45,900	$44,300	$28,600	$51,300	$53,400	$72,200
Adjusted Sale Price		$87,700	$97,300	$115,900	$81,200	$121,600
Comparable Estimate	$101,000 ($118.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-21	113.37-1-3	113.21-2-16	112.28-4-4	112.35-3-24	101.84-2-11
Owner	Orzeszek, Ronald J	Doruszewski, Rebecca	Thompson, James Lee	Plew, Jacob R	Chowdhury, Aminuli I	Walkow, Benjamin J
Address	448 Reiman St	64 Boll St	176 Boll St	250 Curtiss St	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	64 x 108	45 x 101	45 x 101	60 x 130	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1957 / 0	1950 / 0	1947 / 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 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	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
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	1080	972	768	834	1139	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 400	0 0	0 0	0 0	0 0
SFLA	1620	1414	1344	1250	1709	1158
Att/Det Gar Sqft	440	420			352	528
Prior Land	$10,900					
Prior Total	$81,000					
Comp Land Estimate	$13,000	$10,000	$10,000	$14,000	$16,000	$12,000
Sale Date		2/5/2020	5/31/2019	11/20/2019	5/2/2019	8/11/2020
Sale Price		$107,000	$95,000	$116,500	$119,900	$107,000
Time Adj Sale Price		$107,900	$98,500	$118,500	$124,300	$107,000
TADJSP/SQFT		$76.31	$73.29	$94.80	$72.73	$92.40
Total Adj Factors	$67,400	$57,800	$42,900	$51,500	$73,600	$51,500
Adjusted Sale Price		$117,500	$123,000	$134,400	$118,100	$122,900
Comparable Estimate	$123,000 ($75.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.36-4-3	112.28-4-20	112.27-1-16	112.27-1-33	102.78-2-14	112.28-3-8
Owner	Janicki, Nicole	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Williams, Bennie D	Szatko, Michelle
Address	449 Reiman St	191 Halstead Ave	304 Wagner Ave	307 Wagner Ave	125 Jackson 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	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 107	30 x 121	95 x 118	45 x 118	34 x 108	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1900 / 0	1927 / 0	1917 / 0	1927 / 0	1932 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air 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	1.3
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	704	946	852	840	864	882
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	1056	1216	1278	1103	1404	1147
Att/Det Gar Sqft			484	672	400	192
Prior Land	$7,100					
Prior Total	$47,200					
Comp Land Estimate	$8,000	$8,000	$16,000	$11,000	$8,000	$8,000
Sale Date		9/9/2020	10/2/2020	8/20/2019	8/26/2020	7/27/2018
Sale Price		$85,000	$145,000	$123,050	$134,900	$95,000
Time Adj Sale Price		$85,000	$145,000	$126,400	$134,900	$103,300
TADJSP/SQFT		$69.90	$113.46	$114.60	$96.08	$90.06
Total Adj Factors	$22,800	$4,900	$35,500	$31,500	$29,800	$25,700
Adjusted Sale Price		$102,900	$132,300	$117,700	$127,900	$100,400
Comparable Estimate	$116,000 ($109.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143089	143001
Print Key	112.36-4-4.1	112.51-1-2	113.37-3-3	102.77-1-10	102.18-2-13	112.36-4-8
Owner	Scarozza Family Trust	Carousel Development	Alnesaffi, Mufeed	Strasser, Matthew F	Leli, Susan	Hasan, Nasrin Akter
Address	451 Reiman St	1325 Lovejoy St	117 Gates St	279 Curtiss St	138 Lemoine Ave	142 Griffith 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	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	86 x 89	60 x 130	50 x 124	105 x 130	60 x 110	60 x 86
Building Style	14 other	08 Old style	05 Colonial	08 Old style	04 Cape cod	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1940 / 0	1950 / 0	1927 / 0	1961 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air 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	1.5	2.0	2.0
Bedrooms	7	7	5	5	5	6
Full/Half Baths	2 / 0	3 / 1	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	2104	1992	1593	1663	1338	1150
2nd Sty Area	2104	1104	864	0	980	1150
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	4208	3320	2457	2597	2591	2300
Att/Det Gar Sqft	552			754	399	420
Prior Land	$11,500					
Prior Total	$136,950					
Comp Land Estimate	$14,000	$0	$12,000	$18,000	$13,000	$11,000
Sale Date		10/18/2019	1/6/2020	11/14/2018	9/23/2020	12/17/2018
Sale Price		$92,500	$127,000	$151,000	$169,900	$120,000
Time Adj Sale Price		$94,400	$128,300	$160,500	$169,900	$126,800
TADJSP/SQFT		$28.43	$52.22	$61.80	$65.57	$55.13
Total Adj Factors	$126,300	$0	$84,800	$72,000	$91,500	$85,600
Adjusted Sale Price		$0	$169,800	$214,800	$204,700	$167,500
Comparable Estimate	$189,000 ($44.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-1-19	113.37-1-3	112.35-3-24	113.21-2-16	112.28-4-4	101.84-2-11
Owner	Hamed, Salwa H	Doruszewski, Rebecca	Chowdhury, Aminuli I	Thompson, James Lee	Plew, Jacob R	Walkow, Benjamin J
Address	456 Reiman St	64 Boll St	169 Atlantic 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	65 x 121	45 x 101	85 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	1948 / 0	1957 / 0	1958 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	5	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 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	1096	972	1139	768	834	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 400	0 0	0 0	0 0	0 0
SFLA	1996	1414	1709	1344	1250	1158
Att/Det Gar Sqft	432	420	352			528
Prior Land	$9,500					
Prior Total	$80,000					
Comp Land Estimate	$14,000	$10,000	$16,000	$10,000	$14,000	$12,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	11/20/2019	8/11/2020
Sale Price		$107,000	$119,900	$95,000	$116,500	$107,000
Time Adj Sale Price		$107,900	$124,300	$98,500	$118,500	$107,000
TADJSP/SQFT		$76.31	$72.73	$73.29	$94.80	$92.40
Total Adj Factors	$76,800	$57,800	$73,600	$42,900	$51,500	$51,500
Adjusted Sale Price		$126,900	$127,500	$132,400	$143,800	$132,300
Comparable Estimate	$133,000 ($66.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-1-24.1	113.37-1-3	112.35-3-24	113.21-2-16	112.28-4-4	112.43-2-24
Owner	Grimmer, James T	Doruszewski, Rebecca	Chowdhury, Aminuli I	Thompson, James Lee	Plew, Jacob R	Ponce, Yairaliz
Address	475 Reiman St	64 Boll St	169 Atlantic Ave	176 Boll St	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	89 x 98	45 x 101	85 x 118	45 x 101	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	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1949 / 0	1957 / 0	1958 / 0	1950 / 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	1.5	1.7	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	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	4 Full 0
1st Sty Area	1288	972	1139	768	834	840
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 400	0 0	0 0	0 0	0 0
SFLA	1988	1414	1709	1344	1250	1260
Att/Det Gar Sqft	720	420	352			280
Prior Land	$12,200					
Prior Total	$100,000					
Comp Land Estimate	$15,000	$10,000	$16,000	$10,000	$14,000	$13,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	11/20/2019	7/14/2020
Sale Price		$107,000	$119,900	$95,000	$116,500	$122,500
Time Adj Sale Price		$107,900	$124,300	$98,500	$118,500	$122,500
TADJSP/SQFT		$76.31	$72.73	$73.29	$94.80	$97.22
Total Adj Factors	$86,400	$57,800	$73,600	$42,900	$51,500	$53,400
Adjusted Sale Price		$136,500	$137,100	$142,000	$153,400	$155,500
Comparable Estimate	$145,000 ($72.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-1-1	112.28-4-20	102.78-2-14	113.22-3-28	113.22-6-15	112.27-1-16
Owner	De Maioribus, Louis	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Halor, Christopher M
Address	477 Reiman St	191 Halstead 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	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	34 x 125	30 x 121	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	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1900 / 0	1927 / 0	1925 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
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	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	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	1056	946	864	880	840	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	1320	1216	1404	1430	1365	1278
Att/Det Gar Sqft	572		400	528	528	484
Prior Land	$8,100					
Prior Total	$64,000					
Comp Land Estimate	$9,000	$8,000	$8,000	$14,000	$14,000	$16,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/9/2019	10/2/2020
Sale Price		$85,000	$134,900	$107,000	$130,000	$145,000
Time Adj Sale Price		$85,000	$134,900	$107,000	$132,600	$145,000
TADJSP/SQFT		$69.90	$96.08	$74.83	$97.14	$113.46
Total Adj Factors	$32,500	$4,900	$29,800	$35,400	$35,000	$35,500
Adjusted Sale Price		$112,600	$137,600	$104,100	$130,100	$142,000
Comparable Estimate	$125,000 ($94.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-1-2	112.36-3-15	112.28-2-31	112.27-1-19	102.77-1-10	112.27-1-11
Owner	Lach, Daniel Martin	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Strasser, Matthew F	Kowalow, Andrew P Jr
Address	479 Reiman St	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	279 Curtiss St	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	34 x 125	76 x 121	30 x 120	36 x 118	105 x 130	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	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1927 / 0	1919 / 0	1923 / 0	1929 / 0	1927 / 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 100	C Average 110	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	1.7	2.0	1.3	1.5	1.5	1.5
Bedrooms	4	4	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1276	1196	1741	1318	1663	1232
2nd Sty Area	0	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2101	2252	1879	1893	2597	1672
Att/Det Gar Sqft		748		352	754	
Prior Land	$8,100					
Prior Total	$69,000					
Comp Land Estimate	$9,000	$15,000	$8,000	$9,000	$18,000	$7,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	11/14/2018	6/12/2019
Sale Price		$117,000	$77,500	$110,000	$151,000	$72,000
Time Adj Sale Price		$119,400	$78,800	$115,200	$160,500	$74,400
TADJSP/SQFT		$53.02	$41.94	$60.86	$61.80	$44.50
Total Adj Factors	$35,900	$45,600	$18,300	$36,200	$72,000	$11,800
Adjusted Sale Price		$109,700	$96,400	$114,900	$124,400	$98,500
Comparable Estimate	$109,000 ($51.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-1-3	113.21-6-11	113.22-1-6	112.28-4-24	112.35-3-5	113.22-3-28
Owner	Fish, Leah M	Ashley, Sara	Sommerville, Tamika M	Young, Nicole S	Manroe, Alexander C	Chiocchio, Christina
Address	483 Reiman St	76 Francis Ave	96 Jackson Ave	207 Halstead 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	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	33 x 125	32 x 109	35 x 109	33 x 121	33 x 120	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1927 / 0	1900 / 0	1931 / 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 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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.5	1.5	1.5	1.5
Bedrooms	3	4	5	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	880	1272	1157	1036	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	1909	1760	2007	1817	1613	1430
Att/Det Gar Sqft	440	484	260	352	484	528
Prior Land	$5,600					
Prior Total	$81,000					
Comp Land Estimate	$8,000	$8,000	$8,000	$8,000	$8,000	$14,000
Sale Date		9/4/2020	10/23/2019	5/17/2019	10/29/2020	7/16/2020
Sale Price		$144,000	$112,500	$103,000	$160,000	$107,000
Time Adj Sale Price		$144,000	$114,800	$106,800	$160,000	$107,000
TADJSP/SQFT		$81.82	$57.20	$58.78	$99.19	$74.83
Total Adj Factors	$38,600	$39,400	$41,500	$37,100	$44,100	$35,400
Adjusted Sale Price		$143,200	$111,900	$108,300	$154,500	$110,200
Comparable Estimate	$126,000 ($66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-2-18	113.30-2-34	113.21-5-13	112.28-4-10	112.44-1-11	112.36-4-14
Owner	Popiela, Michael Jr	Buczkowski, Sally	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Kochinski, Ronald	Laviolette, Adam
Address	484 Reiman St	164 Gates St	156 Crocker St	232 Curtiss 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	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	93 x 102	60 x 110	60 x 100	40 x 130	60 x 120	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	1948 / 0	1954 / 0	1954 / 0	1945 / 0	1973 / 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	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1706	1223	1028	815	1446	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	1706	1223	1028	815	1446	992
Att/Det Gar Sqft	576	352	308	308	399	308
Prior Land	$12,700					
Prior Total	$93,000					
Comp Land Estimate	$15,000	$13,000	$12,000	$10,000	$13,000	$14,000
Sale Date		10/10/2020	11/22/2019	12/16/2019	9/13/2018	3/18/2019
Sale Price		$147,900	$119,310	$85,000	$139,900	$85,000
Time Adj Sale Price		$147,900	$121,300	$86,100	$150,400	$88,700
TADJSP/SQFT		$120.93	$118.00	$105.64	$104.01	$89.42
Total Adj Factors	$82,300	$72,200	$51,300	$44,300	$72,100	$53,400
Adjusted Sale Price		$158,000	$152,300	$124,100	$160,600	$117,600
Comparable Estimate	$143,000 ($83.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143001	143001
Print Key	113.29-2-1	112.44-2-39.11	112.27-1-50	123.36-4-14	102.77-1-10	112.36-3-15
Owner	Damato, Charlene A	Muller, Norbert	Chowdhury Shuvo, Aaq	Mack, Scott C	Strasser, Matthew F	Sulski, Tyler J
Address	495 Reiman St	48 Halstead Ave	2067 Broadway St	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	40 x 125	90 x 121	30 x 132	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	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	1919 / 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 110	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	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	4	6	6	6	5	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 1	2 / 0
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	1440	1794	1268	1081	1663	1196
2nd Sty Area	1440	891	0	920	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2880	3126	1970	2001	2597	2252
Att/Det Gar Sqft	400		360	636	754	748
Prior Land	$9,200					
Prior Total	$90,000					
Comp Land Estimate	$10,000	$16,000	$8,000	$8,000	$18,000	$15,000
Sale Date		1/17/2020	10/10/2020	6/11/2019	11/14/2018	10/25/2019
Sale Price		$90,000	$110,000	$120,500	$151,000	$117,000
Time Adj Sale Price		$90,900	$110,000	$124,500	$160,500	$119,400
TADJSP/SQFT		$29.08	$55.84	$62.22	$61.80	$53.02
Total Adj Factors	$50,300	$19,000	$30,000	$64,200	$72,000	$45,600
Adjusted Sale Price		$122,200	$130,300	$110,600	$138,800	$124,100
Comparable Estimate	$125,000 ($43.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-2	113.30-2-34	113.21-5-13	112.36-4-14	112.28-4-10	102.77-5-15
Owner	Cieslak, Paul	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R	Franklin, Jessica R
Address	501 Reiman St	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss 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	82 x 125	60 x 110	60 x 100	90 x 86	40 x 130	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	1948 / 0	1954 / 0	1954 / 0	1953 / 0	1945 / 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 / 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	1316	1223	1028	992	815	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	1316	1223	1028	992	815	798
Att/Det Gar Sqft	440	352	308	308	308	288
Prior Land	$13,200					
Prior Total	$80,000					
Comp Land Estimate	$16,000	$13,000	$12,000	$14,000	$10,000	$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019	10/14/2020
Sale Price		$147,900	$119,310	$85,000	$85,000	$80,000
Time Adj Sale Price		$147,900	$121,300	$88,700	$86,100	$80,000
TADJSP/SQFT		$120.93	$118.00	$89.42	$105.64	$100.25
Total Adj Factors	$67,900	$72,200	$51,300	$53,400	$44,300	$28,600
Adjusted Sale Price		$143,600	$137,900	$103,200	$109,700	$119,300
Comparable Estimate	$123,000 ($93.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-3-14	113.30-2-34	113.21-5-13	112.44-1-11	112.36-4-14	102.77-5-15
Owner	Badura, Wade	Buczkowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Laviolette, Adam	Franklin, Jessica R
Address	504 Reiman St	164 Gates St	156 Crocker St	65 Lackawanna Ave	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	150 x 79	60 x 110	60 x 100	60 x 120	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	1956 / 0	1954 / 0	1954 / 0	1973 / 0	1953 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1450	1223	1028	1446	992	798
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	1450	1223	1028	1446	992	798
Att/Det Gar Sqft	308	352	308	399	308	288
Prior Land	$14,600					
Prior Total	$80,000					
Comp Land Estimate	$17,000	$13,000	$12,000	$13,000	$14,000	$9,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	3/18/2019	10/14/2020
Sale Price		$147,900	$119,310	$139,900	$85,000	$80,000
Time Adj Sale Price		$147,900	$121,300	$150,400	$88,700	$80,000
TADJSP/SQFT		$120.93	$118.00	$104.01	$89.42	$100.25
Total Adj Factors	$74,200	$72,200	$51,300	$72,100	$53,400	$28,600
Adjusted Sale Price		$149,900	$144,200	$152,500	$109,500	$125,600
Comparable Estimate	$136,000 ($93.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-2-3	113.37-1-3	112.35-3-24	113.21-2-16	112.28-4-4	112.28-4-30
Owner	McDevitt, Ronald	Doruszewski, Rebecca	Chowdhury, Aminuli I	Thompson, James Lee	Plew, Jacob R	Terzian, Stephen P
Address	505 Reiman St	64 Boll St	169 Atlantic Ave	176 Boll St	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	70 x 132	45 x 101	85 x 118	45 x 101	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	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1957 / 0	1958 / 0	1950 / 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	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	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	4 Full 0
1st Sty Area	1225	972	1139	768	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	1904	1414	1709	1344	1250	1056
Att/Det Gar Sqft	400	420	352			484
Prior Land	$12,600					
Prior Total	$85,000					
Comp Land Estimate	$15,000	$10,000	$16,000	$10,000	$14,000	$13,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	11/20/2019	4/7/2020
Sale Price		$107,000	$119,900	$95,000	$116,500	$125,000
Time Adj Sale Price		$107,900	$124,300	$98,500	$118,500	$125,600
TADJSP/SQFT		$76.31	$72.73	$73.29	$94.80	$118.94
Total Adj Factors	$75,400	$57,800	$73,600	$42,900	$51,500	$47,300
Adjusted Sale Price		$125,500	$126,100	$131,000	$142,400	$153,700
Comparable Estimate	$136,000 ($71.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-2	113.30-2-34	113.21-5-13	102.77-5-15	112.44-1-11	112.36-4-14
Owner	Barone, Maryann	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Kochinski, Ronald	Laviolette, Adam
Address	509 Reiman St	164 Gates St	156 Crocker St	223 Roland 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	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	60 x 110	60 x 100	40 x 100	60 x 120	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	1949 / 0	1954 / 0	1954 / 0	1940 / 0	1973 / 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 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1656	1223	1028	798	1446	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 0	0 0	0 0	0 300
SFLA	1656	1223	1028	798	1446	992
Att/Det Gar Sqft	440	352	308	288	399	308
Prior Land	$12,400					
Prior Total	$94,000					
Comp Land Estimate	$15,000	$13,000	$12,000	$9,000	$13,000	$14,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	9/13/2018	3/18/2019
Sale Price		$147,900	$119,310	$80,000	$139,900	$85,000
Time Adj Sale Price		$147,900	$121,300	$80,000	$150,400	$88,700
TADJSP/SQFT		$120.93	$118.00	$100.25	$104.01	$89.42
Total Adj Factors	$83,000	$72,200	$51,300	$28,600	$72,100	$53,400
Adjusted Sale Price		$158,700	$153,000	$134,400	$161,300	$118,300
Comparable Estimate	$145,000 ($87.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143089	143089	143089	143089
Print Key	113.37-3-9	102.18-2-17	113.47-3-20	113.69-3-3	113.54-4-3.1	113.48-8-7
Owner	Ostempowski, Peter E	Labib, Mahir	McGuire, Aubrey R	Rwanika, Francine	Rashid, Harunur	Parker, Robert J
Address	12 Roland St	114 Lemoine Ave	177 Kennedy Rd	144 Alaska St	84 Warsaw St	50 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	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 100	75 x 110	52 x 102	60 x 117	62 x 123	50 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1972 / 0	1957 / 0	1955 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	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 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1173	832	1320	858	858
2nd Sty Area	1056	1260	832	1320	858	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	2112	2433	1664	2640	1716	1716
Att/Det Gar Sqft	360	484		484	416	528
Prior Land	$10,200					
Prior Total	$79,000					
Comp Land Estimate	$12,000	$14,000	$11,000	$13,000	$14,000	$11,000
Sale Date		12/10/2019	2/7/2020	5/19/2020	12/7/2018	9/12/2019
Sale Price		$191,000	$130,000	$165,000	$139,900	$160,000
Time Adj Sale Price		$193,600	$131,100	$165,600	$147,800	$163,800
TADJSP/SQFT		$79.57	$78.79	$62.73	$86.13	$95.45
Total Adj Factors	$72,000	$121,300	$57,000	$87,100	$66,000	$65,300
Adjusted Sale Price		$144,300	$146,100	$150,500	$153,800	$170,500
Comparable Estimate	$153,000 ($72.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143089	143089	143089	143089
Print Key	113.37-3-8	102.18-2-17	113.47-3-20	113.69-3-3	113.54-4-3.1	113.48-8-7
Owner	Avolio, Anthony	Labib, Mahir	McGuire, Aubrey R	Rwanika, Francine	Rashid, Harunur	Parker, Robert J
Address	16 Roland St	114 Lemoine Ave	177 Kennedy Rd	144 Alaska St	84 Warsaw St	50 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 100	75 x 110	52 x 102	60 x 117	62 x 123	50 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1972 / 0	1957 / 0	1955 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	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 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1173	832	1320	858	858
2nd Sty Area	1056	1260	832	1320	858	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	2112	2433	1664	2640	1716	1716
Att/Det Gar Sqft		484		484	416	528
Prior Land	$6,600					
Prior Total	$74,000					
Comp Land Estimate	$7,000	$14,000	$11,000	$13,000	$14,000	$11,000
Sale Date		12/10/2019	2/7/2020	5/19/2020	12/7/2018	9/12/2019
Sale Price		$191,000	$130,000	$165,000	$139,900	$160,000
Time Adj Sale Price		$193,600	$131,100	$165,600	$147,800	$163,800
TADJSP/SQFT		$79.57	$78.79	$62.73	$86.13	$95.45
Total Adj Factors	$66,600	$121,300	$57,000	$87,100	$66,000	$65,300
Adjusted Sale Price		$138,900	$140,700	$145,100	$148,400	$165,100
Comparable Estimate	$148,000 ($70.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-3-6	113.30-2-34	113.21-5-13	112.36-4-14	112.28-4-10	102.77-5-15
Owner	Szewczuk, John	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R	Franklin, Jessica R
Address	20 Roland St	164 Gates St	156 Crocker St	104 Griffith St	232 Curtiss 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	50 x 100	60 x 110	60 x 100	90 x 86	40 x 130	40 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	1954 / 0	1953 / 0	1945 / 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 / 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	1056	1223	1028	992	815	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	1056	1223	1028	992	815	798
Att/Det Gar Sqft	308	352	308	308	308	288
Prior Land	$9,300					
Prior Total	$68,000					
Comp Land Estimate	$11,000	$13,000	$12,000	$14,000	$10,000	$9,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019	10/14/2020
Sale Price		$147,900	$119,310	$85,000	$85,000	$80,000
Time Adj Sale Price		$147,900	$121,300	$88,700	$86,100	$80,000
TADJSP/SQFT		$120.93	$118.00	$89.42	$105.64	$100.25
Total Adj Factors	$51,600	$72,200	$51,300	$53,400	$44,300	$28,600
Adjusted Sale Price		$127,300	$121,600	$86,900	$93,400	$103,000
Comparable Estimate	$106,000 ($100.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-4-9	113.37-1-11	113.37-1-13	113.29-3-23	113.21-6-28	112.28-4-30
Owner	Kiebzak, Gary J	Eady, Aaron N	Jank, Christopher	Salgado, Daisy	Allison, Matthew E	Terzian, Stephen P
Address	21 Roland St	28 Boll St	20 Boll St	121 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	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	40 x 101	40 x 101	90 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	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	1960 / 0	1957 / 0	1957 / 0	1955 / 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	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	1.7	1.5
Bedrooms	2	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	720	720	782	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	1056	1056	1142	1088	1072	1056
Att/Det Gar Sqft	400	448		440		484
Prior Land	$10,200					
Prior Total	$60,000					
Comp Land Estimate	$12,000	$9,000	$9,000	$13,000	$7,000	$13,000
Sale Date		10/4/2019	12/2/2019	9/30/2019	10/12/2020	4/7/2020
Sale Price		$88,500	$89,500	$100,000	$125,000	$125,000
Time Adj Sale Price		$90,300	$90,700	$102,300	$125,000	$125,600
TADJSP/SQFT		$85.51	$79.42	$94.03	$116.60	$118.94
Total Adj Factors	$46,100	$45,100	$42,700	$49,400	$42,100	$47,300
Adjusted Sale Price		$91,300	$94,100	$99,000	$129,000	$124,400
Comparable Estimate	$108,000 ($102.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-3-5	113.37-1-11	113.37-1-13	113.29-3-23	112.28-4-30	113.21-6-28
Owner	Semrau, Tricia R	Eady, Aaron N	Jank, Christopher	Salgado, Daisy	Terzian, Stephen P	Allison, Matthew E
Address	22 Roland St	28 Boll St	20 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 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 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 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	1.5	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	782	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	1056	1056	1142	1088	1056	1072
Att/Det Gar Sqft	400	448		440	484	
Prior Land	$8,200					
Prior Total	$60,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$13,000	$13,000	$7,000
Sale Date		10/4/2019	12/2/2019	9/30/2019	4/7/2020	10/12/2020
Sale Price		$88,500	$89,500	$100,000	$125,000	$125,000
Time Adj Sale Price		$90,300	$90,700	$102,300	$125,600	$125,000
TADJSP/SQFT		$85.51	$79.42	$94.03	$118.94	$116.60
Total Adj Factors	$37,800	$45,100	$42,700	$49,400	$47,300	$42,100
Adjusted Sale Price		$83,000	$85,800	$90,700	$116,100	$120,700
Comparable Estimate	$99,000 ($93.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-3-4	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	112.28-4-10
Owner	DiCarlo, Donald Louis	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Murphy, Kenneth R
Address	24 Roland 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	40 x 100	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	1970 / 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	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	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	1056	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	1056	1223	1028	992	798	815
Att/Det Gar Sqft	400	352	308	308	288	308
Prior Land	$8,200					
Prior Total	$55,000					
Comp Land Estimate	$9,000	$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	$53,900	$72,200	$51,300	$53,400	$28,600	$44,300
Adjusted Sale Price		$129,600	$123,900	$89,200	$105,300	$95,700
Comparable Estimate	$109,000 ($103.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-4-11	113.21-6-11	112.28-4-24	112.35-3-5	113.22-1-6	113.22-6-13
Owner	Kiebzak, Gary	Ashley, Sara	Young, Nicole S	Manroe, Alexander C	Sommerville, Tamika M	Jackson, Marlon D
Address	29 Roland St	76 Francis Ave	207 Halstead Ave	327 Reiman St	96 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	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	33 x 121	33 x 120	35 x 109	38 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	1900 / 0	1927 / 0	1900 / 0	1931 / 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 110	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 Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	5	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	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	4 Full 0
1st Sty Area	1464	880	1157	1036	1272	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	1806	1760	1817	1613	2007	1540
Att/Det Gar Sqft		484	352	484	260	280
Prior Land	$8,200					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$8,000	$8,000	$8,000	$8,000	$9,000
Sale Date		9/4/2020	5/17/2019	10/29/2020	10/23/2019	8/27/2019
Sale Price		$144,000	$103,000	$160,000	$112,500	$114,000
Time Adj Sale Price		$144,000	$106,800	$160,000	$114,800	$117,100
TADJSP/SQFT		$81.82	$58.78	$99.19	$57.20	$76.04
Total Adj Factors	$25,400	$39,400	$37,100	$44,100	$41,500	$20,000
Adjusted Sale Price		$130,000	$95,100	$141,300	$98,700	$122,500
Comparable Estimate	$118,000 ($65.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.37-4-13	113.22-3-28	112.28-4-20	102.78-2-14	113.22-6-15	113.22-6-13
Owner	Ellis, Donald L	Chiocchio, Christina	Sikder, MD Nazrul	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D
Address	37 Roland St	95 Rutland Ave	191 Halstead 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	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 100	70 x 108	30 x 121	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	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	1890 / 0	1925 / 0	1900 / 0	1927 / 0	1930 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	1.5	1.7
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1009	880	946	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	1459	1430	1216	1404	1365	1540
Att/Det Gar Sqft	440	528		400	528	280
Prior Land	$4,700					
Prior Total	$63,900					
Comp Land Estimate	$7,000	$14,000	$8,000	$8,000	$14,000	$9,000
Sale Date		7/16/2020	9/9/2020	8/26/2020	10/9/2019	8/27/2019
Sale Price		$107,000	$85,000	$134,900	$130,000	$114,000
Time Adj Sale Price		$107,000	$85,000	$134,900	$132,600	$117,100
TADJSP/SQFT		$74.83	$69.90	$96.08	$97.14	$76.04
Total Adj Factors	$21,500	$35,400	$4,900	$29,800	$35,000	$20,000
Adjusted Sale Price		$93,100	$101,600	$126,600	$119,100	$118,600
Comparable Estimate	$112,000 ($76.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143089	143089
Print Key	113.29-4-16	112.44-2-39.11	112.27-1-50	112.51-1-2	123.36-4-14	102.45-5-38
Owner	Bystrak, Michael S	Muller, Norbert	Chowdhury Shuvo, Aaq	Carousel Development	Mack, Scott C	Ha, Andrew
Address	47 Roland St	48 Halstead Ave	2067 Broadway St	1325 Lovejoy St	2138 Clinton St	121 Reo Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	301	301	301	301	120	105
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 100	90 x 121	30 x 132	60 x 130	33 x 125	30 x 134
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	1915 / 0	1921 / 0	1900 / 0	1940 / 0	1922 / 0	1927 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	3.0	1.5	2.0	2.5	2.0
Bedrooms	6	6	6	7	6	7
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 1	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1894	1794	1268	1992	1081	1674
2nd Sty Area	1894	891	0	1104	920	1584
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3788	3126	1970	3320	2001	3258
Att/Det Gar Sqft	294		360		636	
Prior Land	$9,700					
Prior Total	$40,300					
Comp Land Estimate	$9,000	$16,000	$8,000	$0	$8,000	$0
Sale Date		1/17/2020	10/10/2020	10/18/2019	6/11/2019	9/3/2019
Sale Price		$90,000	$110,000	$92,500	$120,500	$166,000
Time Adj Sale Price		$90,900	$110,000	$94,400	$124,500	$169,900
TADJSP/SQFT		$29.08	$55.84	$28.43	$62.22	$52.15
Total Adj Factors	$60,800	$19,000	$30,000	$0	$64,200	$0
Adjusted Sale Price		$132,700	$140,800	$0	$121,100	$0
Comparable Estimate	$132,000 ($34.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-18	112.36-3-15	112.28-2-31	101.84-3-17	112.27-1-19	102.77-1-10
Owner	Depczynski, Rebecca J	Sulski, Tyler J	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Strasser, Matthew F
Address	53 Roland St	115 Halstead Ave	237 Lackawanna Ave	309 Michael Ave	290 Wagner 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	30 x 100	76 x 121	30 x 120	66 x 178	36 x 118	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1919 / 0	1923 / 0	1922 / 0	1929 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5	1.5
Bedrooms	6	4	5	4	5	5
Full/Half Baths	2 / 0	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	4 Full 0	3 Partial 0
1st Sty Area	1081	1196	1741	1112	1318	1663
2nd Sty Area	1081	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2162	2252	1879	1596	1893	2597
Att/Det Gar Sqft	400	748			352	754
Prior Land	$4,700					
Prior Total	$63,700					
Comp Land Estimate	$7,000	$15,000	$8,000	$16,000	$9,000	$18,000
Sale Date		10/25/2019	11/19/2019	1/10/2020	2/7/2019	11/14/2018
Sale Price		$117,000	$77,500	$80,000	$110,000	$151,000
Time Adj Sale Price		$119,400	$78,800	$80,800	$115,200	$160,500
TADJSP/SQFT		$53.02	$41.94	$50.63	$60.86	$61.80
Total Adj Factors	$3,900	$45,600	$18,300	$23,600	$36,200	$72,000
Adjusted Sale Price		$77,700	$64,400	$61,100	$82,900	$92,400
Comparable Estimate	$76,000 ($35.15/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-12.1	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Jarembek, Ingrid G	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	54 Roland 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	141 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	1925 / 0	1925 / 0	1927 / 0	1930 / 0	1930 / 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 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	1.0	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	1148	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	1471	1430	1404	1365	1540	1760
Att/Det Gar Sqft	664	528	400	528	280	484
Prior Land	$200					
Prior Total	$82,000					
Comp Land Estimate	$18,000	$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	$39,600	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$111,200	$144,700	$137,200	$136,700	$144,200
Comparable Estimate	$135,000 ($91.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-11	113.22-6-15	113.22-3-28	102.78-2-14	113.22-6-13	112.28-4-20
Owner	Rokitka, Patricia A	Dixon, Robert E Jr	Chiocchio, Christina	Williams, Bennie D	Jackson, Marlon D	Sikder, MD Nazrul
Address	60 Roland St	36 Franklin Ave	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	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 100	77 x 110	70 x 108	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	02 Brick	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	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	1.3	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	4
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	2 Crawl 0
1st Sty Area	1086	840	880	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	1369	1365	1430	1404	1540	1216
Att/Det Gar Sqft		528	528	400	280	
Prior Land	$6,600					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$14,000	$14,000	$8,000	$9,000	$8,000
Sale Date		10/9/2019	7/16/2020	8/26/2020	8/27/2019	9/9/2020
Sale Price		$130,000	$107,000	$134,900	$114,000	$85,000
Time Adj Sale Price		$132,600	$107,000	$134,900	$117,100	$85,000
TADJSP/SQFT		$97.14	$74.83	$96.08	$76.04	$69.90
Total Adj Factors	$27,700	$35,000	$35,400	$29,800	$20,000	$4,900
Adjusted Sale Price		$125,300	$99,300	$132,800	$124,800	$107,800
Comparable Estimate	$118,000 ($86.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-21	113.22-1-6	113.21-6-11	112.35-3-5	113.22-6-13	112.28-4-24
Owner	Amanti, Frank	Sommerville, Tamika M	Ashley, Sara	Manroe, Alexander C	Jackson, Marlon D	Young, Nicole S
Address	61 Roland St	96 Jackson Ave	76 Francis Ave	327 Reiman St	14 Jackson Ave	207 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	30 x 100	35 x 109	32 x 109	33 x 120	38 x 109	33 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	1930 / 0	1927 / 0	1927 / 0	1931 / 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 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.5	1.5	2.0	1.5	1.7	1.5
Bedrooms	3	5	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1272	880	1036	880	1157
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2145	2007	1760	1613	1540	1817
Att/Det Gar Sqft	460	260	484	484	280	352
Prior Land	$6,600					
Prior Total	$100,000					
Comp Land Estimate	$7,000	$8,000	$8,000	$8,000	$9,000	$8,000
Sale Date		10/23/2019	9/4/2020	10/29/2020	8/27/2019	5/17/2019
Sale Price		$112,500	$144,000	$160,000	$114,000	$103,000
Time Adj Sale Price		$114,800	$144,000	$160,000	$117,100	$106,800
TADJSP/SQFT		$57.20	$81.82	$99.19	$76.04	$58.78
Total Adj Factors	$44,400	$41,500	$39,400	$44,100	$20,000	$37,100
Adjusted Sale Price		$117,700	$149,000	$160,300	$141,500	$114,100
Comparable Estimate	$137,000 ($63.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-10	112.28-4-20	113.22-6-15	113.22-3-28	102.78-2-14	112.27-1-16
Owner	Byerly, Nicole B	Sikder, MD Nazrul	Dixon, Robert E Jr	Chiocchio, Christina	Williams, Bennie D	Halor, Christopher M
Address	62 Roland 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	40 x 100	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1900 / 0	1930 / 0	1925 / 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	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	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	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1058	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	1341	1216	1365	1430	1404	1278
Att/Det Gar Sqft			528	528	400	484
Prior Land	$8,200					
Prior Total	$62,000					
Comp Land Estimate	$9,000	$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	$28,400	$4,900	$35,000	$35,400	$29,800	$35,500
Adjusted Sale Price		$108,500	$126,000	$100,000	$133,500	$137,900
Comparable Estimate	$121,000 ($90.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-22	113.37-1-3	112.35-3-24	113.21-2-16	113.37-1-13	113.29-3-23
Owner	Prell, Scott C	Doruszewski, Rebecca	Chowdhury, Aminuli I	Thompson, James Lee	Jank, Christopher	Salgado, Daisy
Address	67 Roland St	64 Boll St	169 Atlantic Ave	176 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	90 x 100	45 x 101	85 x 118	45 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	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1958 / 0	1950 / 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 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	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	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	4 Full 0
1st Sty Area	1022	972	1139	768	782	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 362
SFLA	1789	1414	1709	1344	1142	1088
Att/Det Gar Sqft	352	420	352			440
Prior Land	$12,400					
Prior Total	$82,000					
Comp Land Estimate	$15,000	$10,000	$16,000	$10,000	$9,000	$13,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	12/2/2019	9/30/2019
Sale Price		$107,000	$119,900	$95,000	$89,500	$100,000
Time Adj Sale Price		$107,900	$124,300	$98,500	$90,700	$102,300
TADJSP/SQFT		$76.31	$72.73	$73.29	$79.42	$94.03
Total Adj Factors	$67,700	$57,800	$73,600	$42,900	$42,700	$49,400
Adjusted Sale Price		$117,800	$118,400	$123,300	$115,700	$120,600
Comparable Estimate	$119,000 ($66.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-9	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	112.28-4-10
Owner	Rust Rachel	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Murphy, Kenneth R
Address	68 Roland 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	50 x 100	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	04 Composition	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	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	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	1120	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	1120	1223	1028	992	798	815
Att/Det Gar Sqft	440	352	308	308	288	308
Prior Land	$7,600					
Prior Total	$69,400					
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	$53,900	$72,200	$51,300	$53,400	$28,600	$44,300
Adjusted Sale Price		$129,600	$123,900	$89,200	$105,300	$95,700
Comparable Estimate	$109,000 ($97.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-23	113.30-2-34	113.21-5-13	112.44-1-11	112.36-4-14	102.77-5-15
Owner	Lombardo, Ann Marie	Buczkowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Laviolette, Adam	Franklin, Jessica R
Address	75 Roland St	164 Gates St	156 Crocker St	65 Lackawanna Ave	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	60 x 100	60 x 110	60 x 100	60 x 120	90 x 86	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	1971 / 0	1954 / 0	1954 / 0	1973 / 0	1953 / 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 / 1	1 / 0	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	1663	1223	1028	1446	992	798
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	1663	1223	1028	1446	992	798
Att/Det Gar Sqft	273	352	308	399	308	288
Prior Land	$10,200					
Prior Total	$90,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$13,000	$14,000	$9,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	3/18/2019	10/14/2020
Sale Price		$147,900	$119,310	$139,900	$85,000	$80,000
Time Adj Sale Price		$147,900	$121,300	$150,400	$88,700	$80,000
TADJSP/SQFT		$120.93	$118.00	$104.01	$89.42	$100.25
Total Adj Factors	$78,100	$72,200	$51,300	$72,100	$53,400	$28,600
Adjusted Sale Price		$153,800	$148,100	$156,400	$113,400	$129,500
Comparable Estimate	$140,000 ($84.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-8	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	112.28-4-10
Owner	Burgos, Angel M Jr	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Murphy, Kenneth R
Address	76 Roland 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	90 x 100	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	1956 / 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	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1116	1223	1028	992	798	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 0	0 300	0 0	0 0
SFLA	1116	1223	1028	992	798	815
Att/Det Gar Sqft	360	352	308	308	288	308
Prior Land	$10,600					
Prior Total	$75,000					
Comp Land Estimate	$15,000	$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	$60,100	$72,200	$51,300	$53,400	$28,600	$44,300
Adjusted Sale Price		$135,800	$130,100	$95,400	$111,500	$101,900
Comparable Estimate	$115,000 ($103.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-6.1	113.37-1-3	113.21-2-16	113.29-3-23	112.43-2-24	112.28-4-4
Owner	Halper, Gerhardt	Doruszewski, Rebecca /	Thompson, James Lee	Salgado, Daisy	Ponce, Yairaliz	Plew, Jacob R
Address	80 Roland St	64 Boll St	176 Boll St	121 Currier 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	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	45 x 101	45 x 101	90 x 79	55 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	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1953 / 0	1957 / 0	1950 / 0	1955 / 0	1959 / 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 Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	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	1020	972	768	725	840	834
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 400	0 0	0 362	0 0	0 0
SFLA	1500	1414	1344	1088	1260	1250
Att/Det Gar Sqft	440	420		440	280	
Prior Land	$10,200					
Prior Total	$77,000					
Comp Land Estimate	$12,000	$10,000	$10,000	$13,000	$13,000	$14,000
Sale Date		2/5/2020	5/31/2019	9/30/2019	7/14/2020	11/20/2019
Sale Price		$107,000	$95,000	$100,000	$122,500	$116,500
Time Adj Sale Price		$107,900	$98,500	$102,300	$122,500	$118,500
TADJSP/SQFT		$76.31	$73.29	$94.03	$97.22	$94.80
Total Adj Factors	$61,200	$57,800	$42,900	$49,400	$53,400	$51,500
Adjusted Sale Price		$111,300	$116,800	$114,100	$130,300	$128,200
Comparable Estimate	$120,000 ($80/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-25	112.28-4-20	113.22-3-28	113.22-6-15	102.78-2-14	112.27-1-16
Owner	Kos, Christine	Sikder, MD Nazrul	Chiocchio, Christina	Dixon, Robert E Jr	Williams, Bennie D	Halor, Christopher M
Address	89 Roland St	191 Halstead Ave	95 Rutland Ave	36 Franklin 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	60 x 100	30 x 121	70 x 108	77 x 110	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	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	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	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	1298	946	880	840	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	1298	1216	1430	1365	1404	1278
Att/Det Gar Sqft	528		528	528	400	484
Prior Land	$8,200					
Prior Total	$59,200					
Comp Land Estimate	$12,000	$8,000	$14,000	$14,000	$8,000	$16,000
Sale Date		9/9/2020	7/16/2020	10/9/2019	8/26/2020	10/2/2020
Sale Price		$85,000	$107,000	$130,000	$134,900	$145,000
Time Adj Sale Price		$85,000	$107,000	$132,600	$134,900	$145,000
TADJSP/SQFT		$69.90	$74.83	$97.14	$96.08	$113.46
Total Adj Factors	$22,300	$4,900	$35,400	$35,000	$29,800	$35,500
Adjusted Sale Price		$102,400	$93,900	$119,900	$127,400	$131,800
Comparable Estimate	$115,000 ($88.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-5	113.37-1-3	112.35-3-24	113.21-2-16	113.29-3-23	112.28-4-4
Owner	Doering, Timothy J	Doruszewski, Rebecca /	Chowdhury, Aminuli I	Thompson, James Lee	Salgado, Daisy	Plew, Jacob R
Address	90 Roland St	64 Boll St	169 Atlantic Ave	176 Boll St	121 Currier 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	90 x 100	45 x 101	85 x 118	45 x 101	90 x 79	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	1950 / 0	1957 / 0	1958 / 0	1950 / 0	1955 / 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 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	1.5	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	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	4 Full 0
1st Sty Area	1384	972	1139	768	725	834
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	1863	1414	1709	1344	1088	1250
Att/Det Gar Sqft	400	420	352		440	
Prior Land	$12,400					
Prior Total	$89,000					
Comp Land Estimate	$15,000	$10,000	$16,000	$10,000	$13,000	$14,000
Sale Date		2/5/2020	5/2/2019	5/31/2019	9/30/2019	11/20/2019
Sale Price		$107,000	$119,900	$95,000	$100,000	$116,500
Time Adj Sale Price		$107,900	$124,300	$98,500	$102,300	$118,500
TADJSP/SQFT		$76.31	$72.73	$73.29	$94.03	$94.80
Total Adj Factors	$75,000	$57,800	$73,600	$42,900	$49,400	$51,500
Adjusted Sale Price		$125,100	$125,700	$130,600	$127,900	$142,000
Comparable Estimate	$130,000 ($69.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-26	102.77-5-15	112.28-4-10	113.21-5-13	113.30-2-34	113.30-2-7
Owner	Morkis, Christopher J	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczkowski, Sally	Harhigh, Andrew J
Address	93 Roland 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	60 x 101	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 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 100	C Average 110	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	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	816	798	815	1028	1223	832
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 0
SFLA	816	798	815	1028	1223	832
Att/Det Gar Sqft	396	288	308	308	352	440
Prior Land	$8,400					
Prior Total	$61,600					
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	$45,700	$28,600	$44,300	$51,300	$72,200	$46,300
Adjusted Sale Price		$97,100	$87,500	$115,700	$121,400	$96,700
Comparable Estimate	$104,000 ($127.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-4	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	112.28-4-10
Owner	Fearby, Nicholas D	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Murphy, Kenneth R
Address	96 Roland 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	60 x 100	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	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	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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	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	1132	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	1132	1223	1028	992	798	815
Att/Det Gar Sqft	308	352	308	308	288	308
Prior Land	$8,200					
Prior Total	$75,800					
Comp Land Estimate	$12,000	$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	$66,400	$72,200	$51,300	$53,400	$28,600	$44,300
Adjusted Sale Price		$142,100	$136,400	$101,700	$117,800	$108,200
Comparable Estimate	$121,000 ($106.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143001	143089	143001	143001
Print Key	113.29-4-27	102.18-2-13	113.37-3-3	113.70-8-1.1	112.28-2-31	112.36-3-15
Owner	Bartella, Dorothy	Leli, Susan	Alnesaffi, Mufeed	Farnham, William D	Siddiqui, Mohammed K	Sulski, Tyler J
Address	99 Roland St	138 Lemoine Ave	117 Gates St	207 Parker St	237 Lackawanna 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	120	301	120	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	50 x 124	114 x 114	30 x 120	76 x 121
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1961 / 0	1950 / 0	1952 / 0	1923 / 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 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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.7	1.3	2.0
Bedrooms	5	5	5	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	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1352	1338	1593	1553	1741	1196
2nd Sty Area	0	980	864	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2028	2591	2457	2597	1879	2252
Att/Det Gar Sqft	440	399		552		748
Prior Land	$10,200					
Prior Total	$75,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$18,000	$8,000	$15,000
Sale Date		9/23/2020	1/6/2020	7/18/2018	11/19/2019	10/25/2019
Sale Price		$169,900	$127,000	$165,000	$77,500	$117,000
Time Adj Sale Price		$169,900	$128,300	$179,400	$78,800	$119,400
TADJSP/SQFT		$65.57	$52.22	$69.08	$41.94	$53.02
Total Adj Factors	$83,600	$91,500	$84,800	$96,600	$18,300	$45,600
Adjusted Sale Price		$162,000	$127,100	$166,400	$144,100	$157,400
Comparable Estimate	$151,000 ($74.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-3-3	113.30-2-34	113.21-5-13	112.36-4-14	102.77-5-15	112.28-4-10
Owner	Tozzo, Rachel T	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Franklin, Jessica R	Murphy, Kenneth R
Address	100 Roland 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	90 x 100	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	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 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	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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1268	1223	1028	992	798	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 858	0 0	0 0	0 300	0 0	0 0
SFLA	1268	1223	1028	992	798	815
Att/Det Gar Sqft	350 576	352	308	308	288	308
Prior Land	$10,600					
Prior Total	$102,600					
Comp Land Estimate	$15,000	$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	$82,700	$72,200	$51,300	$53,400	$28,600	$44,300
Adjusted Sale Price		$158,400	$152,700	$118,000	$134,100	$124,500
Comparable Estimate	$138,000 ($108.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-28	113.22-3-28	113.22-6-13	113.21-6-11	102.78-2-14	102.78-1-22
Owner	Nguyen, Lam T	Chiocchio, Christina	Jackson, Marlon D	Ashley, Sara	Williams, Bennie D	Patterson, Eric K
Address	107 Roland St	95 Rutland Ave	14 Jackson Ave	76 Francis Ave	125 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	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	70 x 108	38 x 109	32 x 109	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1925 / 0	1930 / 0	1927 / 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 90	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	3 Hot wtr/stm 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	1.7	2.0	1.5	2.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	880	880	880	864	1008
2nd Sty Area	0	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1549	1430	1540	1760	1404	1558
Att/Det Gar Sqft	484	528	280	484	400	484
Prior Land	$8,200					
Prior Total	$62,900					
Comp Land Estimate	$12,000	$14,000	$9,000	$8,000	$8,000	$17,000
Sale Date		7/16/2020	8/27/2019	9/4/2020	8/26/2020	9/3/2019
Sale Price		$107,000	$114,000	$144,000	$134,900	$130,000
Time Adj Sale Price		$107,000	$117,100	$144,000	$134,900	$133,100
TADJSP/SQFT		$74.83	$76.04	$81.82	$96.08	$85.43
Total Adj Factors	$26,400	$35,400	$20,000	$39,400	$29,800	$42,400
Adjusted Sale Price		$98,000	$123,500	$131,000	$131,500	$117,100
Comparable Estimate	$120,000 ($77.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.29-4-1	113.21-6-28	113.29-3-23	113.21-6-27	112.28-4-30	113.37-1-11
Owner	Kross, Joseph J III	Allison, Matthew E	Salgado, Daisy	Rizzo, Aris Q	Terzian, Stephen P	Eady, Aaron N
Address	109 Roland St	203 Crocker St	121 Currier Ave	201 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	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	103 x 100	30 x 109	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	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	1952 / 0	1950 / 0	1955 / 0	1945 / 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	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	1.7	1.5	1.7	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	660	725	576	704	720
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	1080	1072	1088	979	1056	1056
Att/Det Gar Sqft	400		440	280	484	448
Prior Land	$13,300					
Prior Total	$70,000					
Comp Land Estimate	$16,000	$7,000	$13,000	$7,000	$13,000	$9,000
Sale Date		10/12/2020	9/30/2019	8/6/2020	4/7/2020	10/4/2019
Sale Price		$125,000	$100,000	$120,000	$125,000	$88,500
Time Adj Sale Price		$125,000	$102,300	$120,000	$125,600	$90,300
TADJSP/SQFT		$116.60	$94.03	$122.57	$118.94	$85.51
Total Adj Factors	$49,000	$42,100	$49,400	$40,400	$47,300	$45,100
Adjusted Sale Price		$131,900	$101,900	$128,600	$127,300	$94,200
Comparable Estimate	$117,000 ($108.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-23	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19	101.84-3-17
Owner	ESB Group LLC	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean	Knope, Paul
Address	126 Roland 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	38 x 100	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	1927 / 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	3 Hot wtr/stm No	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	8	4	5	5	5	4
Full/Half Baths	2 / 1	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	1228	1196	1663	1741	1318	1112
2nd Sty Area	1200	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2428	2252	2597	1879	1893	1596
Att/Det Gar Sqft	418	748	754		352	
Prior Land	$7,900					
Prior Total	$83,000					
Comp Land Estimate	$9,000	$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	$42,800	$45,600	$72,000	$18,300	$36,200	$23,600
Adjusted Sale Price		$116,600	$131,300	$103,300	$121,800	$100,000
Comparable Estimate	$115,000 ($47.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-22	112.28-2-31	101.84-3-17	112.27-1-11	112.27-1-19	112.36-3-15
Owner	Karczewski, David	Siddiqui, Mohammed K	Knope, Paul	Kowalow, Andrew P Jr	Thompson, LaSean	Sulski, Tyler J
Address	128 Roland 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	45 x 100	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	1925 / 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	2 Hot air 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	1.5	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	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1104	1741	1112	1232	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	1794	1879	1596	1672	1893	2252
Att/Det Gar Sqft	361				352	748
Prior Land	$8,700					
Prior Total	$68,000					
Comp Land Estimate	$10,000	$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	$34,600	$18,300	$23,600	$11,800	$36,200	$45,600
Adjusted Sale Price		$95,100	$91,800	$97,200	$113,600	$108,400
Comparable Estimate	$101,000 ($56.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-22	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19	112.36-3-15
Owner	Anello, Michael E	Knope, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean	Sulski, Tyler J
Address	131 Roland St	309 Michael Ave	237 Lackawanna 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	30 x 100	66 x 178	30 x 120	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	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	4	4	5	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	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1440	1112	1741	1232	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	1540	1596	1879	1672	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$6,600					
Prior Total	$53,000					
Comp Land Estimate	$7,000	$16,000	$8,000	$7,000	$9,000	$15,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019	10/25/2019
Sale Price		$80,000	$77,500	$72,000	$110,000	$117,000
Time Adj Sale Price		$80,800	$78,800	$74,400	$115,200	$119,400
TADJSP/SQFT		$50.63	$41.94	$44.50	$60.86	$53.02
Total Adj Factors	$18,300	$23,600	$18,300	$11,800	$36,200	$45,600
Adjusted Sale Price		$75,500	$78,800	$80,900	$97,300	$92,100
Comparable Estimate	$85,000 ($55.19/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-21	102.78-2-14	113.22-3-28	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Przybylak, Mark	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	132 Roland St	125 Jackson Ave	95 Rutland 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	40 x 101	34 x 108	70 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1927 / 0	1925 / 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 Yes	2 Hot air Yes	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	1.5	1.5	1.5	1.5	1.7	2.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	864	880	840	880	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 0	0 0	0 0	0 0
SFLA	1395	1404	1430	1365	1540	1760
Att/Det Gar Sqft	360	400	528	528	280	484
Prior Land	$8,200					
Prior Total	$59,000					
Comp Land Estimate	$9,000	$8,000	$14,000	$14,000	$9,000	$8,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	8/27/2019	9/4/2020
Sale Price		$134,900	$107,000	$130,000	$114,000	$144,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$117,100	$144,000
TADJSP/SQFT		$96.08	$74.83	$97.14	$76.04	$81.82
Total Adj Factors	$22,700	$29,800	$35,400	$35,000	$20,000	$39,400
Adjusted Sale Price		$127,800	$94,300	$120,300	$119,800	$127,300
Comparable Estimate	$118,000 ($84.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-23	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	113.21-5-13
Owner	Wittmeyer, Wendy M	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	Niedzwiedz, Katarzyna
Address	133 Roland St	208 Griffith St	223 Roland St	201 Crocker 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	45 x 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 100
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1948 / 0	1940 / 0	1945 / 0	1945 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 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	1.0	1.5	1.0	1.7	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	751	918	798	576	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	751	918	798	979	815	1028
Att/Det Gar Sqft		240	288	280	308	308
Prior Land	$8,700					
Prior Total	$39,000					
Comp Land Estimate	$10,000	$9,000	$9,000	$7,000	$10,000	$12,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	11/22/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$119,310
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$121,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$118.00
Total Adj Factors	$8,200	$21,900	$28,600	$40,400	$44,300	$51,300
Adjusted Sale Price		$72,900	$59,600	$87,800	$50,000	$78,200
Comparable Estimate	$70,000 ($93.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-24	113.21-6-28	113.21-6-27	112.28-4-30	101.84-2-11	113.29-3-23
Owner	Estrada, Donald A	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Walkow, Benjamin J	Salgado, Daisy
Address	135 Roland St	203 Crocker St	201 Crocker St	237 Halstead Ave	299 Lackawanna 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	45 x 100	30 x 109	30 x 109	58 x 121	52 x 120	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	1938 / 0	1950 / 0	1945 / 0	1946 / 0	1950 / 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	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 / 1	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	786	660	576	704	780	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	1153	1072	979	1056	1158	1088
Att/Det Gar Sqft	360		280	484	528	440
Prior Land	$8,700					
Prior Total	$72,000					
Comp Land Estimate	$10,000	$7,000	$7,000	$13,000	$12,000	$13,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	8/11/2020	9/30/2019
Sale Price		$125,000	$120,000	$125,000	$107,000	$100,000
Time Adj Sale Price		$125,000	$120,000	$125,600	$107,000	$102,300
TADJSP/SQFT		$116.60	$122.57	$118.94	$92.40	$94.03
Total Adj Factors	$48,800	$42,100	$40,400	$47,300	$51,500	$49,400
Adjusted Sale Price		$131,700	$128,400	$127,100	$104,300	$101,700
Comparable Estimate	$119,000 ($103.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-20	112.28-4-20	102.78-2-14	113.22-3-28	113.22-6-15	112.27-1-33
Owner	Rine, Jessica A	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Taffe, Devane
Address	138 Roland St	191 Halstead Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin 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	35 x 102	30 x 121	34 x 108	70 x 108	77 x 110	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1900 / 0	1927 / 0	1925 / 0	1930 / 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 Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	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 / 1
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	924	946	864	880	840	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	1062	1216	1404	1430	1365	1103
Att/Det Gar Sqft			400	528	528	672
Prior Land	$5,500					
Prior Total	$50,000					
Comp Land Estimate	$8,000	$8,000	$8,000	$14,000	$14,000	$11,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/9/2019	8/20/2019
Sale Price		$85,000	$134,900	$107,000	$130,000	$123,050
Time Adj Sale Price		$85,000	$134,900	$107,000	$132,600	$126,400
TADJSP/SQFT		$69.90	$96.08	$74.83	$97.14	$114.60
Total Adj Factors	$22,500	$4,900	$29,800	$35,400	$35,000	$31,500
Adjusted Sale Price		$102,600	$127,600	$94,100	$120,100	$117,400
Comparable Estimate	$112,000 ($105.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-19	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19	112.36-3-15
Owner	Dombrowski, Rita	Knope, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean	Sulski, Tyler J
Address	140 Roland St	309 Michael Ave	237 Lackawanna 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	30 x 101	66 x 178	30 x 120	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	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	4	4	5	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	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	880	1112	1741	1232	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	1430	1596	1879	1672	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$6,600					
Prior Total	$54,000					
Comp Land Estimate	$7,000	$16,000	$8,000	$7,000	$9,000	$15,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019	10/25/2019
Sale Price		$80,000	$77,500	$72,000	$110,000	$117,000
Time Adj Sale Price		$80,800	$78,800	$74,400	$115,200	$119,400
TADJSP/SQFT		$50.63	$41.94	$44.50	$60.86	$53.02
Total Adj Factors	$13,900	$23,600	$18,300	$11,800	$36,200	$45,600
Adjusted Sale Price		$71,100	$74,400	$76,500	$92,900	$87,700
Comparable Estimate	$81,000 ($56.64/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-18	112.28-4-20	102.78-2-14	113.22-3-28	113.22-6-15	112.27-1-16
Owner	Willard, Richard A Jr	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Halor, Christopher M
Address	144 Roland St	191 Halstead 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	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	30 x 121	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	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	1947 / 0	1900 / 0	1927 / 0	1925 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	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	520	946	864	880	840	852
2nd Sty Area	520	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1040	1216	1404	1430	1365	1278
Att/Det Gar Sqft			400	528	528	484
Prior Land	$4,700					
Prior Total	$42,900					
Comp Land Estimate	$7,000	$8,000	$8,000	$14,000	$14,000	$16,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/9/2019	10/2/2020
Sale Price		$85,000	$134,900	$107,000	$130,000	$145,000
Time Adj Sale Price		$85,000	$134,900	$107,000	$132,600	$145,000
TADJSP/SQFT		$69.90	$96.08	$74.83	$97.14	$113.46
Total Adj Factors	$11,900	$4,900	$29,800	$35,400	$35,000	$35,500
Adjusted Sale Price		$92,000	$117,000	$83,500	$109,500	$121,400
Comparable Estimate	$105,000 ($100.96/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-25	112.28-4-20	102.78-2-14	113.22-3-28	113.22-6-15	112.27-1-33
Owner	Juza, Jacob P	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Taffe, Devane
Address	145 Roland St	191 Halstead Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin 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	60 x 100	30 x 121	34 x 108	70 x 108	77 x 110	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1900 / 0	1927 / 0	1925 / 0	1930 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	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 / 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	968	946	864	880	840	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	968	1216	1404	1430	1365	1103
Att/Det Gar Sqft	440		400	528	528	672
Prior Land	$8,200					
Prior Total	$53,900					
Comp Land Estimate	$12,000	$8,000	$8,000	$14,000	$14,000	$11,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/9/2019	8/20/2019
Sale Price		$85,000	$134,900	$107,000	$130,000	$123,050
Time Adj Sale Price		$85,000	$134,900	$107,000	$132,600	$126,400
TADJSP/SQFT		$69.90	$96.08	$74.83	$97.14	$114.60
Total Adj Factors	$16,800	$4,900	$29,800	$35,400	$35,000	$31,500
Adjusted Sale Price		$96,900	$121,900	$88,400	$114,400	$111,700
Comparable Estimate	$107,000 ($110.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-16	112.28-2-31	112.36-3-15	112.27-1-19	101.84-3-17	112.27-1-11
Owner	YSMS Property Holding	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Knope, Paul	Kowalow, Andrew P Jr
Address	150 Roland St	237 Lackawanna Ave	115 Halstead Ave	290 Wagner 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	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 102	30 x 120	76 x 121	36 x 118	66 x 178	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	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	1916 / 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 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	1 No central 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	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	1432	1741	1196	1318	1112	1232
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	2032	1879	2252	1893	1596	1672
Att/Det Gar Sqft	324		748	352		
Prior Land	$4,700					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$8,000	$15,000	$9,000	$16,000	$7,000
Sale Date		11/19/2019	10/25/2019	2/7/2019	1/10/2020	6/12/2019
Sale Price		$77,500	$117,000	$110,000	$80,000	$72,000
Time Adj Sale Price		$78,800	$119,400	$115,200	$80,800	$74,400
TADJSP/SQFT		$41.94	$53.02	$60.86	$50.63	$44.50
Total Adj Factors	$34,300	$18,300	$45,600	$36,200	$23,600	$11,800
Adjusted Sale Price		$94,800	$108,100	$113,300	$91,500	$96,900
Comparable Estimate	$101,000 ($49.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-27	113.21-6-11	113.22-3-28	113.22-6-13	102.78-2-14	102.78-2-17
Owner	Fouchie, Joseph M	Ashley, Sara	Chiocchio, Christina	Jackson, Marlon D	Williams, Bennie D	Lyons, Christopher L
Address	151 Roland St	76 Francis Ave	95 Rutland Ave	14 Jackson Ave	125 Jackson 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	30 x 100	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	1935 / 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	1.3	2.0	1.5	1.7	1.5	1.5
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	880	880	880	864	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	1564	1760	1430	1540	1404	1591
Att/Det Gar Sqft		484	528	280	400	288
Prior Land	$4,700					
Prior Total	$58,900					
Comp Land Estimate	$7,000	$8,000	$14,000	$9,000	$8,000	$8,000
Sale Date		9/4/2020	7/16/2020	8/27/2019	8/26/2020	11/4/2019
Sale Price		$144,000	$107,000	$114,000	$134,900	$115,000
Time Adj Sale Price		$144,000	$107,000	$117,100	$134,900	$116,900
TADJSP/SQFT		$81.82	$74.83	$76.04	$96.08	$73.48
Total Adj Factors	$19,500	$39,400	$35,400	$20,000	$29,800	$30,500
Adjusted Sale Price		$124,100	$91,100	$116,600	$124,600	$105,900
Comparable Estimate	$112,000 ($71.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-14.1	112.28-2-31	112.36-3-15	112.27-1-19	112.27-1-11	101.84-3-17
Owner	Fial, Eugene P	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul
Address	156 Roland 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 102	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	1870 / 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	5	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	1222	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	1986	1879	2252	1893	1672	1596
Att/Det Gar Sqft	400		748	352		
Prior Land	$10,300					
Prior Total	$70,000					
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	$38,200	$18,300	$45,600	$36,200	$11,800	$23,600
Adjusted Sale Price		$98,700	$112,000	$117,200	$100,800	$95,400
Comparable Estimate	$105,000 ($52.87/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-28.11	113.21-6-11	113.22-1-6	112.28-4-24	113.22-3-28	102.78-2-17
Owner	Juke, Eileen A	Ashley, Sara	Sommerville, Tamika M	Young, Nicole S	Chiocchio, Christina	Lyons, Christopher L
Address	157 Roland St	76 Francis Ave	96 Jackson Ave	207 Halstead 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	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 100	32 x 109	35 x 109	33 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1918 / 0	1927 / 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 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	4	5	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 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	1250	880	1272	1157	880	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	1822	1760	2007	1817	1430	1591
Att/Det Gar Sqft		484	260	352	528	288
Prior Land	$6,600					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$8,000	$8,000	$8,000	$14,000	$8,000
Sale Date		9/4/2020	10/23/2019	5/17/2019	7/16/2020	11/4/2019
Sale Price		$144,000	$112,500	$103,000	$107,000	$115,000
Time Adj Sale Price		$144,000	$114,800	$106,800	$107,000	$116,900
TADJSP/SQFT		$81.82	$57.20	$58.78	$74.83	$73.48
Total Adj Factors	$25,500	$39,400	$41,500	$37,100	$35,400	$30,500
Adjusted Sale Price		$130,100	$98,800	$95,200	$97,100	$111,900
Comparable Estimate	$107,000 ($58.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-30	113.37-1-3	113.21-2-16	112.35-3-24	113.21-6-28	112.28-4-4
Owner	Gawron, Terry R	Doruszewski, Rebecca /	Thompson, James Lee	Chowdhury, Aminuli I	Allison, Matthew E	Plew, Jacob R
Address	161 Roland St	64 Boll St	176 Boll St	169 Atlantic 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	60 x 101	45 x 101	45 x 101	85 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1925 / 0	1957 / 0	1950 / 0	1958 / 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 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	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
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	1528	972	768	1139	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	1915	1414	1344	1709	1072	1250
Att/Det Gar Sqft		420		352		
Prior Land	$8,400					
Prior Total	$74,200					
Comp Land Estimate	$12,000	$10,000	$10,000	$16,000	$7,000	$14,000
Sale Date		2/5/2020	5/31/2019	5/2/2019	10/12/2020	11/20/2019
Sale Price		$107,000	$95,000	$119,900	$125,000	$116,500
Time Adj Sale Price		$107,900	$98,500	$124,300	$125,000	$118,500
TADJSP/SQFT		$76.31	$73.29	$72.73	$116.60	$94.80
Total Adj Factors	$71,200	$57,800	$42,900	$73,600	$42,100	$51,500
Adjusted Sale Price		$121,300	$126,800	$121,900	$154,100	$138,200
Comparable Estimate	$132,000 ($68.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-13	101.84-3-17	112.27-1-11	112.28-2-31	112.36-3-15	112.27-1-19
Owner	Michalski, Edward	Knope, Paul	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean
Address	162 Roland St	309 Michael Ave	332 Wagner Ave	237 Lackawanna Ave	115 Halstead 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	60 x 102	66 x 178	30 x 118	30 x 120	76 x 121	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	1910 / 0	1922 / 0	1916 / 0	1923 / 0	1919 / 0	1929 / 0
Condition	3 Normal	2 Fair	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	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	2.0	1.5
Bedrooms	4	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	934	1112	1232	1741	1196	1318
2nd Sty Area	0	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	1509	1596	1672	1879	2252	1893
Att/Det Gar Sqft	324				748	352
Prior Land	$8,400					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$16,000	$7,000	$8,000	$15,000	$9,000
Sale Date		1/10/2020	6/12/2019	11/19/2019	10/25/2019	2/7/2019
Sale Price		$80,000	$72,000	$77,500	$117,000	$110,000
Time Adj Sale Price		$80,800	$74,400	$78,800	$119,400	$115,200
TADJSP/SQFT		$50.63	$44.50	$41.94	$53.02	$60.86
Total Adj Factors	$30,800	$23,600	$11,800	$18,300	$45,600	$36,200
Adjusted Sale Price		$88,000	$93,400	$91,300	$104,600	$109,800
Comparable Estimate	$97,000 ($64.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-31	113.37-1-3	113.21-2-16	112.35-3-24	113.21-6-28	112.28-4-4
Owner	Boeck, Nancy E	Doruszewski, Rebecca	Thompson, James Lee	Chowdhury, Aminuli I	Allison, Matthew E	Plew, Jacob R
Address	165 Roland St	64 Boll St	176 Boll St	169 Atlantic 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	60 x 100	45 x 101	45 x 101	85 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 0	1957 / 0	1950 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	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	1108	972	768	1139	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	1864	1414	1344	1709	1072	1250
Att/Det Gar Sqft		420		352		
Prior Land	$10,200					
Prior Total	$87,300					
Comp Land Estimate	$12,000	$10,000	$10,000	$16,000	$7,000	$14,000
Sale Date		2/5/2020	5/31/2019	5/2/2019	10/12/2020	11/20/2019
Sale Price		$107,000	$95,000	$119,900	$125,000	$116,500
Time Adj Sale Price		$107,900	$98,500	$124,300	$125,000	$118,500
TADJSP/SQFT		$76.31	$73.29	$72.73	$116.60	$94.80
Total Adj Factors	$70,800	$57,800	$42,900	$73,600	$42,100	$51,500
Adjusted Sale Price		$120,900	$126,400	$121,500	$153,700	$137,800
Comparable Estimate	$132,000 ($70.82/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-12	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Davis, Scott M	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	166 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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	60 x 102	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1940 / 0	1945 / 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	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 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	1.5	1.0	1.7	1.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	689	918	798	576	815	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 340	0 0	0 0	0 0	0 0	0 0
SFLA	689	918	798	979	815	780
Att/Det Gar Sqft		240	288	280	308	
Prior Land	$10,300					
Prior Total	$57,000					
Comp Land Estimate	$12,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$24,100	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$88,800	$75,500	$103,700	$65,900	$102,100
Comparable Estimate	$87,000 ($126.27/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-32	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Barry, Edward T Jr	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	167 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	732	918	798	576	815	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	732	918	798	979	815	780
Att/Det Gar Sqft	280	240	288	280	308	
Prior Land	$6,100					
Prior Total	$50,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$10,900	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$75,600	$62,300	$90,500	$52,700	$88,900
Comparable Estimate	$74,000 ($101.09/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-33	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	D Avid Properties LLC	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	171 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	1.5
Bedrooms	1	3	3	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	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	606	918	798	576	815	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	606	918	798	979	815	780
Att/Det Gar Sqft		240	288	280	308	
Prior Land	$6,100					
Prior Total	$37,100					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$6,900	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$71,600	$58,300	$86,500	$48,700	$84,900
Comparable Estimate	$70,000 ($115.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-11	102.78-2-14	113.30-2-34	113.21-2-16	113.21-6-28	112.28-4-4
Owner	Young, Robin A	Williams, Bennie D	Buczkowski, Sally	Thompson, James Lee	Allison, Matthew E	Plew, Jacob R
Address	174 Roland St	125 Jackson Ave	164 Gates St	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	70 x 100	34 x 108	60 x 110	45 x 101	30 x 109	60 x 130
Building Style	14 other	08 Old style	01 Ranch	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1927 / 0	1954 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.0	1.7	1.7	1.5
Bedrooms	4	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	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	650	864	1223	768	660	834
2nd Sty Area	672	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1322	1404	1223	1344	1072	1250
Att/Det Gar Sqft	352	400	352			
Prior Land	$9,200					
Prior Total	$70,000					
Comp Land Estimate	$13,000	$8,000	$13,000	$10,000	$7,000	$14,000
Sale Date		8/26/2020	10/10/2020	5/31/2019	10/12/2020	11/20/2019
Sale Price		$134,900	$147,900	$95,000	$125,000	$116,500
Time Adj Sale Price		$134,900	$147,900	$98,500	$125,000	$118,500
TADJSP/SQFT		$96.08	$120.93	$73.29	$116.60	$94.80
Total Adj Factors	$49,700	$29,800	$72,200	$42,900	$42,100	$51,500
Adjusted Sale Price		$154,800	$125,400	$105,300	$132,600	$116,700
Comparable Estimate	$127,000 ($96.07/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-34	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Planter, Danielle	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	175 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1948 / 0	1940 / 0	1945 / 0	1945 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	576	918	798	576	815	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	576	918	798	979	815	780
Att/Det Gar Sqft		240	288	280	308	
Prior Land	$6,100					
Prior Total	$36,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	($2,500)	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$62,200	$48,900	$77,100	$39,300	$75,500
Comparable Estimate	$61,000 ($105.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-10	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Niwinski, Rose Marie	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	178 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	576	918	798	576	815	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	576	918	798	979	815	780
Att/Det Gar Sqft	308	240	288	280	308	
Prior Land	$6,100					
Prior Total	$45,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$17,600	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$82,300	$69,000	$97,200	$59,400	$95,600
Comparable Estimate	$81,000 ($140.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-35	113.21-1-17	113.21-6-27	102.77-5-15	113.21-6-28	113.21-5-13
Owner	Leonard, James S Jr	Mahn, Lisa	Rizzo, Aris Q	Franklin, Jessica R	Allison, Matthew E	Niedzwiedz, Katarzyna
Address	179 Roland St	208 Griffith St	201 Crocker St	223 Roland St	203 Crocker 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 100	42 x 86	30 x 109	40 x 100	30 x 109	60 x 100
Building Style	09 Cottage	09 Cottage	04 Cape cod	01 Ranch	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1948 / 0	1945 / 0	1940 / 0	1950 / 0	1954 / 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	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.7	1.0	1.7	1.0
Bedrooms	2	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	889	918	576	798	660	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	889	918	979	798	1072	1028
Att/Det Gar Sqft	330	240	280	288		308
Prior Land	$8,200					
Prior Total	$50,000					
Comp Land Estimate	$9,000	$9,000	$7,000	$9,000	$7,000	$12,000
Sale Date		3/15/2019	8/6/2020	10/14/2020	10/12/2020	11/22/2019
Sale Price		$83,000	$120,000	$80,000	$125,000	$119,310
Time Adj Sale Price		$86,600	$120,000	$80,000	$125,000	$121,300
TADJSP/SQFT		$94.34	$122.57	$100.25	$116.60	$118.00
Total Adj Factors	$10,400	$21,900	$40,400	$28,600	$42,100	$51,300
Adjusted Sale Price		$75,100	$90,000	$61,800	$93,300	$80,400
Comparable Estimate	$80,000 ($89.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-9	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Edwards, Vicky M	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	182 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	576	918	798	576	815	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	576	918	798	979	815	780
Att/Det Gar Sqft	280	240	288	280	308	
Prior Land	$6,100					
Prior Total	$46,500					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$17,400	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$82,100	$68,800	$97,000	$59,200	$95,400
Comparable Estimate	$81,000 ($140.63/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-36	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Sobecky, Nancy A	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	183 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	625	918	798	576	815	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	625	918	798	979	815	780
Att/Det Gar Sqft		240	288	280	308	
Prior Land	$8,200					
Prior Total	$44,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$8,300	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$73,000	$59,700	$87,900	$50,100	$86,300
Comparable Estimate	$71,000 ($113.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-8	113.30-1-35	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Short, James L	Makuszewski, Maryann	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	186 Roland St	14 Blick St	223 Roland St	201 Crocker St	232 Curtiss 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	35 x 100	50 x 110	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	13 Bungalow	13 Bungalow	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1949 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.0	1.7	1.0	1.5
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	774	680	798	576	815	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	774	680	798	979	815	780
Att/Det Gar Sqft	242	300	288	280	308	
Prior Land	$7,400					
Prior Total	$52,000					
Comp Land Estimate	$8,000	$12,000	$9,000	$7,000	$10,000	$11,000
Sale Date		7/23/2018	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$74,600	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$81,100	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$119.26	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$32,200	$20,800	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$92,500	$83,600	$111,800	$74,000	$110,200
Comparable Estimate	$94,000 ($121.45/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-37	113.22-3-28	102.78-2-14	113.21-6-11	102.78-1-22	102.78-2-17
Owner	Pullman, Della	Chiocchio, Christina	Williams, Bennie D	Ashley, Sara	Patterson, Eric K	Lyons, Christopher L
Address	187 Roland St	95 Rutland Ave	125 Jackson Ave	76 Francis 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	40 x 101	70 x 108	34 x 108	32 x 109	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1938 / 0	1925 / 0	1927 / 0	1927 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	2.0	1.5	1.5	2.0	2.0	1.5
Bedrooms	2	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	2 / 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	600	880	864	880	1008	1051
2nd Sty Area	600	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1500	1430	1404	1760	1558	1591
Att/Det Gar Sqft	240	528	400	484	484	288
Prior Land	$6,100					
Prior Total	$65,200					
Comp Land Estimate	$9,000	$14,000	$8,000	$8,000	$17,000	$8,000
Sale Date		7/16/2020	8/26/2020	9/4/2020	9/3/2019	11/4/2019
Sale Price		$107,000	$134,900	$144,000	$130,000	$115,000
Time Adj Sale Price		$107,000	$134,900	$144,000	$133,100	$116,900
TADJSP/SQFT		$74.83	$96.08	$81.82	$85.43	$73.48
Total Adj Factors	$22,400	$35,400	$29,800	$39,400	$42,400	$30,500
Adjusted Sale Price		$94,000	$127,500	$127,000	$113,100	$108,800
Comparable Estimate	$114,000 ($76/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-6.11	112.28-4-20	102.78-2-14	113.22-3-28	113.22-6-15	112.27-1-16
Owner	Reese, Diana	Sikder, MD Nazrul	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Halor, Christopher M
Address	190 Roland St	191 Halstead 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	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	85 x 100	30 x 121	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	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	1920 / 0	1900 / 0	1927 / 0	1925 / 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 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm 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	1.5	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 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	924	946	864	880	840	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	1204	1216	1404	1430	1365	1278
Att/Det Gar Sqft	440		400	528	528	484
Prior Land	$15,600					
Prior Total	$64,000					
Comp Land Estimate	$14,000	$8,000	$8,000	$14,000	$14,000	$16,000
Sale Date		9/9/2020	8/26/2020	7/16/2020	10/9/2019	10/2/2020
Sale Price		$85,000	$134,900	$107,000	$130,000	$145,000
Time Adj Sale Price		$85,000	$134,900	$107,000	$132,600	$145,000
TADJSP/SQFT		$69.90	$96.08	$74.83	$97.14	$113.46
Total Adj Factors	$34,400	$4,900	$29,800	$35,400	$35,000	$35,500
Adjusted Sale Price		$114,500	$139,500	$106,000	$132,000	$143,900
Comparable Estimate	$127,000 ($105.48/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-38	113.21-1-17	102.77-5-15	113.21-6-27	113.21-6-28	112.28-4-10
Owner	Hill, Kenneth J	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Allison, Matthew E	Murphy, Kenneth R
Address	191 Roland St	208 Griffith St	223 Roland St	201 Crocker St	203 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	40 x 100	42 x 86	40 x 100	30 x 109	30 x 109	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.7	1.0
Bedrooms	2	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	849	918	798	576	660	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	849	918	798	979	1072	815
Att/Det Gar Sqft	308	240	288	280		308
Prior Land	$8,200					
Prior Total	$52,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$7,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	10/12/2020	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$125,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$125,000	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$116.60	$105.64
Total Adj Factors	$17,500	$21,900	$28,600	$40,400	$42,100	$44,300
Adjusted Sale Price		$82,200	$68,900	$97,100	$100,400	$59,300
Comparable Estimate	$82,000 ($96.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-39	102.78-2-14	113.22-3-28	113.22-6-15	112.28-4-20	112.27-1-16
Owner	Mariano, Diane	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Sikder, MD Nazrul	Halor, Christopher M
Address	195 Roland St	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	191 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	40 x 101	34 x 108	70 x 108	77 x 110	30 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	1938 / 0	1927 / 0	1925 / 0	1930 / 0	1900 / 0	1927 / 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 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	0 / N
Stories	2.0	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
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	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	700	864	880	840	946	852
2nd Sty Area	600	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1300	1404	1430	1365	1216	1278
Att/Det Gar Sqft	288	400	528	528		484
Prior Land	$8,200					
Prior Total	$40,000					
Comp Land Estimate	$9,000	$8,000	$14,000	$14,000	$8,000	$16,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/9/2020	10/2/2020
Sale Price		$134,900	$107,000	$130,000	$85,000	$145,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$85,000	$145,000
TADJSP/SQFT		$96.08	$74.83	$97.14	$69.90	$113.46
Total Adj Factors	$900	$29,800	$35,400	$35,000	$4,900	$35,500
Adjusted Sale Price		$106,000	$72,500	$98,500	$81,000	$110,400
Comparable Estimate	$94,000 ($72.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-40	113.21-1-17	102.78-2-14	113.22-3-28	113.21-6-28	113.21-6-27
Owner	Smith, Vera J	Mahn, Lisa	Williams, Bennie D	Chiocchio, Christina	Allison, Matthew E	Rizzo, Aris Q
Address	199 Roland St	208 Griffith St	125 Jackson Ave	95 Rutland 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	40 x 101	42 x 86	34 x 108	70 x 108	30 x 109	30 x 109
Building Style	09 Cottage	09 Cottage	08 Old style	08 Old style	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	1938 / 0	1948 / 0	1927 / 0	1925 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	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	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1325	918	864	880	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	1325	918	1404	1430	1072	979
Att/Det Gar Sqft		240	400	528		280
Prior Land	$6,100					
Prior Total	$68,100					
Comp Land Estimate	$9,000	$9,000	$8,000	$14,000	$7,000	$7,000
Sale Date		3/15/2019	8/26/2020	7/16/2020	10/12/2020	8/6/2020
Sale Price		$83,000	$134,900	$107,000	$125,000	$120,000
Time Adj Sale Price		$86,600	$134,900	$107,000	$125,000	$120,000
TADJSP/SQFT		$94.34	$96.08	$74.83	$116.60	$122.57
Total Adj Factors	$18,000	$21,900	$29,800	$35,400	$42,100	$40,400
Adjusted Sale Price		$82,700	$123,100	$89,600	$100,900	$97,600
Comparable Estimate	$99,000 ($74.72/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-5	113.21-1-17	113.21-6-27	102.77-5-15	113.21-6-28	112.28-4-30
Owner	Sitniewski, Sharon F	Mahn, Lisa	Rizzo, Aris Q	Franklin, Jessica R	Allison, Matthew E	Terzian, Stephen P
Address	204 Roland St	208 Griffith St	201 Crocker St	223 Roland 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	40 x 100	42 x 86	30 x 109	40 x 100	30 x 109	58 x 121
Building Style	09 Cottage	09 Cottage	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	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1945 / 0	1940 / 0	1950 / 0	1946 / 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	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.7	1.0	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	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	924	918	576	798	660	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	924	918	979	798	1072	1056
Att/Det Gar Sqft	396	240	280	288		484
Prior Land	$8,200					
Prior Total	$55,000					
Comp Land Estimate	$9,000	$9,000	$7,000	$9,000	$7,000	$13,000
Sale Date		3/15/2019	8/6/2020	10/14/2020	10/12/2020	4/7/2020
Sale Price		$83,000	$120,000	$80,000	$125,000	$125,000
Time Adj Sale Price		$86,600	$120,000	$80,000	$125,000	$125,600
TADJSP/SQFT		$94.34	$122.57	$100.25	$116.60	$118.94
Total Adj Factors	$6,300	$21,900	$40,400	$28,600	$42,100	$47,300
Adjusted Sale Price		$71,000	$85,900	$57,700	$89,200	$84,600
Comparable Estimate	$78,000 ($84.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-41	102.77-5-25	113.21-2-38	112.28-3-34	112.35-1-9	112.28-2-16
Owner	Power, Corriene A	Sherry, Raymond	Miller, Jay A	Marx, Nicholas S	Acevedo, Louis G	Rozak, Andrew
Address	207 Roland St	261 Roland St	243 Griffith St	237 Michael Ave	218 Wagner Ave	224 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	60 x 100	70 x 100	40 x 86	45 x 180	60 x 118	45 x 181
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	1958 / 0	1950 / 0	1948 / 0	1941 / 0	1956 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	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	672	625	624	598	1020	941
2nd Sty Area	528	625	624	598	540	621
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1200	1250	1248	1196	1560	1562
Att/Det Gar Sqft	294	576		460	440	420
Prior Land	$10,200					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$13,000	$9,000	$13,000	$13,000	$13,000
Sale Date		12/28/2018	1/3/2019	7/24/2018	6/7/2019	12/28/2018
Sale Price		$115,000	$87,000	$95,000	$106,000	$105,000
Time Adj Sale Price		$121,500	$91,400	$103,300	$109,600	$110,900
TADJSP/SQFT		$97.20	$73.24	$86.37	$70.26	$71.00
Total Adj Factors	$52,000	$48,200	$50,000	$54,800	$55,500	$65,500
Adjusted Sale Price		$125,300	$93,400	$100,500	$106,100	$97,400
Comparable Estimate	$105,000 ($87.5/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-4	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Nagel, Kenneth J	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	208 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	576	918	798	576	815	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	576	918	798	979	815	780
Att/Det Gar Sqft	308	240	288	280	308	
Prior Land	$6,100					
Prior Total	$46,800					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$17,600	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$82,300	$69,000	$97,200	$59,400	$95,600
Comparable Estimate	$81,000 ($140.63/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-3	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Seier, Frances	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	212 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	576	918	798	576	815	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	576	918	798	979	815	780
Att/Det Gar Sqft	280	240	288	280	308	
Prior Land	$6,100					
Prior Total	$46,500					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$17,400	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$82,100	$68,800	$97,000	$59,200	$95,400
Comparable Estimate	$81,000 ($140.63/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-2	113.21-6-11	102.78-2-17	102.78-1-22	102.78-2-14	113.22-3-28
Owner	Lisiecki, Rita R	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Williams, Bennie D	Chiocchio, Christina
Address	216 Roland 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	03 Split level	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1927 / 0	1927 / 0	1927 / 0	1927 / 0	1925 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 340	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.0	2.0	1.5	2.0	1.5	1.5
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1341	880	1051	1008	864	880
2nd Sty Area	0	880	0	0	0	0
Fin Bsmt/Fin Rec Rm	340 0	0 0	0 0	0 0	0 0	0 0
SFLA	1681	1760	1591	1558	1404	1430
Att/Det Gar Sqft		484	288	484	400	528
Prior Land	$10,200					
Prior Total	$90,000					
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	$84,800	$39,400	$30,500	$42,400	$29,800	$35,400
Adjusted Sale Price		$189,400	$171,200	$175,500	$189,900	$156,400
Comparable Estimate	$176,000 ($104.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-5-43	102.77-5-15	113.21-5-13	112.28-4-10	113.30-2-34	112.36-4-14
Owner	Majchrzak, Lynn M	Franklin, Jessica R	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Buczkowski, Sally	Laviolette, Adam
Address	219 Roland St	223 Roland St	156 Crocker St	232 Curtiss St	164 Gates 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 100	40 x 100	60 x 100	40 x 130	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1940 / 0	1954 / 0	1945 / 0	1954 / 0	1953 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	961	798	1028	815	1223	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	961	798	1028	815	1223	992
Att/Det Gar Sqft	240	288	308	308	352	308
Prior Land	$8,200					
Prior Total	$56,000					
Comp Land Estimate	$9,000	$9,000	$12,000	$10,000	$13,000	$14,000
Sale Date		10/14/2020	11/22/2019	12/16/2019	10/10/2020	3/18/2019
Sale Price		$80,000	$119,310	$85,000	$147,900	$85,000
Time Adj Sale Price		$80,000	$121,300	$86,100	$147,900	$88,700
TADJSP/SQFT		$100.25	$118.00	$105.64	$120.93	$89.42
Total Adj Factors	$39,100	$28,600	$51,300	$44,300	$72,200	$53,400
Adjusted Sale Price		$90,500	$109,100	$80,900	$114,800	$74,400
Comparable Estimate	$94,000 ($97.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.21-4-1	113.21-2-38	102.77-5-25	112.28-3-34	112.28-2-16	112.35-1-9
Owner	Sobol, Kenneth	Miller, Jay A	Sherry, Raymond	Marx, Nicholas S	Rozak, Andrew	Acevedo, Louis G
Address	220 Roland St	243 Griffith St	261 Roland St	237 Michael Ave	224 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	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 100	40 x 86	70 x 100	45 x 180	45 x 181	60 x 118
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	1944 / 0	1948 / 0	1950 / 0	1941 / 0	1940 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	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	2 Crawl 0
1st Sty Area	736	624	625	598	941	1020
2nd Sty Area	576	624	625	598	621	540
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1312	1248	1250	1196	1562	1560
Att/Det Gar Sqft	336		576	460	420	440
Prior Land	$8,200					
Prior Total	$70,000					
Comp Land Estimate	$9,000	$9,000	$13,000	$13,000	$13,000	$13,000
Sale Date		1/3/2019	12/28/2018	7/24/2018	12/28/2018	6/7/2019
Sale Price		$87,000	$115,000	$95,000	$105,000	$106,000
Time Adj Sale Price		$91,400	$121,500	$103,300	$110,900	$109,600
TADJSP/SQFT		$73.24	$97.20	$86.37	$71.00	$70.26
Total Adj Factors	$56,100	$50,000	$48,200	$54,800	$65,500	$55,500
Adjusted Sale Price		$97,500	$129,400	$104,600	$101,500	$110,200
Comparable Estimate	$109,000 ($83.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-15	102.77-5-15	112.28-4-10	113.21-5-13	113.30-2-34	113.30-2-7
Owner	Franklin, Jessica R	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczkowski, Sally	Harhigh, Andrew J
Address	223 Roland 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	40 x 100	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	1940 / 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	D Economy	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	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	798	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	798	798	815	1028	1223	832
Att/Det Gar Sqft	288	288	308	308	352	440
Prior Land	$6,100					
Prior Total	$56,500					
Comp Land Estimate	$9,000	$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	$28,600	$28,600	$44,300	$51,300	$72,200	$46,300
Adjusted Sale Price		$80,000	$70,400	$98,600	$104,300	$79,600
Comparable Estimate	$87,000 ($109.02/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-13	113.21-1-17	102.77-5-15	113.21-6-27	102.77-4-14	112.28-4-10
Owner	Ferguson, Kory A	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	McCormick, Jacqueline	Murphy, Kenneth R
Address	224 Roland St	208 Griffith St	223 Roland St	201 Crocker St	243 Currier 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	40 x 100	42 x 86	40 x 100	30 x 109	60 x 79	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.5	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	616	918	798	576	780	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	616	918	798	979	780	815
Att/Det Gar Sqft	308	240	288	280		308
Prior Land	$6,100					
Prior Total	$40,500					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$11,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	4/5/2019	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$106,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$110,300	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$141.41	$105.64
Total Adj Factors	$18,200	$21,900	$28,600	$40,400	$32,300	$44,300
Adjusted Sale Price		$82,900	$69,600	$97,800	$96,200	$60,000
Comparable Estimate	$81,000 ($131.49/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-16	113.21-1-17	102.77-5-15	113.21-6-27	112.28-4-10	102.77-4-14
Owner	Perry, Lynn T M	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Murphy, Kenneth R	McCormick, Jacqueline
Address	227 Roland St	208 Griffith St	223 Roland St	201 Crocker St	232 Curtiss 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 100	42 x 86	40 x 100	30 x 109	40 x 130	60 x 79
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.0	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	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	624	918	798	576	815	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	624	918	798	979	815	780
Att/Det Gar Sqft	240	240	288	280	308	
Prior Land	$8,200					
Prior Total	$40,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$10,000	$11,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	12/16/2019	4/5/2019
Sale Price		$83,000	$80,000	$120,000	$85,000	$106,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$86,100	$110,300
TADJSP/SQFT		$94.34	$100.25	$122.57	$105.64	$141.41
Total Adj Factors	$10,200	$21,900	$28,600	$40,400	$44,300	$32,300
Adjusted Sale Price		$74,900	$61,600	$89,800	$52,000	$88,200
Comparable Estimate	$73,000 ($116.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-12	102.77-5-15	113.21-5-13	112.28-4-10	113.30-2-34	112.36-4-14
Owner	Piatek, Jeanette M	Franklin, Jessica R	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Buczkowski, Sally	Laviolette, Adam
Address	228 Roland St	223 Roland St	156 Crocker St	232 Curtiss St	164 Gates 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 100	40 x 100	60 x 100	40 x 130	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1940 / 0	1954 / 0	1945 / 0	1954 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	798	1028	815	1223	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	960	798	1028	815	1223	992
Att/Det Gar Sqft	400	288	308	308	352	308
Prior Land	$6,100					
Prior Total	$65,000					
Comp Land Estimate	$9,000	$9,000	$12,000	$10,000	$13,000	$14,000
Sale Date		10/14/2020	11/22/2019	12/16/2019	10/10/2020	3/18/2019
Sale Price		$80,000	$119,310	$85,000	$147,900	$85,000
Time Adj Sale Price		$80,000	$121,300	$86,100	$147,900	$88,700
TADJSP/SQFT		$100.25	$118.00	$105.64	$120.93	$89.42
Total Adj Factors	$38,300	$28,600	$51,300	$44,300	$72,200	$53,400
Adjusted Sale Price		$89,700	$108,300	$80,100	$114,000	$73,600
Comparable Estimate	$93,000 ($96.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-17	102.77-5-25	113.21-2-38	112.28-3-34	112.28-2-16	112.35-1-9
Owner	Gianni, Dawn M	Sherry, Raymond	Miller, Jay A	Marx, Nicholas S	Rozak, Andrew	Acevedo, Louis G
Address	231 Roland St	261 Roland St	243 Griffith St	237 Michael Ave	224 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	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 100	70 x 100	40 x 86	45 x 180	45 x 181	60 x 118
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	1947 / 0	1950 / 0	1948 / 0	1941 / 0	1940 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	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	2 Crawl 0
1st Sty Area	695	625	624	598	941	1020
2nd Sty Area	551	625	624	598	621	540
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1246	1250	1248	1196	1562	1560
Att/Det Gar Sqft	484	576		460	420	440
Prior Land	$8,200					
Prior Total	$73,000					
Comp Land Estimate	$9,000	$13,000	$9,000	$13,000	$13,000	$13,000
Sale Date		12/28/2018	1/3/2019	7/24/2018	12/28/2018	6/7/2019
Sale Price		$115,000	$87,000	$95,000	$105,000	$106,000
Time Adj Sale Price		$121,500	$91,400	$103,300	$110,900	$109,600
TADJSP/SQFT		$97.20	$73.24	$86.37	$71.00	$70.26
Total Adj Factors	$43,600	$48,200	$50,000	$54,800	$65,500	$55,500
Adjusted Sale Price		$116,900	$85,000	$92,100	$89,000	$97,700
Comparable Estimate	$96,000 ($77.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-11	113.21-6-28	113.21-6-27	112.28-4-30	101.84-2-11	113.29-3-23
Owner	Phillips Tanis J	Allison, Matthew E	Rizzo, Aris Q	Terzian, Stephen P	Walkow, Benjamin J	Salgado, Daisy
Address	232 Roland St	203 Crocker St	201 Crocker St	237 Halstead Ave	299 Lackawanna 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	40 x 102	30 x 109	30 x 109	58 x 121	52 x 120	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	1948 / 0	1950 / 0	1945 / 0	1946 / 0	1950 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / 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	2 / 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	616	660	576	704	780	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 0	0 362
SFLA	1048	1072	979	1056	1158	1088
Att/Det Gar Sqft	576		280	484	528	440
Prior Land	$8,300					
Prior Total	$50,000					
Comp Land Estimate	$9,000	$7,000	$7,000	$13,000	$12,000	$13,000
Sale Date		10/12/2020	8/6/2020	4/7/2020	8/11/2020	9/30/2019
Sale Price		$125,000	$120,000	$125,000	$107,000	$100,000
Time Adj Sale Price		$125,000	$120,000	$125,600	$107,000	$102,300
TADJSP/SQFT		$116.60	$122.57	$118.94	$92.40	$94.03
Total Adj Factors	$50,200	$42,100	$40,400	$47,300	$51,500	$49,400
Adjusted Sale Price		$133,100	$129,800	$128,500	$105,700	$103,100
Comparable Estimate	$120,000 ($114.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-18	102.77-5-15	112.28-4-10	113.21-5-13	113.30-2-34	113.30-2-7
Owner	Benham, Robert L	Franklin, Jessica R	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczkowski, Sally	Harhigh, Andrew J
Address	235 Roland 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	40 x 100	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	1940 / 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	D Economy	D Economy 100	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 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	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	765	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	765	798	815	1028	1223	832
Att/Det Gar Sqft	240	288	308	308	352	440
Prior Land	$6,100					
Prior Total	$49,500					
Comp Land Estimate	$9,000	$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	$15,600	$28,600	$44,300	$51,300	$72,200	$46,300
Adjusted Sale Price		$67,000	$57,400	$85,600	$91,300	$66,600
Comparable Estimate	$74,000 ($96.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-10	113.21-1-17	102.77-5-15	113.21-6-27	102.77-4-14	112.28-4-10
Owner	Mesi, Christopher	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	McCormick, Jacqueline	Murphy, Kenneth R
Address	236 Roland St	208 Griffith St	223 Roland St	201 Crocker St	243 Currier 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	40 x 103	42 x 86	40 x 100	30 x 109	60 x 79	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.5	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	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	608	918	798	576	780	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	608	918	798	979	780	815
Att/Det Gar Sqft	650	240	288	280		308
Prior Land	$8,300					
Prior Total	$46,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$11,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	4/5/2019	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$106,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$110,300	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$141.41	$105.64
Total Adj Factors	$22,300	$21,900	$28,600	$40,400	$32,300	$44,300
Adjusted Sale Price		$87,000	$73,700	$101,900	$100,300	$64,100
Comparable Estimate	$85,000 ($139.8/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-19	113.21-1-17	102.77-5-15	113.21-6-27	113.21-6-28	112.28-4-10
Owner	Szrama Peter A, Peter A	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Allison, Matthew E	Murphy, Kenneth R
Address	239 Roland St	208 Griffith St	223 Roland St	201 Crocker St	203 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	40 x 100	42 x 86	40 x 100	30 x 109	30 x 109	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.7	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	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	918	798	576	660	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	864	918	798	979	1072	815
Att/Det Gar Sqft	280	240	288	280		308
Prior Land	$8,200					
Prior Total	$54,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$7,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	10/12/2020	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$125,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$125,000	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$116.60	$105.64
Total Adj Factors	$14,000	$21,900	$28,600	$40,400	$42,100	$44,300
Adjusted Sale Price		$78,700	$65,400	$93,600	$96,900	$55,800
Comparable Estimate	$78,000 ($90.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-9	113.21-1-17	102.77-5-15	113.21-6-27	102.77-4-14	112.28-4-10
Owner	Miranda, Roberto G	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	McCormick, Jacqueline	Murphy, Kenneth R
Address	240 Roland St	208 Griffith St	223 Roland St	201 Crocker St	243 Currier 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	40 x 103	42 x 86	40 x 100	30 x 109	60 x 79	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.5	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	616	918	798	576	780	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 0	0 0	0 0	0 0	0 0
SFLA	616	918	798	979	780	815
Att/Det Gar Sqft	288	240	288	280		308
Prior Land	$8,300					
Prior Total	$45,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$11,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	4/5/2019	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$106,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$110,300	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$141.41	$105.64
Total Adj Factors	$20,100	$21,900	$28,600	$40,400	$32,300	$44,300
Adjusted Sale Price		$84,800	$71,500	$99,700	$98,100	$61,900
Comparable Estimate	$83,000 ($134.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-20	102.77-5-25	113.21-2-38	112.28-3-34	112.35-1-9	112.28-2-16
Owner	Haynes, Ashanti T	Sherry, Raymond	Miller, Jay A	Marx, Nicholas S	Acevedo, Louis G	Rozak, Andrew
Address	243 Roland St	261 Roland St	243 Griffith St	237 Michael Ave	218 Wagner Ave	224 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	40 x 100	70 x 100	40 x 86	45 x 180	60 x 118	45 x 181
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	2015 / 2015	1950 / 0	1948 / 0	1941 / 0	1956 / 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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	850	625	624	598	1020	941
2nd Sty Area	440	625	624	598	540	621
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1290	1250	1248	1196	1560	1562
Att/Det Gar Sqft		576		460	440	420
Prior Land	$8,200					
Prior Total	$87,800					
Comp Land Estimate	$9,000	$13,000	$9,000	$13,000	$13,000	$13,000
Sale Date		12/28/2018	1/3/2019	7/24/2018	6/7/2019	12/28/2018
Sale Price		$115,000	$87,000	$95,000	$106,000	$105,000
Time Adj Sale Price		$121,500	$91,400	$103,300	$109,600	$110,900
TADJSP/SQFT		$97.20	$73.24	$86.37	$70.26	$71.00
Total Adj Factors	$42,100	$48,200	$50,000	$54,800	$55,500	$65,500
Adjusted Sale Price		$115,400	$83,500	$90,600	$96,200	$87,500
Comparable Estimate	$95,000 ($73.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-21	113.21-1-17	102.77-5-15	113.21-6-27	102.77-4-14	112.28-4-10
Owner	Bartus, Nicole B	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	McCormick, Jacqueline	Murphy, Kenneth R
Address	247 Roland St	208 Griffith St	223 Roland St	201 Crocker St	243 Currier 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	40 x 100	42 x 86	40 x 100	30 x 109	60 x 79	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.5	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	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	771	918	798	576	780	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	771	918	798	979	780	815
Att/Det Gar Sqft		240	288	280		308
Prior Land	$6,100					
Prior Total	$50,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$11,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	4/5/2019	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$106,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$110,300	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$141.41	$105.64
Total Adj Factors	$8,900	$21,900	$28,600	$40,400	$32,300	$44,300
Adjusted Sale Price		$73,600	$60,300	$88,500	$86,900	$50,700
Comparable Estimate	$72,000 ($93.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-8	113.21-6-11	102.78-2-17	102.78-1-22	102.78-2-14	113.22-3-28
Owner	Zaremba, Edward	Ashley, Sara	Lyons, Christopher L	Patterson, Eric K	Williams, Bennie D	Chiocchio, Christina
Address	248 Roland 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 103	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	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	1710	1760	1591	1558	1404	1430
Att/Det Gar Sqft	240	484	288	484	400	528
Prior Land	$10,400					
Prior Total	$74,000					
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	$36,500	$39,400	$30,500	$42,400	$29,800	$35,400
Adjusted Sale Price		$141,100	$122,900	$127,200	$141,600	$108,100
Comparable Estimate	$128,000 ($74.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-22	113.21-1-17	102.77-5-15	113.21-6-27	113.21-6-28	112.28-4-10
Owner	Prell, Mary Ellen	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	Allison, Matthew E	Murphy, Kenneth R
Address	251 Roland St	208 Griffith St	223 Roland St	201 Crocker St	203 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	40 x 100	42 x 86	40 x 100	30 x 109	30 x 109	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1940 / 0	1945 / 0	1950 / 0	1945 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.0	1.7	1.7	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	918	798	576	660	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	864	918	798	979	1072	815
Att/Det Gar Sqft	280	240	288	280		308
Prior Land	$6,100					
Prior Total	$55,000					
Comp Land Estimate	$9,000	$9,000	$9,000	$7,000	$7,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	10/12/2020	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$125,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$125,000	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$116.60	$105.64
Total Adj Factors	$28,200	$21,900	$28,600	$40,400	$42,100	$44,300
Adjusted Sale Price		$92,900	$79,600	$107,800	$111,100	$70,000
Comparable Estimate	$92,000 ($106.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-7	113.21-6-27	113.21-6-28	112.28-4-30	101.84-2-11	112.36-4-31
Owner	Gorney, Mark	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Walkow, Benjamin J	Celej, Nicholas J
Address	252 Roland St	201 Crocker St	203 Crocker St	237 Halstead Ave	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	45 x 103	30 x 109	30 x 109	58 x 121	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1950 / 0	1946 / 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	1.7	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 / 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	688	576	660	704	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	1032	979	1072	1056	1158	990
Att/Det Gar Sqft	484	280		484	528	528
Prior Land	$8,900					
Prior Total	$65,000					
Comp Land Estimate	$10,000	$7,000	$7,000	$13,000	$12,000	$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	8/11/2020	9/10/2019
Sale Price		$120,000	$125,000	$125,000	$107,000	$137,000
Time Adj Sale Price		$120,000	$125,000	$125,600	$107,000	$140,200
TADJSP/SQFT		$122.57	$116.60	$118.94	$92.40	$141.62
Total Adj Factors	$45,100	$40,400	$42,100	$47,300	$51,500	$44,100
Adjusted Sale Price		$124,700	$128,000	$123,400	$100,600	$141,200
Comparable Estimate	$124,000 ($120.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-23	113.21-6-27	113.21-6-28	112.28-4-30	101.84-2-11	112.36-4-31
Owner	Bragg Christopher R	Rizzo, Aris Q	Allison, Matthew E	Terzian, Stephen P	Walkow, Benjamin J	Celej, Nicholas J
Address	255 Roland St	201 Crocker St	203 Crocker St	237 Halstead Ave	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	40 x 100	30 x 109	30 x 109	58 x 121	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1947 / 0	1945 / 0	1950 / 0	1946 / 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 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	1.7	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 / 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	744	576	660	704	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	1032	979	1072	1056	1158	990
Att/Det Gar Sqft	280	280		484	528	528
Prior Land	$8,200					
Prior Total	$60,000					
Comp Land Estimate	$9,000	$7,000	$7,000	$13,000	$12,000	$12,000
Sale Date		8/6/2020	10/12/2020	4/7/2020	8/11/2020	9/10/2019
Sale Price		$120,000	$125,000	$125,000	$107,000	$137,000
Time Adj Sale Price		$120,000	$125,000	$125,600	$107,000	$140,200
TADJSP/SQFT		$122.57	$116.60	$118.94	$92.40	$141.62
Total Adj Factors	$39,900	$40,400	$42,100	$47,300	$51,500	$44,100
Adjusted Sale Price		$119,500	$122,800	$118,200	$95,400	$136,000
Comparable Estimate	$118,000 ($114.34/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-6	113.21-1-17	102.77-5-15	113.21-6-27	102.77-4-14	112.28-4-10
Owner	Gentile-Niwinski, Mary /	Mahn, Lisa	Franklin, Jessica R	Rizzo, Aris Q	McCormick, Jacqueline	Murphy, Kenneth R
Address	256 Roland St	208 Griffith St	223 Roland St	201 Crocker St	243 Currier 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	45 x 103	42 x 86	40 x 100	30 x 109	60 x 79	40 x 130
Building Style	09 Cottage	09 Cottage	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1940 / 0	1945 / 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	D Economy 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	1.0	1.5	1.0	1.7	1.5	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	576	918	798	576	780	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	576	918	798	979	780	815
Att/Det Gar Sqft	280	240	288	280		308
Prior Land	$7,100					
Prior Total	$46,900					
Comp Land Estimate	$10,000	$9,000	$9,000	$7,000	$11,000	$10,000
Sale Date		3/15/2019	10/14/2020	8/6/2020	4/5/2019	12/16/2019
Sale Price		$83,000	$80,000	$120,000	$106,000	$85,000
Time Adj Sale Price		$86,600	$80,000	$120,000	$110,300	$86,100
TADJSP/SQFT		$94.34	$100.25	$122.57	$141.41	$105.64
Total Adj Factors	$18,100	$21,900	$28,600	$40,400	$32,300	$44,300
Adjusted Sale Price		$82,800	$69,500	$97,700	$96,100	$59,900
Comparable Estimate	$81,000 ($140.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-4-4.1	102.78-2-17	102.78-1-22	102.78-2-14	113.21-6-11	113.22-3-28
Owner	Wilcox, Renee M	Lyons, Christopher L	Patterson, Eric K	Williams, Bennie D	Ashley, Sara	Chiocchio, Christina
Address	258 Roland St	137 Jackson Ave	145 Francis Ave	125 Jackson Ave	76 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	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 103	34 x 108	102 x 112	34 x 108	32 x 109	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 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	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	2.0	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 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	1096	1051	1008	864	880	880
2nd Sty Area	0	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 440	0 0	0 0	0 0	0 0	0 0
SFLA	1580	1591	1558	1404	1760	1430
Att/Det Gar Sqft	576	288	484	400	484	528
Prior Land	$10,400					
Prior Total	$76,000					
Comp Land Estimate	$12,000	$8,000	$17,000	$8,000	$8,000	$14,000
Sale Date		11/4/2019	9/3/2019	8/26/2020	9/4/2020	7/16/2020
Sale Price		$115,000	$130,000	$134,900	$144,000	$107,000
Time Adj Sale Price		$116,900	$133,100	$134,900	$144,000	$107,000
TADJSP/SQFT		$73.48	$85.43	$96.08	$81.82	$74.83
Total Adj Factors	$40,500	$30,500	$42,400	$29,800	$39,400	$35,400
Adjusted Sale Price		$126,900	$131,200	$145,600	$145,100	$112,100
Comparable Estimate	$132,000 ($83.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-24	102.77-5-25	113.21-2-38	112.28-3-34	112.28-2-16	112.35-1-9
Owner	Moran, Michael	Sherry, Raymond	Miller, Jay A	Marx, Nicholas S	Rozak, Andrew	Acevedo, Louis G
Address	259 Roland St	261 Roland St	243 Griffith St	237 Michael Ave	224 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	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 100	70 x 100	40 x 86	45 x 180	45 x 181	60 x 118
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	1947 / 0	1950 / 0	1948 / 0	1941 / 0	1940 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	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	3	4
Full/Half Baths	1 / 0	1 / 1	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	2 Crawl 0
1st Sty Area	576	625	624	598	941	1020
2nd Sty Area	456	625	624	598	621	540
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1122	1250	1248	1196	1562	1560
Att/Det Gar Sqft	320	576		460	420	440
Prior Land	$6,100					
Prior Total	$60,000					
Comp Land Estimate	$9,000	$13,000	$9,000	$13,000	$13,000	$13,000
Sale Date		12/28/2018	1/3/2019	7/24/2018	12/28/2018	6/7/2019
Sale Price		$115,000	$87,000	$95,000	$105,000	$106,000
Time Adj Sale Price		$121,500	$91,400	$103,300	$110,900	$109,600
TADJSP/SQFT		$97.20	$73.24	$86.37	$71.00	$70.26
Total Adj Factors	$39,100	$48,200	$50,000	$54,800	$65,500	$55,500
Adjusted Sale Price		$112,400	$80,500	$87,600	$84,500	$93,200
Comparable Estimate	$92,000 ($82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.77-5-25	102.77-5-25	113.21-2-38	112.28-3-34	112.28-2-16	112.35-1-9
Owner	Sherry, Raymond	Sherry, Raymond	Miller, Jay A	Marx, Nicholas S	Rozak, Andrew	Acevedo, Louis G
Address	261 Roland St	261 Roland St	243 Griffith St	237 Michael Ave	224 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	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 100	70 x 100	40 x 86	45 x 180	45 x 181	60 x 118
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	1950 / 0	1950 / 0	1948 / 0	1941 / 0	1940 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	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	2 Crawl 0
1st Sty Area	625	625	624	598	941	1020
2nd Sty Area	625	625	624	598	621	540
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1250	1250	1248	1196	1562	1560
Att/Det Gar Sqft	576	576		460	420	440
Prior Land	$10,900					
Prior Total	$85,000					
Comp Land Estimate	$13,000	$13,000	$9,000	$13,000	$13,000	$13,000
Sale Date		12/28/2018	1/3/2019	7/24/2018	12/28/2018	6/7/2019
Sale Price		$115,000	$87,000	$95,000	$105,000	$106,000
Time Adj Sale Price		$121,500	$91,400	$103,300	$110,900	$109,600
TADJSP/SQFT		$97.20	$73.24	$86.37	$71.00	$70.26
Total Adj Factors	$54,500	$48,200	$50,000	$54,800	$65,500	$55,500
Adjusted Sale Price		$127,800	$95,900	$103,000	$99,900	$108,600
Comparable Estimate	$107,000 ($85.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-14	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Delbert, Russell J	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	14 Rutland 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 108	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	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	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		528	400	528	280	484
Prior Land	$5,500					
Prior Total	$58,500					
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	$24,900	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$96,500	$130,000	$122,500	$122,000	$129,500
Comparable Estimate	$120,000 ($83.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-4-18	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Denning, Edward	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	15 Rutland 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	34 x 108	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	1930 / 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	2 / 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	280	528	400	528	280	484
Prior Land	$7,500					
Prior Total	$66,000					
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	$31,100	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$102,700	$136,200	$128,700	$128,200	$135,700
Comparable Estimate	$126,000 ($88.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-13	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Borawski, Suzanne M	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	18 Rutland 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 108	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	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	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	384	528	400	528	280	484
Prior Land	$5,500					
Prior Total	$62,300					
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	$28,000	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$99,600	$133,100	$125,600	$125,100	$132,600
Comparable Estimate	$123,000 ($86.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-4-19	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Spider, Jerome E	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	21 Rutland 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	102 x 108	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	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	4	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	1320	1430	1404	1365	1540	1760
Att/Det Gar Sqft	600	528	400	528	280	484
Prior Land	$12,100					
Prior Total	$62,400					
Comp Land Estimate	$16,000	$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	$34,900	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$106,500	$140,000	$132,500	$132,000	$139,500
Comparable Estimate	$130,000 ($98.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-12	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Pauly, Susan M	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	26 Rutland 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 108	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 / 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	2.0	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	480	528	400	528	280	484
Prior Land	$9,500					
Prior Total	$67,100					
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	$33,700	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$105,300	$138,800	$131,300	$130,800	$138,300
Comparable Estimate	$129,000 ($90.21/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-4-20	113.21-6-11	113.22-3-28	113.22-6-13	102.78-2-17	102.78-2-14
Owner	Carter, Jeffery J	Ashley, Sara	Chiocchio, Christina	Jackson, Marlon D	Lyons, Christopher L	Williams, Bennie D
Address	27 Rutland 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	34 x 108	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	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 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	1.7	2.0	1.5	1.7	1.5	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	976	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	1636	1760	1430	1540	1591	1404
Att/Det Gar Sqft		484	528	280	288	400
Prior Land	$5,500					
Prior Total	$69,100					
Comp Land Estimate	$8,000	$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	$31,100	$39,400	$35,400	$20,000	$30,500	$29,800
Adjusted Sale Price		$135,700	$102,700	$128,200	$117,500	$136,200
Comparable Estimate	$124,000 ($75.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-10.1	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Wahl, Frank W	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	32 Rutland 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 108	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	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	$9,400					
Prior Total	$66,000					
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	$31,300	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$102,900	$136,400	$128,900	$128,400	$135,900
Comparable Estimate	$127,000 ($88.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-4-21	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	102.78-2-17
Owner	Wahl, Frank W Jr	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Lyons, Christopher L
Address	35 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson 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	68 x 108	70 x 108	34 x 108	77 x 110	38 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1935 / 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	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	4	3	3	3	3	4
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	880	880	864	840	880	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	1430	1430	1404	1365	1540	1591
Att/Det Gar Sqft	650	528	400	528	280	288
Prior Land	$11,200					
Prior Total	$70,000					
Comp Land Estimate	$13,000	$14,000	$8,000	$14,000	$9,000	$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	11/4/2019
Sale Price		$107,000	$134,900	$130,000	$114,000	$115,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$117,100	$116,900
TADJSP/SQFT		$74.83	$96.08	$97.14	$76.04	$73.48
Total Adj Factors	$36,300	$35,400	$29,800	$35,000	$20,000	$30,500
Adjusted Sale Price		$107,900	$141,400	$133,900	$133,400	$122,700
Comparable Estimate	$128,000 ($89.51/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-9	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	113.21-6-11
Owner	Czubaj, Robert D	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Ashley, Sara
Address	38 Rutland 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	69 x 108	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	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	399	528	400	528	280	484
Prior Land	$9,500					
Prior Total	$63,100					
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	$21,600	$35,400	$29,800	$35,000	$20,000	$39,400
Adjusted Sale Price		$93,200	$126,700	$119,200	$118,700	$126,200
Comparable Estimate	$117,000 ($81.82/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-4-22.1	113.22-3-28	102.78-2-14	113.22-6-15	113.22-6-13	102.78-2-17
Owner	Gretch, Dale C	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Jackson, Marlon D	Lyons, Christopher L
Address	41 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	14 Jackson 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	102 x 108	70 x 108	34 x 108	77 x 110	38 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 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	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	4
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	880	880	864	840	880	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	1430	1430	1404	1365	1540	1591
Att/Det Gar Sqft	768	528	400	528	280	288
Prior Land	$13,800					
Prior Total	$73,000					
Comp Land Estimate	$16,000	$14,000	$8,000	$14,000	$9,000	$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	8/27/2019	11/4/2019
Sale Price		$107,000	$134,900	$130,000	$114,000	$115,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$117,100	$116,900
TADJSP/SQFT		$74.83	$96.08	$97.14	$76.04	$73.48
Total Adj Factors	$39,000	$35,400	$29,800	$35,000	$20,000	$30,500
Adjusted Sale Price		$110,600	$144,100	$136,600	$136,100	$125,400
Comparable Estimate	$131,000 ($91.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-5-7.1	102.77-1-10	112.36-3-15	112.28-2-31	112.27-1-19	112.51-1-2
Owner	Ricigliano, Nicholas P	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Carousel Development
Address	44 Rutland Ave	279 Curtiss St	115 Halstead Ave	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	61 x 108	105 x 130	76 x 121	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1919 / 0	1923 / 0	1929 / 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	C Average 90
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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.3	1.5	2.0
Bedrooms	5	5	4	5	5	7
Full/Half Baths	2 / 0	3 / 1	2 / 0	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	1350	1663	1196	1741	1318	1992
2nd Sty Area	1248	0	1056	0	0	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2598	2597	2252	1879	1893	3320
Att/Det Gar Sqft	720	754	748		352	
Prior Land	$11,300					
Prior Total	$75,000					
Comp Land Estimate	$13,000	$18,000	$15,000	$8,000	$9,000	$0
Sale Date		11/14/2018	10/25/2019	11/19/2019	2/7/2019	10/18/2019
Sale Price		$151,000	$117,000	$77,500	$110,000	$92,500
Time Adj Sale Price		$160,500	$119,400	$78,800	$115,200	$94,400
TADJSP/SQFT		$61.80	$53.02	$41.94	$60.86	$28.43
Total Adj Factors	$35,600	$72,000	$45,600	$18,300	$36,200	$0
Adjusted Sale Price		$124,100	$109,400	$96,100	$114,600	$0
Comparable Estimate	$111,000 ($42.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-24	112.28-2-31	101.84-3-17	112.27-1-11	112.36-3-15	112.27-1-19
Owner	Chromiak, Jan	Siddiqui, Mohammed K	Knope, Paul	Kowalow, Andrew P Jr	Sulski, Tyler J	Thompson, LaSean
Address	75 Rutland Ave	237 Lackawanna Ave	309 Michael Ave	332 Wagner Ave	115 Halstead 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	32 x 108	30 x 120	66 x 178	30 x 118	76 x 121	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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1923 / 0	1922 / 0	1916 / 0	1919 / 0	1929 / 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	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.3	1.5	1.5	2.0	1.5
Bedrooms	4	5	4	4	4	5
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	3 Partial 0	4 Full 0
1st Sty Area	1080	1741	1112	1232	1196	1318
2nd Sty Area	0	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	1770	1879	1596	1672	2252	1893
Att/Det Gar Sqft	220				748	352
Prior Land	$7,200					
Prior Total	$65,000					
Comp Land Estimate	$8,000	$8,000	$16,000	$7,000	$15,000	$9,000
Sale Date		11/19/2019	1/10/2020	6/12/2019	10/25/2019	2/7/2019
Sale Price		$77,500	$80,000	$72,000	$117,000	$110,000
Time Adj Sale Price		$78,800	$80,800	$74,400	$119,400	$115,200
TADJSP/SQFT		$41.94	$50.63	$44.50	$53.02	$60.86
Total Adj Factors	$32,500	$18,300	$23,600	$11,800	$45,600	$36,200
Adjusted Sale Price		$93,000	$89,700	$95,100	$106,300	$111,500
Comparable Estimate	$99,000 ($55.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-9	113.21-6-11	113.22-3-28	102.78-2-17	102.78-2-14	113.22-1-6
Owner	Schieder, Scott	Ashley, Sara	Chiocchio, Christina	Lyons, Christopher L	Williams, Bennie D	Sommerville, Tamika M
Address	76 Rutland Ave	76 Francis Ave	95 Rutland Ave	137 Jackson Ave	125 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	35 x 108	32 x 109	70 x 108	34 x 108	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	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1925 / 0	1927 / 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	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	5
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	880	1051	864	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	1591	1404	2007
Att/Det Gar Sqft	252	484	528	288	400	260
Prior Land	$5,500					
Prior Total	$74,200					
Comp Land Estimate	$8,000	$8,000	$14,000	$8,000	$8,000	$8,000
Sale Date		9/4/2020	7/16/2020	11/4/2019	8/26/2020	10/23/2019
Sale Price		$144,000	$107,000	$115,000	$134,900	$112,500
Time Adj Sale Price		$144,000	$107,000	$116,900	$134,900	$114,800
TADJSP/SQFT		$81.82	$74.83	$73.48	$96.08	$57.20
Total Adj Factors	$34,900	$39,400	$35,400	$30,500	$29,800	$41,500
Adjusted Sale Price		$139,500	$106,500	$121,300	$140,000	$108,200
Comparable Estimate	$123,000 ($69.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-25	101.84-3-17	112.28-2-31	112.27-1-11	112.27-1-19	112.36-3-15
Owner	Jablonski, Carl C	Knope, Paul	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean	Sulski, Tyler J
Address	79 Rutland Ave	309 Michael Ave	237 Lackawanna 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	32 x 108	66 x 178	30 x 120	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	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1922 / 0	1923 / 0	1916 / 0	1929 / 0	1919 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	4	5	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	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	880	1112	1741	1232	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	1430	1596	1879	1672	1893	2252
Att/Det Gar Sqft	400				352	748
Prior Land	$5,200					
Prior Total	$56,000					
Comp Land Estimate	$8,000	$16,000	$8,000	$7,000	$9,000	$15,000
Sale Date		1/10/2020	11/19/2019	6/12/2019	2/7/2019	10/25/2019
Sale Price		$80,000	$77,500	$72,000	$110,000	$117,000
Time Adj Sale Price		$80,800	$78,800	$74,400	$115,200	$119,400
TADJSP/SQFT		$50.63	$41.94	$44.50	$60.86	$53.02
Total Adj Factors	$26,100	$23,600	$18,300	$11,800	$36,200	$45,600
Adjusted Sale Price		$83,300	$86,600	$88,700	$105,100	$99,900
Comparable Estimate	$93,000 ($65.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-8	113.22-3-28	102.78-2-14	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Gossett, Kevin R	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	80 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin 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	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 108	70 x 108	34 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	2.0
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	1051	1008
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	1430	1404	1365	1591	1558
Att/Det Gar Sqft	320	528	400	528	288	484
Prior Land	$5,500					
Prior Total	$61,800					
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	11/4/2019	9/3/2019
Sale Price		$107,000	$134,900	$130,000	$115,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$116,900	$133,100
TADJSP/SQFT		$74.83	$96.08	$97.14	$73.48	$85.43
Total Adj Factors	$29,600	$35,400	$29,800	$35,000	$30,500	$42,400
Adjusted Sale Price		$101,200	$134,700	$127,200	$116,000	$120,300
Comparable Estimate	$120,000 ($83.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-26	102.77-5-15	113.21-5-13	113.30-2-34	112.28-4-10	112.36-4-14
Owner	Dubaj, Kenneth K	Franklin, Jessica R	Niedzwiedz, Katarzyna	Buczkowski, Sally	Murphy, Kenneth R	Laviolette, Adam
Address	83 Rutland Ave	223 Roland St	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	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	64 x 108	40 x 100	60 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	1953 / 0	1940 / 0	1954 / 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	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 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	916	798	1028	1223	815	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 216	0 0	0 0	0 0	0 0	0 300
SFLA	916	798	1028	1223	815	992
Att/Det Gar Sqft	280	288	308	352	308	308
Prior Land	$10,900					
Prior Total	$52,000					
Comp Land Estimate	$13,000	$9,000	$12,000	$13,000	$10,000	$14,000
Sale Date		10/14/2020	11/22/2019	10/10/2020	12/16/2019	3/18/2019
Sale Price		$80,000	$119,310	$147,900	$85,000	$85,000
Time Adj Sale Price		$80,000	$121,300	$147,900	$86,100	$88,700
TADJSP/SQFT		$100.25	$118.00	$120.93	$105.64	$89.42
Total Adj Factors	$49,400	$28,600	$51,300	$72,200	$44,300	$53,400
Adjusted Sale Price		$100,800	$119,400	$125,100	$91,200	$84,700
Comparable Estimate	$104,000 ($113.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-7	113.22-3-28	102.78-2-14	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Glinski, Patricia	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	86 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin 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	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 108	70 x 108	34 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 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	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	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	1051	1008
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	1430	1404	1365	1591	1558
Att/Det Gar Sqft	440	528	400	528	288	484
Prior Land	$11,400					
Prior Total	$67,000					
Comp Land Estimate	$14,000	$14,000	$8,000	$14,000	$8,000	$17,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$107,000	$134,900	$130,000	$115,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$116,900	$133,100
TADJSP/SQFT		$74.83	$96.08	$97.14	$73.48	$85.43
Total Adj Factors	$41,900	$35,400	$29,800	$35,000	$30,500	$42,400
Adjusted Sale Price		$113,500	$147,000	$139,500	$128,300	$132,600
Comparable Estimate	$132,000 ($92.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-27	113.22-3-28	102.78-2-14	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Damstetter, Stephanie A	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	89 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin 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	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 108	70 x 108	34 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	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	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	880	864	840	1051	1008
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	1365	1430	1404	1365	1591	1558
Att/Det Gar Sqft	576	528	400	528	288	484
Prior Land	$7,700					
Prior Total	$65,000					
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	11/4/2019	9/3/2019
Sale Price		$107,000	$134,900	$130,000	$115,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$116,900	$133,100
TADJSP/SQFT		$74.83	$96.08	$97.14	$73.48	$85.43
Total Adj Factors	$32,300	$35,400	$29,800	$35,000	$30,500	$42,400
Adjusted Sale Price		$103,900	$137,400	$129,900	$118,700	$123,000
Comparable Estimate	$123,000 ($90.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-6	113.22-3-28	102.78-2-14	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Majchrzycki, Daniel	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	94 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin 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	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 108	70 x 108	34 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	2.0
Bedrooms	2	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	840	1051	1008
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	1404	1365	1591	1558
Att/Det Gar Sqft	432	528	400	528	288	484
Prior Land	$9,500					
Prior Total	$63,100					
Comp Land Estimate	$14,000	$14,000	$8,000	$14,000	$8,000	$17,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$107,000	$134,900	$130,000	$115,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$116,900	$133,100
TADJSP/SQFT		$74.83	$96.08	$97.14	$73.48	$85.43
Total Adj Factors	$31,700	$35,400	$29,800	$35,000	$30,500	$42,400
Adjusted Sale Price		$103,300	$136,800	$129,300	$118,100	$122,400
Comparable Estimate	$122,000 ($92.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-28	113.22-3-28	102.78-2-14	102.78-2-17	113.22-6-15	102.78-1-22
Owner	Chiocchio, Christina	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Dixon, Robert E Jr	Patterson, Eric K
Address	95 Rutland Ave	95 Rutland Ave	125 Jackson Ave	137 Jackson 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	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 108	70 x 108	34 x 108	34 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	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	1925 / 0	1925 / 0	1927 / 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 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	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	2.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	1051	840	1008
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	1430	1404	1591	1365	1558
Att/Det Gar Sqft	528	528	400	288	528	484
Prior Land	$11,400					
Prior Total	$67,000					
Comp Land Estimate	$14,000	$14,000	$8,000	$8,000	$14,000	$17,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	10/9/2019	9/3/2019
Sale Price		$107,000	$134,900	$115,000	$130,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$116,900	$132,600	$133,100
TADJSP/SQFT		$74.83	$96.08	$73.48	$97.14	$85.43
Total Adj Factors	$35,400	$35,400	$29,800	$30,500	$35,000	$42,400
Adjusted Sale Price		$107,000	$140,500	$121,800	$133,000	$126,100
Comparable Estimate	$126,000 ($88.11/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-5	113.22-3-28	102.78-2-14	113.22-6-15	112.28-4-20	102.78-2-17
Owner	Kennedy, Narda	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Sikder, MD Nazrul	Lyons, Christopher L
Address	100 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	191 Halstead 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	35 x 108	70 x 108	34 x 108	77 x 110	30 x 121	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1925 / 0	1927 / 0	1930 / 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 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	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	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
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	2 Crawl 0	4 Full 0
1st Sty Area	880	880	864	840	946	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	1155	1430	1404	1365	1216	1591
Att/Det Gar Sqft	484	528	400	528		288
Prior Land	$7,700					
Prior Total	$59,000					
Comp Land Estimate	$8,000	$14,000	$8,000	$14,000	$8,000	$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	9/9/2020	11/4/2019
Sale Price		$107,000	$134,900	$130,000	$85,000	$115,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$85,000	$116,900
TADJSP/SQFT		$74.83	$96.08	$97.14	$69.90	$73.48
Total Adj Factors	$29,800	$35,400	$29,800	$35,000	$4,900	$30,500
Adjusted Sale Price		$101,400	$134,900	$127,400	$109,900	$116,200
Comparable Estimate	$118,000 ($102.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-29	113.22-3-28	102.78-2-14	113.22-6-15	112.28-4-20	102.78-2-17
Owner	Musial, Maria	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Sikder, MD Nazrul	Lyons, Christopher L
Address	101 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin Ave	191 Halstead 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	70 x 108	70 x 108	34 x 108	77 x 110	30 x 121	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1925 / 0	1927 / 0	1930 / 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 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	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	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
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	2 Crawl 0	4 Full 0
1st Sty Area	792	880	864	840	946	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	1212	1430	1404	1365	1216	1591
Att/Det Gar Sqft	440	528	400	528		288
Prior Land	$11,400					
Prior Total	$60,000					
Comp Land Estimate	$14,000	$14,000	$8,000	$14,000	$8,000	$8,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	9/9/2020	11/4/2019
Sale Price		$107,000	$134,900	$130,000	$85,000	$115,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$85,000	$116,900
TADJSP/SQFT		$74.83	$96.08	$97.14	$69.90	$73.48
Total Adj Factors	$29,800	$35,400	$29,800	$35,000	$4,900	$30,500
Adjusted Sale Price		$101,400	$134,900	$127,400	$109,900	$116,200
Comparable Estimate	$118,000 ($97.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-4	113.22-3-28	102.78-2-14	102.78-2-17	102.78-1-22	113.21-6-11
Owner	Decker, James R	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Patterson, Eric K	Ashley, Sara
Address	106 Rutland Ave	95 Rutland Ave	125 Jackson Ave	137 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	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	105 x 108	70 x 108	34 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	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	1929 / 0	1925 / 0	1927 / 0	1927 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	2.0
Bedrooms	3	3	3	4	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	902	880	864	1051	1008	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	1466	1430	1404	1591	1558	1760
Att/Det Gar Sqft	198	528	400	288	484	484
Prior Land	$12,300					
Prior Total	$69,800					
Comp Land Estimate	$17,000	$14,000	$8,000	$8,000	$17,000	$8,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	9/3/2019	9/4/2020
Sale Price		$107,000	$134,900	$115,000	$130,000	$144,000
Time Adj Sale Price		$107,000	$134,900	$116,900	$133,100	$144,000
TADJSP/SQFT		$74.83	$96.08	$73.48	$85.43	$81.82
Total Adj Factors	$34,000	$35,400	$29,800	$30,500	$42,400	$39,400
Adjusted Sale Price		$105,600	$139,100	$120,400	$124,700	$138,600
Comparable Estimate	$126,000 ($85.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-30	113.22-3-28	102.78-2-14	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Clark, Christopher V	Chiocchio, Christina	Williams, Bennie D	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	109 Rutland Ave	95 Rutland Ave	125 Jackson Ave	36 Franklin 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	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 108	70 x 108	34 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	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	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	1.7	1.5	1.5	1.5	1.5	2.0
Bedrooms	4	3	3	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	880	864	840	1051	1008
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	1365	1430	1404	1365	1591	1558
Att/Det Gar Sqft	308	528	400	528	288	484
Prior Land	$11,400					
Prior Total	$68,000					
Comp Land Estimate	$14,000	$14,000	$8,000	$14,000	$8,000	$17,000
Sale Date		7/16/2020	8/26/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$107,000	$134,900	$130,000	$115,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$132,600	$116,900	$133,100
TADJSP/SQFT		$74.83	$96.08	$97.14	$73.48	$85.43
Total Adj Factors	$35,200	$35,400	$29,800	$35,000	$30,500	$42,400
Adjusted Sale Price		$106,800	$140,300	$132,800	$121,600	$125,900
Comparable Estimate	$125,000 ($91.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-3	113.22-3-28	102.78-2-14	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Boyer, William E	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	114 Rutland Ave	95 Rutland Ave	125 Jackson Ave	137 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	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 108	70 x 108	34 x 108	34 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	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	1920 / 0	1925 / 0	1927 / 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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	1051	1008	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	1430	1404	1591	1558	1365
Att/Det Gar Sqft	440	528	400	288	484	528
Prior Land	$7,700					
Prior Total	$70,000					
Comp Land Estimate	$8,000	$14,000	$8,000	$8,000	$17,000	$14,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$107,000	$134,900	$115,000	$130,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$116,900	$133,100	$132,600
TADJSP/SQFT		$74.83	$96.08	$73.48	$85.43	$97.14
Total Adj Factors	$43,600	$35,400	$29,800	$30,500	$42,400	$35,000
Adjusted Sale Price		$115,200	$148,700	$130,000	$134,300	$141,200
Comparable Estimate	$134,000 ($93.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-32	102.78-2-14	113.22-3-28	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Mills James P & Geraldi	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	117 Rutland Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin 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	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 108	34 x 108	70 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 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	2 Hot air No	2 Hot air Yes	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	1.7	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	864	880	840	1051	1008
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	1365	1404	1430	1365	1591	1558
Att/Det Gar Sqft	440	400	528	528	288	484
Prior Land	$7,900					
Prior Total	$66,000					
Comp Land Estimate	$9,000	$8,000	$14,000	$14,000	$8,000	$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$134,900	$107,000	$130,000	$115,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$116,900	$133,100
TADJSP/SQFT		$96.08	$74.83	$97.14	$73.48	$85.43
Total Adj Factors	$42,300	$29,800	$35,400	$35,000	$30,500	$42,400
Adjusted Sale Price		$147,400	$113,900	$139,900	$128,700	$133,000
Comparable Estimate	$133,000 ($97.44/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-2	113.21-6-28	113.37-1-3	113.21-6-27	113.21-2-16	112.28-4-4
Owner	Kelly, Nicole E	Allison, Matthew E	Doruszewski, Rebecca /	Rizzo, Aris Q	Thompson, James Lee	Plew, Jacob R
Address	120 Rutland Ave	203 Crocker St	64 Boll St	201 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	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	30 x 109	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	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1957 / 0	1945 / 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 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	1.5	1.7	1.5	1.7	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	2 Crawl 0	4 Full 0
1st Sty Area	1110	660	972	576	768	834
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	1650	1072	1414	979	1344	1250
Att/Det Gar Sqft	396		420	280		
Prior Land	$10,600					
Prior Total	$82,000					
Comp Land Estimate	$13,000	$7,000	$10,000	$7,000	$10,000	$14,000
Sale Date		10/12/2020	2/5/2020	8/6/2020	5/31/2019	11/20/2019
Sale Price		$125,000	$107,000	$120,000	$95,000	$116,500
Time Adj Sale Price		$125,000	$107,900	$120,000	$98,500	$118,500
TADJSP/SQFT		$116.60	$76.31	$122.57	$73.29	$94.80
Total Adj Factors	$65,900	$42,100	$57,800	$40,400	$42,900	$51,500
Adjusted Sale Price		$148,800	$116,000	$145,500	$121,500	$132,900
Comparable Estimate	$133,000 ($80.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-2-1	102.78-2-14	113.22-3-28	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Christmann, John R	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	124 Rutland Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin 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	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	34 x 108	34 x 108	70 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 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	2 Hot air No	2 Hot air Yes	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	2.0
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	840	1051	1008
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	1591	1558
Att/Det Gar Sqft	180	400	528	528	288	484
Prior Land	$7,500					
Prior Total	$61,000					
Comp Land Estimate	$8,000	$8,000	$14,000	$14,000	$8,000	$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$134,900	$107,000	$130,000	$115,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$116,900	$133,100
TADJSP/SQFT		$96.08	$74.83	$97.14	$73.48	$85.43
Total Adj Factors	$29,300	$29,800	$35,400	$35,000	$30,500	$42,400
Adjusted Sale Price		$134,400	$100,900	$126,900	$115,700	$120,000
Comparable Estimate	$120,000 ($90.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.22-3-33	102.78-2-14	113.22-3-28	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Celano, Sistine M	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	125 Rutland Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin 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	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	96 x 108	34 x 108	70 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 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	2 Hot air No	2 Hot air Yes	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	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	864	880	840	1051	1008
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	1365	1404	1430	1365	1591	1558
Att/Det Gar Sqft	480	400	528	528	288	484
Prior Land	$13,400					
Prior Total	$69,000					
Comp Land Estimate	$16,000	$8,000	$14,000	$14,000	$8,000	$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$134,900	$107,000	$130,000	$115,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$116,900	$133,100
TADJSP/SQFT		$96.08	$74.83	$97.14	$73.48	$85.43
Total Adj Factors	$36,500	$29,800	$35,400	$35,000	$30,500	$42,400
Adjusted Sale Price		$141,600	$108,100	$134,100	$122,900	$127,200
Comparable Estimate	$127,000 ($93.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-12	112.28-2-31	112.27-1-19	101.84-3-17	112.36-3-15	112.27-1-11
Owner	Weisenburg, Bryan D	Siddiqui, Mohammed K	Thompson, LaSean	Knope, Paul	Sulski, Tyler J	Kowalow, Andrew P Jr
Address	130 Rutland Ave	237 Lackawanna Ave	290 Wagner Ave	309 Michael 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	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	68 x 108	30 x 120	36 x 118	66 x 178	76 x 121	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1927 / 0	1923 / 0	1929 / 0	1922 / 0	1919 / 0	1916 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	2.0	1.5
Bedrooms	5	5	5	4	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	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1150	1741	1318	1112	1196	1232
2nd Sty Area	0	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	1868	1879	1893	1596	2252	1672
Att/Det Gar Sqft			352		748	
Prior Land	$11,200					
Prior Total	$77,500					
Comp Land Estimate	$13,000	$8,000	$9,000	$16,000	$15,000	$7,000
Sale Date		11/19/2019	2/7/2019	1/10/2020	10/25/2019	6/12/2019
Sale Price		$77,500	$110,000	$80,000	$117,000	$72,000
Time Adj Sale Price		$78,800	$115,200	$80,800	$119,400	$74,400
TADJSP/SQFT		$41.94	$60.86	$50.63	$53.02	$44.50
Total Adj Factors	$34,300	$18,300	$36,200	$23,600	$45,600	$11,800
Adjusted Sale Price		$94,800	$113,300	$91,500	$108,100	$96,900
Comparable Estimate	$101,000 ($54.07/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-12	113.22-3-28	102.78-2-14	102.78-2-17	102.78-1-22	113.21-6-11
Owner	Martin, Daniel R	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Patterson, Eric K	Ashley, Sara
Address	133 Rutland Ave	95 Rutland Ave	125 Jackson Ave	137 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	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 108	70 x 108	34 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	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	1925 / 0	1925 / 0	1927 / 0	1927 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.7	1.5	1.5	1.5	2.0	2.0
Bedrooms	3	3	3	4	4	4
Full/Half Baths	2 / 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	1051	1008	880
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 315	0 0	0 0	0 0	0 0	0 0
SFLA	1540	1430	1404	1591	1558	1760
Att/Det Gar Sqft	960	528	400	288	484	484
Prior Land	$12,100					
Prior Total	$74,400					
Comp Land Estimate	$16,000	$14,000	$8,000	$8,000	$17,000	$8,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	9/3/2019	9/4/2020
Sale Price		$107,000	$134,900	$115,000	$130,000	$144,000
Time Adj Sale Price		$107,000	$134,900	$116,900	$133,100	$144,000
TADJSP/SQFT		$74.83	$96.08	$73.48	$85.43	$81.82
Total Adj Factors	$44,000	$35,400	$29,800	$30,500	$42,400	$39,400
Adjusted Sale Price		$115,600	$149,100	$130,400	$134,700	$148,600
Comparable Estimate	$136,000 ($88.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-11	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Wieberg, Mary Ann	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	138 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	70 x 108	34 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	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	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	3 Hot wtr/stm No	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1051	1008	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	1591	1558	1365
Att/Det Gar Sqft	528	400	528	288	484	528
Prior Land	$9,400					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$8,000	$14,000	$8,000	$17,000	$14,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$134,900	$107,000	$115,000	$130,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$132,600
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$97.14
Total Adj Factors	$31,900	$29,800	$35,400	$30,500	$42,400	$35,000
Adjusted Sale Price		$137,000	$103,500	$118,300	$122,600	$129,500
Comparable Estimate	$122,000 ($85.31/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-11	113.22-3-28	102.78-2-14	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Czosek, Norbert	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	139 Rutland Ave	95 Rutland Ave	125 Jackson Ave	137 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	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	34 x 108	70 x 108	34 x 108	34 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	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	1925 / 0	1925 / 0	1927 / 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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	1051	1008	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	1430	1404	1591	1558	1365
Att/Det Gar Sqft	280	528	400	288	484	528
Prior Land	$5,500					
Prior Total	$61,300					
Comp Land Estimate	$8,000	$14,000	$8,000	$8,000	$17,000	$14,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$107,000	$134,900	$115,000	$130,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$116,900	$133,100	$132,600
TADJSP/SQFT		$74.83	$96.08	$73.48	$85.43	$97.14
Total Adj Factors	$29,300	$35,400	$29,800	$30,500	$42,400	$35,000
Adjusted Sale Price		$100,900	$134,400	$115,700	$120,000	$126,900
Comparable Estimate	$120,000 ($83.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-10	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Augustyn, Daniel	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	144 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	70 x 108	34 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	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1925 / 0	1927 / 0	1927 / 0	1930 / 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	3 Hot wtr/stm No	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	4	3	3	4	4	3
Full/Half Baths	1 / 1	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	1051	1008	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	1591	1558	1365
Att/Det Gar Sqft	480	400	528	288	484	528
Prior Land	$11,200					
Prior Total	$68,000					
Comp Land Estimate	$13,000	$8,000	$14,000	$8,000	$17,000	$14,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$134,900	$107,000	$115,000	$130,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$132,600
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$97.14
Total Adj Factors	$25,900	$29,800	$35,400	$30,500	$42,400	$35,000
Adjusted Sale Price		$131,000	$97,500	$112,300	$116,600	$123,500
Comparable Estimate	$116,000 ($81.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-10	102.78-2-14	113.22-3-28	113.22-6-15	102.78-2-17	102.78-1-22
Owner	Gaczewski, Shavonne	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Lyons, Christopher L	Patterson, Eric K
Address	147 Rutland Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin 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	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 108	34 x 108	70 x 108	77 x 110	34 x 108	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 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	2 Hot air No	2 Hot air Yes	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	1.7	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	840	1051	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1404	1430	1365	1591	1558
Att/Det Gar Sqft	308	400	528	528	288	484
Prior Land	$9,400					
Prior Total	$60,000					
Comp Land Estimate	$13,000	$8,000	$14,000	$14,000	$8,000	$17,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	11/4/2019	9/3/2019
Sale Price		$134,900	$107,000	$130,000	$115,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$116,900	$133,100
TADJSP/SQFT		$96.08	$74.83	$97.14	$73.48	$85.43
Total Adj Factors	$31,000	$29,800	$35,400	$35,000	$30,500	$42,400
Adjusted Sale Price		$136,100	$102,600	$128,600	$117,400	$121,700
Comparable Estimate	$121,000 ($91.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-9	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.21-6-11
Owner	Hilbert, Donald L III	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Ashley, Sara
Address	150 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	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	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1925 / 0	1927 / 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	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.7	1.5	1.5	1.5	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1051	1008	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	1540	1404	1430	1591	1558	1760
Att/Det Gar Sqft	400	400	528	288	484	484
Prior Land	$11,200					
Prior Total	$72,000					
Comp Land Estimate	$13,000	$8,000	$14,000	$8,000	$17,000	$8,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	9/4/2020
Sale Price		$134,900	$107,000	$115,000	$130,000	$144,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$144,000
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$81.82
Total Adj Factors	$36,300	$29,800	$35,400	$30,500	$42,400	$39,400
Adjusted Sale Price		$141,400	$107,900	$122,700	$127,000	$140,900
Comparable Estimate	$128,000 ($83.12/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-9	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Korczynski, Janine V	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	153 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	70 x 108	34 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	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 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	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1051	1008	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	1591	1558	1365
Att/Det Gar Sqft	484	400	528	288	484	528
Prior Land	$9,400					
Prior Total	$61,900					
Comp Land Estimate	$13,000	$8,000	$14,000	$8,000	$17,000	$14,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$134,900	$107,000	$115,000	$130,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$132,600
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$97.14
Total Adj Factors	$33,700	$29,800	$35,400	$30,500	$42,400	$35,000
Adjusted Sale Price		$138,800	$105,300	$120,100	$124,400	$131,300
Comparable Estimate	$124,000 ($86.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-8	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Burkhart, Carmen M	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	158 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	70 x 108	34 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	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	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	3 Hot wtr/stm No	2 Hot air Yes	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	0 / N
Stories	1.7	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1051	1008	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	1591	1558	1365
Att/Det Gar Sqft	400	400	528	288	484	528
Prior Land	$9,400					
Prior Total	$61,900					
Comp Land Estimate	$13,000	$8,000	$14,000	$8,000	$17,000	$14,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$134,900	$107,000	$115,000	$130,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$132,600
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$97.14
Total Adj Factors	$33,000	$29,800	$35,400	$30,500	$42,400	$35,000
Adjusted Sale Price		$138,100	$104,600	$119,400	$123,700	$130,600
Comparable Estimate	$123,000 ($86.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-8	113.22-3-28	102.78-2-14	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Slawiak, Gary	Chiocchio, Christina	Williams, Bennie D	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	159 Rutland Ave	95 Rutland Ave	125 Jackson Ave	137 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	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 108	70 x 108	34 x 108	34 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	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1925 / 0	1927 / 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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	880	864	1051	1008	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	1430	1404	1591	1558	1365
Att/Det Gar Sqft	484	528	400	288	484	528
Prior Land	$9,500					
Prior Total	$63,400					
Comp Land Estimate	$14,000	$14,000	$8,000	$8,000	$17,000	$14,000
Sale Date		7/16/2020	8/26/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$107,000	$134,900	$115,000	$130,000	$130,000
Time Adj Sale Price		$107,000	$134,900	$116,900	$133,100	$132,600
TADJSP/SQFT		$74.83	$96.08	$73.48	$85.43	$97.14
Total Adj Factors	$24,500	$35,400	$29,800	$30,500	$42,400	$35,000
Adjusted Sale Price		$96,100	$129,600	$110,900	$115,200	$122,100
Comparable Estimate	$115,000 ($80.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-7	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Schultz, Paul P	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	164 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	70 x 108	34 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	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	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	3 Hot wtr/stm No	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1051	1008	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	1591	1558	1365
Att/Det Gar Sqft	300	400	528	288	484	528
Prior Land	$11,200					
Prior Total	$55,000					
Comp Land Estimate	$13,000	$8,000	$14,000	$8,000	$17,000	$14,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$134,900	$107,000	$115,000	$130,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$132,600
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$97.14
Total Adj Factors	$19,900	$29,800	$35,400	$30,500	$42,400	$35,000
Adjusted Sale Price		$125,000	$91,500	$106,300	$110,600	$117,500
Comparable Estimate	$110,000 ($76.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-7	113.21-6-11	113.22-1-6	102.78-2-17	102.78-2-14	113.22-3-28
Owner	Althen, David J	Ashley, Sara	Sommerville, Tamika M	Lyons, Christopher L	Williams, Bennie D	Chiocchio, Christina
Address	167 Rutland Ave	76 Francis Ave	96 Jackson Ave	137 Jackson 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	70 x 108	32 x 109	35 x 109	34 x 108	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.5	1.5
Bedrooms	6	4	5	4	3	3
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1348	880	1272	1051	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	1898	1760	2007	1591	1404	1430
Att/Det Gar Sqft	440	484	260	288	400	528
Prior Land	$11,400					
Prior Total	$96,000					
Comp Land Estimate	$14,000	$8,000	$8,000	$8,000	$8,000	$14,000
Sale Date		9/4/2020	10/23/2019	11/4/2019	8/26/2020	7/16/2020
Sale Price		$144,000	$112,500	$115,000	$134,900	$107,000
Time Adj Sale Price		$144,000	$114,800	$116,900	$134,900	$107,000
TADJSP/SQFT		$81.82	$57.20	$73.48	$96.08	$74.83
Total Adj Factors	$59,200	$39,400	$41,500	$30,500	$29,800	$35,400
Adjusted Sale Price		$163,800	$132,500	$145,600	$164,300	$130,800
Comparable Estimate	$147,000 ($77.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-6	102.78-2-14	113.22-3-28	102.78-2-17	102.78-1-22	113.22-6-15
Owner	Carey, William J	Williams, Bennie D	Chiocchio, Christina	Lyons, Christopher L	Patterson, Eric K	Dixon, Robert E Jr
Address	172 Rutland Ave	125 Jackson Ave	95 Rutland Ave	137 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	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 108	34 x 108	70 x 108	34 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	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	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	3 Hot wtr/stm No	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	864	880	1051	1008	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	1591	1558	1365
Att/Det Gar Sqft	580	400	528	288	484	528
Prior Land	$9,500					
Prior Total	$61,900					
Comp Land Estimate	$14,000	$8,000	$14,000	$8,000	$17,000	$14,000
Sale Date		8/26/2020	7/16/2020	11/4/2019	9/3/2019	10/9/2019
Sale Price		$134,900	$107,000	$115,000	$130,000	$130,000
Time Adj Sale Price		$134,900	$107,000	$116,900	$133,100	$132,600
TADJSP/SQFT		$96.08	$74.83	$73.48	$85.43	$97.14
Total Adj Factors	$23,100	$29,800	$35,400	$30,500	$42,400	$35,000
Adjusted Sale Price		$128,200	$94,700	$109,500	$113,800	$120,700
Comparable Estimate	$113,000 ($79.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-6	102.78-2-14	113.22-3-28	113.22-6-15	112.28-4-20	102.78-2-17
Owner	Wittek, Nancy R	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Sikder, MD Nazrul	Lyons, Christopher L
Address	173 Rutland Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	191 Halstead 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	70 x 108	34 x 108	70 x 108	77 x 110	30 x 121	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	1932 / 0	1927 / 0	1925 / 0	1930 / 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 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	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	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
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	2 Crawl 0	4 Full 0
1st Sty Area	880	864	880	840	946	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	1155	1404	1430	1365	1216	1591
Att/Det Gar Sqft	484	400	528	528		288
Prior Land	$9,500					
Prior Total	$60,600					
Comp Land Estimate	$14,000	$8,000	$14,000	$14,000	$8,000	$8,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/9/2020	11/4/2019
Sale Price		$134,900	$107,000	$130,000	$85,000	$115,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$85,000	$116,900
TADJSP/SQFT		$96.08	$74.83	$97.14	$69.90	$73.48
Total Adj Factors	$30,500	$29,800	$35,400	$35,000	$4,900	$30,500
Adjusted Sale Price		$135,600	$102,100	$128,100	$110,600	$116,900
Comparable Estimate	$119,000 ($103.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-5	113.21-5-13	102.77-5-15	113.30-2-34	112.28-4-10	112.36-4-14
Owner	Pitzonka, Robert P	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczkowski, Sally	Murphy, Kenneth R	Laviolette, Adam
Address	177 Rutland 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	35 x 108	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	1966 / 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 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1028	798	1223	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	1008	1028	798	1223	815	992
Att/Det Gar Sqft	240	308	288	352	308	308
Prior Land	$7,700					
Prior Total	$67,000					
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	$51,700	$51,300	$28,600	$72,200	$44,300	$53,400
Adjusted Sale Price		$121,700	$103,100	$127,400	$93,500	$87,000
Comparable Estimate	$107,000 ($106.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-5	112.28-2-31	112.36-3-15	112.27-1-19	101.84-3-17	102.77-1-10
Owner	Czajka, Edward	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Knope, Paul	Strasser, Matthew F
Address	178 Rutland Ave	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	70 x 108	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	1925 / 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	3 Hot wtr/stm 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	1.7	1.3	2.0	1.5	1.5	1.5
Bedrooms	4	5	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1392	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	2052	1879	2252	1893	1596	2597
Att/Det Gar Sqft	400		748	352		754
Prior Land	$11,400					
Prior Total	$75,000					
Comp Land Estimate	$14,000	$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	$39,800	$18,300	$45,600	$36,200	$23,600	$72,000
Adjusted Sale Price		$100,300	$113,600	$118,800	$97,000	$128,300
Comparable Estimate	$112,000 ($54.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-4	102.78-2-14	113.22-3-28	113.22-6-15	112.28-4-20	102.78-2-17
Owner	Czaplinski, Julie L	Williams, Bennie D	Chiocchio, Christina	Dixon, Robert E Jr	Sikder, MD Nazrul	Lyons, Christopher L
Address	181 Rutland Ave	125 Jackson Ave	95 Rutland Ave	36 Franklin Ave	191 Halstead 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	35 x 108	34 x 108	70 x 108	77 x 110	30 x 121	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	1932 / 0	1927 / 0	1925 / 0	1930 / 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 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 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	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	4
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	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	880	864	880	840	946	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	1155	1404	1430	1365	1216	1591
Att/Det Gar Sqft	440	400	528	528		288
Prior Land	$7,700					
Prior Total	$60,000					
Comp Land Estimate	$8,000	$8,000	$14,000	$14,000	$8,000	$8,000
Sale Date		8/26/2020	7/16/2020	10/9/2019	9/9/2020	11/4/2019
Sale Price		$134,900	$107,000	$130,000	$85,000	$115,000
Time Adj Sale Price		$134,900	$107,000	$132,600	$85,000	$116,900
TADJSP/SQFT		$96.08	$74.83	$97.14	$69.90	$73.48
Total Adj Factors	$30,700	$29,800	$35,400	$35,000	$4,900	$30,500
Adjusted Sale Price		$135,800	$102,300	$128,300	$110,800	$117,100
Comparable Estimate	$119,000 ($103.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-2-4.1	113.30-2-34	113.21-5-13	102.77-5-15	112.44-1-11	112.28-4-10
Owner	Spencer, Sandra J	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Kochinski, Ronald	Murphy, Kenneth R
Address	184 Rutland Ave	164 Gates St	156 Crocker St	223 Roland 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	77 x 108	60 x 110	60 x 100	40 x 100	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	1960 / 0	1954 / 0	1954 / 0	1940 / 0	1973 / 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	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	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1682	1223	1028	798	1446	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	1682	1223	1028	798	1446	815
Att/Det Gar Sqft	440	352	308	288	399	308
Prior Land	$10,000					
Prior Total	$91,900					
Comp Land Estimate	$14,000	$13,000	$12,000	$9,000	$13,000	$10,000
Sale Date		10/10/2020	11/22/2019	10/14/2020	9/13/2018	12/16/2019
Sale Price		$147,900	$119,310	$80,000	$139,900	$85,000
Time Adj Sale Price		$147,900	$121,300	$80,000	$150,400	$86,100
TADJSP/SQFT		$120.93	$118.00	$100.25	$104.01	$105.64
Total Adj Factors	$86,000	$72,200	$51,300	$28,600	$72,100	$44,300
Adjusted Sale Price		$161,700	$156,000	$137,400	$164,300	$127,800
Comparable Estimate	$149,000 ($88.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	102.78-3-2.1	113.30-2-34	113.21-5-13	102.77-5-15	112.28-4-10	112.36-4-14
Owner	Orzeszek, Carol	Buczkowski, Sally	Niedzwiedz, Katarzyna	Franklin, Jessica R	Murphy, Kenneth R	Laviolette, Adam
Address	185 Rutland 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	70 x 108	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	1956 / 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	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	1186	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	1186	1223	1028	798	815	992
Att/Det Gar Sqft	576	352	308	288	308	308
Prior Land	$9,500					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$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	$51,700	$72,200	$51,300	$28,600	$44,300	$53,400
Adjusted Sale Price		$127,400	$121,700	$103,100	$93,500	$87,000
Comparable Estimate	$107,000 ($90.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-1-17	113.22-1-6	113.21-6-11	112.35-3-5	112.28-4-24	113.22-6-13
Owner	Kollatz, Kyle	Sommerville, Tamika M	Ashley, Sara	Manroe, Alexander C	Young, Nicole S	Jackson, Marlon D
Address	16 Strawn St	96 Jackson Ave	76 Francis Ave	327 Reiman St	207 Halstead 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	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 86	35 x 109	32 x 109	33 x 120	33 x 121	38 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	1927 / 0	1927 / 0	1931 / 0	1900 / 0	1930 / 0
Condition	1 Poor	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.7
Bedrooms	4	5	4	3	3	3
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	1580	1272	880	1036	1157	880
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2455	2007	1760	1613	1817	1540
Att/Det Gar Sqft	252	260	484	484	352	280
Prior Land	$11,600					
Prior Total	$47,400					
Comp Land Estimate	$14,000	$8,000	$8,000	$8,000	$8,000	$9,000
Sale Date		10/23/2019	9/4/2020	10/29/2020	5/17/2019	8/27/2019
Sale Price		$112,500	$144,000	$160,000	$103,000	$114,000
Time Adj Sale Price		$114,800	$144,000	$160,000	$106,800	$117,100
TADJSP/SQFT		$57.20	$81.82	$99.19	$58.78	$76.04
Total Adj Factors	($14,100)	$41,500	$39,400	$44,100	$37,100	$20,000
Adjusted Sale Price		$59,200	$90,500	$101,800	$55,600	$83,000
Comparable Estimate	$78,000 ($31.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-1-15	112.35-1-9	112.28-2-16	113.21-2-38	102.77-5-25	112.28-3-34
Owner	Slaiman, Scott	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Sherry, Raymond	Marx, Nicholas S
Address	24 Strawn St	218 Wagner Ave	224 Michael Ave	243 Griffith St	261 Roland 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	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 55	60 x 118	45 x 181	40 x 86	70 x 100	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	1996 / 0	1956 / 0	1940 / 0	1948 / 0	1950 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	416	1020	941	624	625	598
2nd Sty Area	1336	540	621	624	625	598
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1752	1560	1562	1248	1250	1196
Att/Det Gar Sqft	920	440	420		576	460
Prior Land	$5,000					
Prior Total	$83,900					
Comp Land Estimate	$7,000	$13,000	$13,000	$9,000	$13,000	$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	12/28/2018	7/24/2018
Sale Price		$106,000	$105,000	$87,000	$115,000	$95,000
Time Adj Sale Price		$109,600	$110,900	$91,400	$121,500	$103,300
TADJSP/SQFT		$70.26	$71.00	$73.24	$97.20	$86.37
Total Adj Factors	$78,200	$55,500	$65,500	$50,000	$48,200	$54,800
Adjusted Sale Price		$132,300	$123,600	$119,600	$151,500	$126,700
Comparable Estimate	$131,000 ($74.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-18.1	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Sweeney, Daniel M	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	1 Village Ln	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	60 x 150	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1216	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	1216	1223	1446	992	1028	815
Att/Det Gar Sqft	294 660	352	399	308	308	308
Prior Land	$14,000					
Prior Total	$96,700					
Comp Land Estimate	$15,000	$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	$77,100	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$152,800	$155,400	$112,400	$147,100	$118,900
Comparable Estimate	$137,000 ($112.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-9	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Borucki, Beatrice H	Kochinski, Ronald	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	2 Village Ln	65 Lackawanna Ave	164 Gates St	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	62 x 130	60 x 120	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1954 / 0	1953 / 0	1954 / 0	1945 / 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 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1315	1446	1223	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 300	0 0	0 0
SFLA	1315	1446	1223	992	1028	815
Att/Det Gar Sqft	400	399	352	308	308	308
Prior Land	$9,700					
Prior Total	$94,400					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$12,000	$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019	12/16/2019
Sale Price		$139,900	$147,900	$85,000	$119,310	$85,000
Time Adj Sale Price		$150,400	$147,900	$88,700	$121,300	$86,100
TADJSP/SQFT		$104.01	$120.93	$89.42	$118.00	$105.64
Total Adj Factors	$77,600	$72,100	$72,200	$53,400	$51,300	$44,300
Adjusted Sale Price		$155,900	$153,300	$112,900	$147,600	$119,400
Comparable Estimate	$138,000 ($104.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-17	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Augustyniak, Cynthia M	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	3 Village Ln	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	60 x 124	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	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	1200	1223	1446	992	1028	815
Att/Det Gar Sqft	308	352	399	308	308	308
Prior Land	$9,400					
Prior Total	$87,300					
Comp Land Estimate	$14,000	$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	$68,800	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$144,500	$147,100	$104,100	$138,800	$110,600
Comparable Estimate	$129,000 ($107.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-8	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Baszczynski, Rosemary	Kochinski, Ronald	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	4 Village Ln	65 Lackawanna Ave	164 Gates St	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	63 x 130	60 x 120	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1954 / 0	1953 / 0	1954 / 0	1945 / 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 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1315	1446	1223	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 667	0 0	0 0	0 300	0 0	0 0
SFLA	1315	1446	1223	992	1028	815
Att/Det Gar Sqft	462	399	352	308	308	308
Prior Land	$9,700					
Prior Total	$97,600					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$12,000	$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019	12/16/2019
Sale Price		$139,900	$147,900	$85,000	$119,310	$85,000
Time Adj Sale Price		$150,400	$147,900	$88,700	$121,300	$86,100
TADJSP/SQFT		$104.01	$120.93	$89.42	$118.00	$105.64
Total Adj Factors	$78,600	$72,100	$72,200	$53,400	$51,300	$44,300
Adjusted Sale Price		$156,900	$154,300	$113,900	$148,600	$120,400
Comparable Estimate	$139,000 ($105.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-16.1	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Swiatkiwsky, Emily	Kochinski, Ronald	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	5 Village Ln	65 Lackawanna Ave	164 Gates St	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	60 x 144	60 x 120	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1954 / 0	1953 / 0	1954 / 0	1945 / 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 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1325	1446	1223	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	1325	1446	1223	992	1028	815
Att/Det Gar Sqft	480	399	352	308	308	308
Prior Land	$10,000					
Prior Total	$97,700					
Comp Land Estimate	$15,000	$13,000	$13,000	$14,000	$12,000	$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019	12/16/2019
Sale Price		$139,900	$147,900	$85,000	$119,310	$85,000
Time Adj Sale Price		$150,400	$147,900	$88,700	$121,300	$86,100
TADJSP/SQFT		$104.01	$120.93	$89.42	$118.00	$105.64
Total Adj Factors	$78,500	$72,100	$72,200	$53,400	$51,300	$44,300
Adjusted Sale Price		$156,800	$154,200	$113,800	$148,500	$120,300
Comparable Estimate	$139,000 ($104.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-15	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Matecki, Nicholas C	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	7 Village Ln	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	60 x 102	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	1973 / 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 / 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	1318	1223	1446	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 0	0 300	0 0	0 0
SFLA	1318	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$8,400					
Prior Total	$94,000					
Comp Land Estimate	$12,000	$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	$67,100	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$142,800	$145,400	$102,400	$137,100	$108,900
Comparable Estimate	$127,000 ($96.36/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-14	112.36-4-14	113.21-5-13	113.30-2-34	112.28-4-10	102.77-5-15
Owner	Vdovyuk, Leokadiya	Laviolette, Adam	Niedzwiedz, Katarzyna	Buczkowski, Sally	Murphy, Kenneth R	Franklin, Jessica R
Address	9 Village Ln	104 Griffith St	156 Crocker St	164 Gates St	232 Curtiss 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	64 x 101	90 x 86	60 x 100	60 x 110	40 x 130	40 x 100
Building 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	1973 / 0	1953 / 0	1954 / 0	1954 / 0	1945 / 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 100	C Average 110	C Average 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	963	992	1028	1223	815	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	963	992	1028	1223	815	798
Att/Det Gar Sqft	322	308	308	352	308	288
Prior Land	$8,700					
Prior Total	$79,700					
Comp Land Estimate	$13,000	$14,000	$12,000	$13,000	$10,000	$9,000
Sale Date		3/18/2019	11/22/2019	10/10/2020	12/16/2019	10/14/2020
Sale Price		$85,000	$119,310	$147,900	$85,000	$80,000
Time Adj Sale Price		$88,700	$121,300	$147,900	$86,100	$80,000
TADJSP/SQFT		$89.42	$118.00	$120.93	$105.64	$100.25
Total Adj Factors	$57,300	$53,400	$51,300	$72,200	$44,300	$28,600
Adjusted Sale Price		$92,600	$127,300	$133,000	$99,100	$108,700
Comparable Estimate	$112,000 ($116.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-7	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Uddin, MD Mayen	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	10 Village Ln	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	70 x 111	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	1975 / 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 / 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	1313	1223	1446	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 300	0 0	0 0
SFLA	1313	1223	1446	992	1028	815
Att/Det Gar Sqft	462	352	399	308	308	308
Prior Land	$9,500					
Prior Total	$93,700					
Comp Land Estimate	$14,000	$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	$67,800	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$143,500	$146,100	$103,100	$137,800	$109,600
Comparable Estimate	$128,000 ($97.49/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143001	143001
Print Key	112.44-2-13	112.51-1-2	113.37-3-3	113.69-3-3	112.36-4-8	112.36-3-15
Owner	Garlipp, Lon E	Carousel Development	Alnesaffi, Mufeed	Rwanika, Francine	Hasan, Nasrin Akter	Sulski, Tyler J
Address	11 Village Ln	1325 Lovejoy St	117 Gates St	144 Alaska St	142 Griffith 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	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	71 x 130	60 x 130	50 x 124	60 x 117	60 x 86	76 x 121
Building Style	03 Split level	08 Old style	05 Colonial	12 Duplex	05 Colonial	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1940 / 0	1950 / 0	1955 / 0	1972 / 0	1919 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	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	0 / N
Stories	1.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	7	5	6	6	4
Full/Half Baths	3 / 1	3 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	3085	1992	1593	1320	1150	1196
2nd Sty Area	0	1104	864	1320	1150	1056
Fin Bsmt/Fin Rec Rm	528 0	0 0	0 0	0 0	0 0	0 0
SFLA	3613	3320	2457	2640	2300	2252
Att/Det Gar Sqft				484	420	748
Prior Land	$12,600					
Prior Total	$140,000					
Comp Land Estimate	$15,000	$0	$12,000	$13,000	$11,000	$15,000
Sale Date		10/18/2019	1/6/2020	5/19/2020	12/17/2018	10/25/2019
Sale Price		$92,500	$127,000	$165,000	$120,000	$117,000
Time Adj Sale Price		$94,400	$128,300	$165,600	$126,800	$119,400
TADJSP/SQFT		$28.43	$52.22	$62.73	$55.13	$53.02
Total Adj Factors	$164,400	$0	$84,800	$87,100	$85,600	$45,600
Adjusted Sale Price		$0	$207,900	$242,900	$205,600	$238,200
Comparable Estimate	$224,000 ($62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-12	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Igielinski, Michael	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	13 Village Ln	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	65 x 123	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	1975 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 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	1276	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	1276	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$9,700					
Prior Total	$92,700					
Comp Land Estimate	$14,000	$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	$75,600	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$151,300	$153,900	$110,900	$145,600	$117,400
Comparable Estimate	$136,000 ($106.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-6	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Quigley, Cynthia	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	14 Village Ln	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	60 x 120	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	1973 / 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	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	1313	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	1313	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$9,200					
Prior Total	$93,100					
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	$65,900	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$141,600	$144,200	$101,200	$135,900	$107,700
Comparable Estimate	$126,000 ($95.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-11	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Ziejewski, Ludwika	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	15 Village Ln	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	60 x 120	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	1973 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	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	1276	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$9,200					
Prior Total	$92,100					
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	$74,200	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$149,900	$152,500	$109,500	$144,200	$116,000
Comparable Estimate	$134,000 ($105.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-5	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Popiela, Richard	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	16 Village Ln	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	60 x 120	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1314	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	1314	1223	1446	992	1028	815
Att/Det Gar Sqft	437	352	399	308	308	308
Prior Land	$9,200					
Prior Total	$94,500					
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	$75,300	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$151,000	$153,600	$110,600	$145,300	$117,100
Comparable Estimate	$136,000 ($103.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-10	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Kosinski, Sharon A	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	17 Village Ln	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	60 x 120	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	1974 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1318	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	1318	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$9,200					
Prior Total	$94,800					
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	$76,200	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$151,900	$154,500	$111,500	$146,200	$118,000
Comparable Estimate	$136,000 ($103.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-9	112.36-4-14	112.28-4-10	113.21-5-13	102.77-5-15	113.30-2-34
Owner	Polakiewicz, Paul R	Laviolette, Adam	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczkowski, Sally
Address	19 Village Ln	104 Griffith St	232 Curtiss St	156 Crocker St	223 Roland 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	65 x 120	90 x 86	40 x 130	60 x 100	40 x 100	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	1976 / 0	1953 / 0	1945 / 0	1954 / 0	1940 / 0	1954 / 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	D Economy 100	C Average 110
Heat Type/Central Air	4 Electric Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	904	992	815	1028	798	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	904	992	815	1028	798	1223
Att/Det Gar Sqft	960	308	308	308	288	352
Prior Land	$9,500					
Prior Total	$84,500					
Comp Land Estimate	$14,000	$14,000	$10,000	$12,000	$9,000	$13,000
Sale Date		3/18/2019	12/16/2019	11/22/2019	10/14/2020	10/10/2020
Sale Price		$85,000	$85,000	$119,310	$80,000	$147,900
Time Adj Sale Price		$88,700	$86,100	$121,300	$80,000	$147,900
TADJSP/SQFT		$89.42	$105.64	$118.00	$100.25	$120.93
Total Adj Factors	$61,400	$53,400	$44,300	$51,300	$28,600	$72,200
Adjusted Sale Price		$96,700	$103,200	$131,400	$112,800	$137,100
Comparable Estimate	$116,000 ($128.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-4	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Carlson, Mitchell John	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	20 Village Ln	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	71 x 111	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	1974 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1223	1446	992	1028	815
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 396	0 0	0 0	0 300	0 0	0 0
SFLA	1276	1223	1446	992	1028	815
Att/Det Gar Sqft	484	352	399	308	308	308
Prior Land	$9,700					
Prior Total	$93,400					
Comp Land Estimate	$14,000	$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	$75,600	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$151,300	$153,900	$110,900	$145,600	$117,400
Comparable Estimate	$136,000 ($106.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-8	112.35-1-9	112.28-2-16	113.21-2-38	112.28-3-34	102.77-5-25
Owner	Sugg, Kristie L	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Marx, Nicholas S	Sherry, Raymond
Address	21 Village Ln	218 Wagner Ave	224 Michael Ave	243 Griffith St	237 Michael Ave	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	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	78 x 125	60 x 118	45 x 181	40 x 86	45 x 180	70 x 100
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	1965 / 0	1956 / 0	1940 / 0	1948 / 0	1941 / 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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	970	1020	941	624	598	625
2nd Sty Area	875	540	621	624	598	625
Fin Bsmt/Fin Rec Rm	0 540	0 0	0 0	0 0	0 0	0 0
SFLA	1845	1560	1562	1248	1196	1250
Att/Det Gar Sqft	1,100	440	420		460	576
Prior Land	$12,900					
Prior Total	$114,000					
Comp Land Estimate	$15,000	$13,000	$13,000	$9,000	$13,000	$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	7/24/2018	12/28/2018
Sale Price		$106,000	$105,000	$87,000	$95,000	$115,000
Time Adj Sale Price		$109,600	$110,900	$91,400	$103,300	$121,500
TADJSP/SQFT		$70.26	$71.00	$73.24	$86.37	$97.20
Total Adj Factors	$100,000	$55,500	$65,500	$50,000	$54,800	$48,200
Adjusted Sale Price		$154,100	$145,400	$141,400	$148,500	$173,300
Comparable Estimate	$153,000 ($82.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143089	143001
Print Key	112.44-2-7	113.37-3-3	112.36-4-8	112.51-1-2	113.69-3-3	112.36-3-15
Owner	Slachciak, Arlene	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Carousel Development	Rwanika, Francine	Sulski, Tyler J
Address	23 Village Ln	117 Gates St	142 Griffith St	1325 Lovejoy St	144 Alaska 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	220 2 Family Res
Neighborhood	301	301	301	301	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	84 x 162	50 x 124	60 x 86	60 x 130	60 x 117	76 x 121
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	12 Duplex	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1950 / 0	1972 / 0	1940 / 0	1955 / 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 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	8	5	6	7	6	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1950	1593	1150	1992	1320	1196
2nd Sty Area	1008	864	1150	1104	1320	1056
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 0	0 0	0 0	0 0
SFLA	2958	2457	2300	3320	2640	2252
Att/Det Gar Sqft	440		420		484	748
Prior Land	$15,000					
Prior Total	$138,000					
Comp Land Estimate	$18,000	$12,000	$11,000	$0	$13,000	$15,000
Sale Date		1/6/2020	12/17/2018	10/18/2019	5/19/2020	10/25/2019
Sale Price		$127,000	$120,000	$92,500	$165,000	$117,000
Time Adj Sale Price		$128,300	$126,800	$94,400	$165,600	$119,400
TADJSP/SQFT		$52.22	$55.13	$28.43	$62.73	$53.02
Total Adj Factors	$111,500	$84,800	$85,600	$0	$87,100	$45,600
Adjusted Sale Price		$155,000	$152,700	$0	$190,000	$185,300
Comparable Estimate	$171,000 ($57.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-6	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Fort, Judy	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	25 Village Ln	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	60 x 130	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	1974 / 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 / 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	1318	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	1318	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$11,600					
Prior Total	$60,000					
Comp Land Estimate	$14,000	$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	$68,700	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$144,400	$147,000	$104,000	$138,700	$110,500
Comparable Estimate	$129,000 ($97.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-5	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Mikolajczak, Jeanette M	Kochinski, Ronald	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	27 Village Ln	65 Lackawanna Ave	164 Gates St	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	60 x 130	60 x 120	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1954 / 0	1953 / 0	1954 / 0	1945 / 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 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1378	1446	1223	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	1378	1446	1223	992	1028	815
Att/Det Gar Sqft	400	399	352	308	308	308
Prior Land	$9,500					
Prior Total	$98,200					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$12,000	$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019	12/16/2019
Sale Price		$139,900	$147,900	$85,000	$119,310	$85,000
Time Adj Sale Price		$150,400	$147,900	$88,700	$121,300	$86,100
TADJSP/SQFT		$104.01	$120.93	$89.42	$118.00	$105.64
Total Adj Factors	$78,900	$72,100	$72,200	$53,400	$51,300	$44,300
Adjusted Sale Price		$157,200	$154,600	$114,200	$148,900	$120,700
Comparable Estimate	$139,000 ($100.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-3	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Chatham, Robert S	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	28 Village Ln	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	62 x 130	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	1974 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	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	1276	1223	1446	992	1028	815
Att/Det Gar Sqft	484	352	399	308	308	308
Prior Land	$9,700					
Prior Total	$97,900					
Comp Land Estimate	$14,000	$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	$85,200	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$160,900	$163,500	$120,500	$155,200	$127,000
Comparable Estimate	$145,000 ($113.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-4	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Dryja, Andrew E Jr	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	29 Village Ln	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	60 x 130	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	1974 / 0	1954 / 0	1973 / 0	1953 / 0	1954 / 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 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	1276	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	1276	1223	1446	992	1028	815
Att/Det Gar Sqft	440	352	399	308	308	308
Prior Land	$9,500					
Prior Total	$92,700					
Comp Land Estimate	$14,000	$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	$75,400	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$151,100	$153,700	$110,700	$145,400	$117,200
Comparable Estimate	$136,000 ($106.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-1-2	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Wilson, Patrick M	Kochinski, Ronald	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	30 Village Ln	65 Lackawanna Ave	164 Gates St	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	62 x 130	60 x 120	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1954 / 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 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1527	1446	1223	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	1527	1446	1223	992	1028	815
Att/Det Gar Sqft	418	399	352	308	308	308
Prior Land	$9,700					
Prior Total	$98,500					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$12,000	$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019	12/16/2019
Sale Price		$139,900	$147,900	$85,000	$119,310	$85,000
Time Adj Sale Price		$150,400	$147,900	$88,700	$121,300	$86,100
TADJSP/SQFT		$104.01	$120.93	$89.42	$118.00	$105.64
Total Adj Factors	$87,800	$72,100	$72,200	$53,400	$51,300	$44,300
Adjusted Sale Price		$166,100	$163,500	$123,100	$157,800	$129,600
Comparable Estimate	$148,000 ($96.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.44-2-3	112.44-1-11	113.30-2-34	112.36-4-14	113.21-5-13	112.28-4-10
Owner	Raszeja, Jacqueline	Kochinski, Ronald	Buczkowski, Sally	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	31 Village Ln	65 Lackawanna Ave	164 Gates St	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	60 x 130	60 x 120	60 x 110	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1973 / 0	1954 / 0	1953 / 0	1954 / 0	1945 / 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 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1692	1446	1223	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	1692	1446	1223	992	1028	815
Att/Det Gar Sqft	483	399	352	308	308	308
Prior Land	$11,600					
Prior Total	$110,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$12,000	$10,000
Sale Date		9/13/2018	10/10/2020	3/18/2019	11/22/2019	12/16/2019
Sale Price		$139,900	$147,900	$85,000	$119,310	$85,000
Time Adj Sale Price		$150,400	$147,900	$88,700	$121,300	$86,100
TADJSP/SQFT		$104.01	$120.93	$89.42	$118.00	$105.64
Total Adj Factors	$97,200	$72,100	$72,200	$53,400	$51,300	$44,300
Adjusted Sale Price		$175,500	$172,900	$132,500	$167,200	$139,000
Comparable Estimate	$157,000 ($92.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-16	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Jung, Robert J	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	2 Wagner 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	35 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	1940 / 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	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	2.0	1.5	1.3	1.5	1.5	2.0
Bedrooms	4	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	1100	1232	1741	1112	1318	1196
2nd Sty Area	308	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1408	1672	1879	1596	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$8,000					
Prior Total	$52,000					
Comp Land Estimate	$9,000	$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	$17,400	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$80,000	$77,900	$74,600	$96,400	$91,200
Comparable Estimate	$84,000 ($59.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-15	112.35-1-9	112.28-2-16	113.21-2-38	112.28-3-34	102.77-5-25
Owner	ANL 3 Realty LLC	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Marx, Nicholas S	Sherry, Raymond
Address	6 Wagner Ave	218 Wagner Ave	224 Michael Ave	243 Griffith St	237 Michael Ave	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	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	60 x 118	45 x 181	40 x 86	45 x 180	70 x 100
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	1930 / 0	1956 / 0	1940 / 0	1948 / 0	1941 / 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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	900	1020	941	624	598	625
2nd Sty Area	576	540	621	624	598	625
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1476	1560	1562	1248	1196	1250
Att/Det Gar Sqft		440	420		460	576
Prior Land	$7,100					
Prior Total	$58,000					
Comp Land Estimate	$7,000	$13,000	$13,000	$9,000	$13,000	$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	7/24/2018	12/28/2018
Sale Price		$106,000	$105,000	$87,000	$95,000	$115,000
Time Adj Sale Price		$109,600	$110,900	$91,400	$103,300	$121,500
TADJSP/SQFT		$70.26	$71.00	$73.24	$86.37	$97.20
Total Adj Factors	$50,600	$55,500	$65,500	$50,000	$54,800	$48,200
Adjusted Sale Price		$104,700	$96,000	$92,000	$99,100	$123,900
Comparable Estimate	$103,000 ($69.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143089	143089
Print Key	112.51-2-20.12	112.43-2-24	113.37-1-3	112.83-7-1	113.61-3-23	112.76-1-3
Owner	Zona, Bill A	Ponce, Yairaliz	Doruszewski, Rebecca /	Anzalone, Samuel A	Campbell, Errol T	Schneider, Kyle R
Address	7 Wagner Ave	155 Wagner Ave	64 Boll St	250 Willowlawn Pkwy	195 Medina St	300 Meadowbrook Pkwy
Property Class	210 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	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 118	55 x 118	45 x 101	51 x 119	60 x 117	50 x 114
Building Style	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1957 / 0	1960 / 0	1957 / 0	1957 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 240	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.7	1.0	1.5
Bedrooms	4	3	3	4	3	4
Full/Half Baths	2 / 1	1 / 0	1 / 1	2 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1226	840	972	858	1306	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	0 0	0 400	0 100	0 0	0 0
SFLA	1466	1260	1414	1501	1306	1305
Att/Det Gar Sqft		280	420	768	294	440
Prior Land	$8,200					
Prior Total	$60,000					
Comp Land Estimate	$12,000	$13,000	$10,000	$12,000	$13,000	$12,000
Sale Date		7/14/2020	2/5/2020	9/25/2020	6/12/2020	10/21/2020
Sale Price		$122,500	$107,000	$180,000	$131,000	$142,500
Time Adj Sale Price		$122,500	$107,900	$180,000	$131,200	$142,500
TADJSP/SQFT		$97.22	$76.31	$119.92	$100.46	$109.20
Total Adj Factors	$41,700	$53,400	$57,800	$70,100	$76,900	$54,300
Adjusted Sale Price		$110,800	$91,800	$151,600	$96,000	$129,900
Comparable Estimate	$116,000 ($79.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143089	143001	143001	143001
Print Key	112.51-1-14	112.27-1-50	123.36-4-14	112.44-2-39.11	112.43-1-16	112.35-3-5
Owner	HOL Property Managem	Chowdhury Shuvo, Aaq	Mack, Scott C	Muller, Norbert	Dickson-Cruz, Angela	Manroe, Alexander C
Address	8 Wagner Ave	2067 Broadway St	2138 Clinton St	48 Halstead Ave	1324 Lovejoy St	327 Reiman 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	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 132	33 x 125	90 x 121	30 x 133	33 x 120
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	04 Composition
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1922 / 0	1921 / 0	1900 / 0	1931 / 0
Condition	3 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	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	2.5	3.0	1.7	1.5
Bedrooms	4	6	6	6	4	3
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	972	1268	1081	1794	1050	1036
2nd Sty Area	792	0	920	891	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1764	1970	2001	3126	1770	1613
Att/Det Gar Sqft		360	636			484
Prior Land	$5,000					
Prior Total	$50,000					
Comp Land Estimate	$7,000	$8,000	$8,000	$16,000	$8,000	$8,000
Sale Date		10/10/2020	6/11/2019	1/17/2020	8/31/2018	10/29/2020
Sale Price		$110,000	$120,500	$90,000	$90,000	$160,000
Time Adj Sale Price		$110,000	$124,500	$90,900	$97,300	$160,000
TADJSP/SQFT		$55.84	$62.22	$29.08	$54.97	$99.19
Total Adj Factors	$17,200	$30,000	$64,200	$19,000	$5,300	$44,100
Adjusted Sale Price		$97,200	$77,500	$89,100	$109,200	$133,100
Comparable Estimate	$101,000 ($57.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-13	112.28-4-20	112.27-1-16	112.35-3-5	112.43-1-16	113.22-3-28
Owner	Eckert, Arthur L	Sikder, MD Nazrul	Halor, Christopher M	Manroe, Alexander C	Dickson-Cruz, Angela	Chiocchio, Christina
Address	10 Wagner Ave	191 Halstead Ave	304 Wagner Ave	327 Reiman St	1324 Lovejoy 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	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	33 x 120	30 x 133	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	1900 / 0	1900 / 0	1927 / 0	1931 / 0	1900 / 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 110	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	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	3 Partial 0	4 Full 0
1st Sty Area	1064	946	852	1036	1050	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	1404	1216	1278	1613	1770	1430
Att/Det Gar Sqft	352		484	484		528
Prior Land	$7,100					
Prior Total	$49,000					
Comp Land Estimate	$7,000	$8,000	$16,000	$8,000	$8,000	$14,000
Sale Date		9/9/2020	10/2/2020	10/29/2020	8/31/2018	7/16/2020
Sale Price		$85,000	$145,000	$160,000	$90,000	$107,000
Time Adj Sale Price		$85,000	$145,000	$160,000	$97,300	$107,000
TADJSP/SQFT		$69.90	$113.46	$99.19	$54.97	$74.83
Total Adj Factors	$10,400	$4,900	$35,500	$44,100	$5,300	$35,400
Adjusted Sale Price		$90,500	$119,900	$126,300	$102,400	$82,000
Comparable Estimate	$104,000 ($74.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-2-22	113.30-2-34	112.44-1-11	112.36-4-14	113.21-5-13	112.28-4-10
Owner	McClure, Douglas R	Buczkowski, Sally	Kochinski, Ronald	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R
Address	11 Wagner 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	1950 / 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	1384	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	1384	1223	1446	992	1028	815
Att/Det Gar Sqft	220	352	399	308	308	308
Prior Land	$7,400					
Prior Total	$70,000					
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	$67,700	$72,200	$72,100	$53,400	$51,300	$44,300
Adjusted Sale Price		$143,400	$146,000	$103,000	$137,700	$109,500
Comparable Estimate	$128,000 ($92.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-12	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Atkisson, Maryann	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	14 Wagner 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	30 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	1900 / 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	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	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	3	4	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1280	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	1496	1672	1879	1596	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$5,000					
Prior Total	$45,000					
Comp Land Estimate	$7,000	$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	$4,700	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$67,300	$65,200	$61,900	$83,700	$78,500
Comparable Estimate	$71,000 ($47.46/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-11	112.35-3-5	112.27-1-16	113.22-6-13	112.43-1-16	113.22-3-28
Owner	Meller, Gary	Manroe, Alexander C	Halor, Christopher M	Jackson, Marlon D	Dickson-Cruz, Angela	Chiocchio, Christina
Address	16 Wagner Ave	327 Reiman St	304 Wagner Ave	14 Jackson Ave	1324 Lovejoy 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	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	38 x 109	30 x 133	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1931 / 0	1927 / 0	1930 / 0	1900 / 0	1925 / 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	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	880	1036	852	880	1050	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	1540	1613	1278	1540	1770	1430
Att/Det Gar Sqft	352	484	484	280		528
Prior Land	$5,000					
Prior Total	$45,000					
Comp Land Estimate	$7,000	$8,000	$16,000	$9,000	$8,000	$14,000
Sale Date		10/29/2020	10/2/2020	8/27/2019	8/31/2018	7/16/2020
Sale Price		$160,000	$145,000	$114,000	$90,000	$107,000
Time Adj Sale Price		$160,000	$145,000	$117,100	$97,300	$107,000
TADJSP/SQFT		$99.19	$113.46	$76.04	$54.97	$74.83
Total Adj Factors	$18,800	$44,100	$35,500	$20,000	$5,300	$35,400
Adjusted Sale Price		$134,700	$128,300	$115,900	$110,800	$90,400
Comparable Estimate	$116,000 ($75.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-10	112.28-4-20	112.27-1-16	112.27-1-33	112.35-3-5	112.43-1-16
Owner	Crance, Matthew David	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Manroe, Alexander C	Dickson-Cruz, Angela
Address	20 Wagner Ave	191 Halstead Ave	304 Wagner Ave	307 Wagner Ave	327 Reiman St	1324 Lovejoy 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	30 x 121	95 x 118	45 x 118	33 x 120	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	1873 / 0	1900 / 0	1927 / 0	1917 / 0	1931 / 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 110	D Economy 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	4	4	3	3	4
Full/Half Baths	1 / 0	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	3 Partial 0
1st Sty Area	918	946	852	840	1036	1050
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	1136	1216	1278	1103	1613	1770
Att/Det Gar Sqft			484	672	484	
Prior Land	$11,100					
Prior Total	$46,000					
Comp Land Estimate	$13,000	$8,000	$16,000	$11,000	$8,000	$8,000
Sale Date		9/9/2020	10/2/2020	8/20/2019	10/29/2020	8/31/2018
Sale Price		$85,000	$145,000	$123,050	$160,000	$90,000
Time Adj Sale Price		$85,000	$145,000	$126,400	$160,000	$97,300
TADJSP/SQFT		$69.90	$113.46	$114.60	$99.19	$54.97
Total Adj Factors	$9,100	$4,900	$35,500	$31,500	$44,100	$5,300
Adjusted Sale Price		$89,200	$118,600	$104,000	$125,000	$101,100
Comparable Estimate	$108,000 ($95.07/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-2-23	112.28-4-20	112.27-1-16	112.27-1-33	112.35-3-5	112.28-1-4
Owner	Kern, Paul J	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Manroe, Alexander C	Griffin, Latisha
Address	21 Wagner 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	60 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	1897 / 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	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	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	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	774	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	1258	1216	1278	1103	1613	1305
Att/Det Gar Sqft			484	672	484	
Prior Land	$11,100					
Prior Total	$46,000					
Comp Land Estimate	$13,000	$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	$9,400	$4,900	$35,500	$31,500	$44,100	$20,100
Adjusted Sale Price		$89,500	$118,900	$104,300	$125,300	$117,600
Comparable Estimate	$111,000 ($88.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-2-24	112.35-1-9	112.28-2-16	113.21-2-38	112.28-3-34	102.77-5-25
Owner	Czubaj, Henry F	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Marx, Nicholas S	Sherry, Raymond
Address	23 Wagner Ave	218 Wagner Ave	224 Michael Ave	243 Griffith St	237 Michael Ave	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	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	60 x 118	45 x 181	40 x 86	45 x 180	70 x 100
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	1956 / 0	1956 / 0	1940 / 0	1948 / 0	1941 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
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	990	1020	941	624	598	625
2nd Sty Area	0	540	621	624	598	625
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1624	1560	1562	1248	1196	1250
Att/Det Gar Sqft		440	420		460	576
Prior Land	$7,100					
Prior Total	$71,000					
Comp Land Estimate	$7,000	$13,000	$13,000	$9,000	$13,000	$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	7/24/2018	12/28/2018
Sale Price		$106,000	$105,000	$87,000	$95,000	$115,000
Time Adj Sale Price		$109,600	$110,900	$91,400	$103,300	$121,500
TADJSP/SQFT		$70.26	$71.00	$73.24	$86.37	$97.20
Total Adj Factors	$61,300	$55,500	$65,500	$50,000	$54,800	$48,200
Adjusted Sale Price		$115,400	$106,700	$102,700	$109,800	$134,600
Comparable Estimate	$114,000 ($70.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-9	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Ferraraccio, Vallie M	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	26 Wagner 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	30 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	1910 / 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	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	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	1.0	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	4	5	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	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1200	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	1200	1672	1879	1596	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$7,100					
Prior Total	$46,000					
Comp Land Estimate	$7,000	$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	$14,500	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$77,100	$75,000	$71,700	$93,500	$88,300
Comparable Estimate	$81,000 ($67.5/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-8	112.28-4-20	112.27-1-33	112.27-1-16	112.35-3-5	112.43-1-16
Owner	Burke, Joyce	Sikder, MD Nazrul	Taffe, Devane	Halor, Christopher M	Manroe, Alexander C	Dickson-Cruz, Angela
Address	28 Wagner Ave	191 Halstead Ave	307 Wagner Ave	304 Wagner Ave	327 Reiman St	1324 Lovejoy 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 118	30 x 121	45 x 118	95 x 118	33 x 120	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	1917 / 0	1927 / 0	1931 / 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 110	D Economy 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	1.0	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	4	3	4	3	4
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	3 Partial 0
1st Sty Area	986	946	840	852	1036	1050
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	986	1216	1103	1278	1613	1770
Att/Det Gar Sqft			672	484	484	
Prior Land	$5,000					
Prior Total	$36,600					
Comp Land Estimate	$7,000	$8,000	$11,000	$16,000	$8,000	$8,000
Sale Date		9/9/2020	8/20/2019	10/2/2020	10/29/2020	8/31/2018
Sale Price		$85,000	$123,050	$145,000	$160,000	$90,000
Time Adj Sale Price		$85,000	$126,400	$145,000	$160,000	$97,300
TADJSP/SQFT		$69.90	$114.60	$113.46	$99.19	$54.97
Total Adj Factors	$3,400	$4,900	$31,500	$35,500	$44,100	$5,300
Adjusted Sale Price		$83,500	$98,300	$112,900	$119,300	$95,400
Comparable Estimate	$102,000 ($103.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-2-25	112.36-4-14	113.21-5-13	113.30-2-34	112.28-4-10	102.77-5-15
Owner	Kujawinski, Julie	Laviolette, Adam	Niedzwiedz, Katarzyna	Buczkowski, Sally	Murphy, Kenneth R	Franklin, Jessica R
Address	29 Wagner Ave	104 Griffith St	156 Crocker St	164 Gates St	232 Curtiss 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	90 x 86	60 x 100	60 x 110	40 x 130	40 x 100
Building 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	1953 / 0	1954 / 0	1954 / 0	1945 / 0	1940 / 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 110	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	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	984	992	1028	1223	815	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	984	992	1028	1223	815	798
Att/Det Gar Sqft		308	308	352	308	288
Prior Land	$9,000					
Prior Total	$50,000					
Comp Land Estimate	$13,000	$14,000	$12,000	$13,000	$10,000	$9,000
Sale Date		3/18/2019	11/22/2019	10/10/2020	12/16/2019	10/14/2020
Sale Price		$85,000	$119,310	$147,900	$85,000	$80,000
Time Adj Sale Price		$88,700	$121,300	$147,900	$86,100	$80,000
TADJSP/SQFT		$89.42	$118.00	$120.93	$105.64	$100.25
Total Adj Factors	$33,500	$53,400	$51,300	$72,200	$44,300	$28,600
Adjusted Sale Price		$68,800	$103,500	$109,200	$75,300	$84,900
Comparable Estimate	$88,000 ($89.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-6	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11	112.51-1-2
Owner	Snyder, Jeffrey E	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Carousel Development
Address	34 Wagner Ave	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	332 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	30 x 118	76 x 121	30 x 120	36 x 118	30 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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1919 / 0	1923 / 0	1929 / 0	1916 / 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 90	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5	2.0
Bedrooms	5	4	5	5	4	7
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1364	1196	1741	1318	1232	1992
2nd Sty Area	836	1056	0	0	0	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2200	2252	1879	1893	1672	3320
Att/Det Gar Sqft	580	748		352		
Prior Land	$7,100					
Prior Total	$56,000					
Comp Land Estimate	$7,000	$15,000	$8,000	$9,000	$7,000	$0
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019	10/18/2019
Sale Price		$117,000	$77,500	$110,000	$72,000	$92,500
Time Adj Sale Price		$119,400	$78,800	$115,200	$74,400	$94,400
TADJSP/SQFT		$53.02	$41.94	$60.86	$44.50	$28.43
Total Adj Factors	$13,300	$45,600	$18,300	$36,200	$11,800	$0
Adjusted Sale Price		$87,100	$73,800	$92,300	$75,900	$0
Comparable Estimate	$82,000 ($37.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-5	112.28-4-20	112.27-1-16	112.35-3-5	112.43-1-16	112.27-1-33
Owner	Gonzalez, Alex	Sikder, MD Nazrul	Halor, Christopher M	Manroe, Alexander C	Dickson-Cruz, Angela	Taffe, Devane
Address	38 Wagner Ave	191 Halstead Ave	304 Wagner Ave	327 Reiman St	1324 Lovejoy 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	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	31 x 118	30 x 121	95 x 118	33 x 120	30 x 133	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	01 Wood	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	1931 / 0	1900 / 0	1917 / 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 110	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1113	946	852	1036	1050	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	1330	1216	1278	1613	1770	1103
Att/Det Gar Sqft			484	484		672
Prior Land	$5,200					
Prior Total	$46,500					
Comp Land Estimate	$8,000	$8,000	$16,000	$8,000	$8,000	$11,000
Sale Date		9/9/2020	10/2/2020	10/29/2020	8/31/2018	8/20/2019
Sale Price		$85,000	$145,000	$160,000	$90,000	$123,050
Time Adj Sale Price		$85,000	$145,000	$160,000	$97,300	$126,400
TADJSP/SQFT		$69.90	$113.46	$99.19	$54.97	$114.60
Total Adj Factors	($7,200)	$4,900	$35,500	$44,100	$5,300	$31,500
Adjusted Sale Price		$72,900	$102,300	$108,700	$84,800	$87,700
Comparable Estimate	$91,000 ($68.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-1-4	112.28-4-20	112.27-1-16	112.27-1-33	112.35-3-5	112.28-1-4
Owner	Bienias, Linda C	Sikder, MD Nazrul	Halor, Christopher M	Taffe, Devane	Manroe, Alexander C	Griffin, Latisha
Address	40 Wagner 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	29 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 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	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.5	1.3
Bedrooms	2	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1232	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	1232	1216	1278	1103	1613	1305
Att/Det Gar Sqft			484	672	484	
Prior Land	$4,800					
Prior Total	$44,000					
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	$3,500	$4,900	$35,500	$31,500	$44,100	$20,100
Adjusted Sale Price		$83,600	$113,000	$98,400	$119,400	$111,700
Comparable Estimate	$105,000 ($85.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.51-2-27	112.36-3-15	102.77-1-10	112.51-1-2	112.28-2-31	112.27-1-19
Owner	Walkowski, Joseph M	Sulski, Tyler J	Strasser, Matthew F	Carousel Development	Siddiqui, Mohammed K	Thompson, LaSean
Address	43 Wagner Ave	115 Halstead Ave	279 Curtiss St	1325 Lovejoy 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	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	90 x 118	76 x 121	105 x 130	60 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	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1919 / 0	1927 / 0	1940 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 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	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	2.0	1.3	1.5
Bedrooms	4	4	5	7	5	5
Full/Half Baths	2 / 0	2 / 0	3 / 1	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1316	1196	1663	1992	1741	1318
2nd Sty Area	924	1056	0	1104	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2450	2252	2597	3320	1879	1893
Att/Det Gar Sqft	360	748	754			352
Prior Land	$13,500					
Prior Total	$68,000					
Comp Land Estimate	$16,000	$15,000	$18,000	$0	$8,000	$9,000
Sale Date		10/25/2019	11/14/2018	10/18/2019	11/19/2019	2/7/2019
Sale Price		$117,000	$151,000	$92,500	$77,500	$110,000
Time Adj Sale Price		$119,400	$160,500	$94,400	$78,800	$115,200
TADJSP/SQFT		$53.02	$61.80	$28.43	$41.94	$60.86
Total Adj Factors	$18,700	$45,600	$72,000	$0	$18,300	$36,200
Adjusted Sale Price		$92,500	$107,200	$0	$79,200	$97,700
Comparable Estimate	$94,000 ($38.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143089
Print Key	112.51-2-28	101.84-3-17	112.27-1-11	112.28-2-31	112.27-1-19	123.28-5-13
Owner	Giambra, Gregory III	Knope, Paul	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Thompson, LaSean	Contrino, Kathy A
Address	45 Wagner Ave	309 Michael Ave	332 Wagner Ave	237 Lackawanna Ave	290 Wagner Ave	97 Willowlawn Pkwy
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	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 57	66 x 178	30 x 118	30 x 120	36 x 118	75 x 100
Building Style	01 Ranch	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	1940 / 0	1922 / 0	1916 / 0	1923 / 0	1929 / 0	1927 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	1 No central No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.3	1.5	1.7
Bedrooms	4	4	4	5	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	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1400	1112	1232	1741	1318	1065
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1400	1596	1672	1879	1893	1758
Att/Det Gar Sqft					352	484
Prior Land	$2,900					
Prior Total	$40,600					
Comp Land Estimate	$4,000	$16,000	$7,000	$8,000	$9,000	$14,000
Sale Date		1/10/2020	6/12/2019	11/19/2019	2/7/2019	9/26/2020
Sale Price		$80,000	$72,000	$77,500	$110,000	$166,000
Time Adj Sale Price		$80,800	$74,400	$78,800	$115,200	$166,000
TADJSP/SQFT		$50.63	$44.50	$41.94	$60.86	$94.43
Total Adj Factors	$7,100	$23,600	$11,800	$18,300	$36,200	$76,000
Adjusted Sale Price		$64,300	$69,700	$67,600	$86,100	$97,100
Comparable Estimate	$77,000 ($55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-15	112.43-2-24	113.37-1-11	112.28-4-30	112.36-4-31	113.37-1-13
Owner	Smith, Ralph B Jr.	Ponce, Yairaliz	Eady, Aaron N	Terzian, Stephen P	Celej, Nicholas J	Jank, Christopher
Address	111 Wagner Ave	155 Wagner Ave	28 Boll St	237 Halstead Ave	183 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	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	41 x 118	55 x 118	40 x 101	58 x 121	45 x 130	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1957 / 0	1946 / 0	1948 / 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 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	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	576	840	720	704	660	782
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	864	1260	1056	1056	990	1142
Att/Det Gar Sqft	440	280	448	484	528	
Prior Land	$9,000					
Prior Total	$58,000					
Comp Land Estimate	$10,000	$13,000	$9,000	$13,000	$12,000	$9,000
Sale Date		7/14/2020	10/4/2019	4/7/2020	9/10/2019	12/2/2019
Sale Price		$122,500	$88,500	$125,000	$137,000	$89,500
Time Adj Sale Price		$122,500	$90,300	$125,600	$140,200	$90,700
TADJSP/SQFT		$97.22	$85.51	$118.94	$141.62	$79.42
Total Adj Factors	$40,100	$53,400	$45,100	$47,300	$44,100	$42,700
Adjusted Sale Price		$109,200	$85,300	$118,400	$136,200	$88,100
Comparable Estimate	$107,000 ($123.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-16	112.43-2-24	112.35-3-24	113.37-1-3	112.43-1-2	113.37-1-13
Owner	Duquette, William T	Ponce, Yairaliz	Chowdhury, Aminuli I	Doruszewski, Rebecca	Schmid, Mary	Jank, Christopher
Address	115 Wagner Ave	155 Wagner Ave	169 Atlantic 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	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 118	55 x 118	85 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	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	1959 / 0	1959 / 0	1958 / 0	1957 / 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 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	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1136	840	1139	972	896	782
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	1544	1260	1709	1414	1355	1142
Att/Det Gar Sqft		280	352	420	480	
Prior Land	$7,900					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$13,000	$16,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	5/2/2019	2/5/2020	12/3/2018	12/2/2019
Sale Price		$122,500	$119,900	$107,000	$100,000	$89,500
Time Adj Sale Price		$122,500	$124,300	$107,900	$105,700	$90,700
TADJSP/SQFT		$97.22	$72.73	$76.31	$78.01	$79.42
Total Adj Factors	$57,700	$53,400	$73,600	$57,800	$56,000	$42,700
Adjusted Sale Price		$126,800	$108,400	$107,800	$107,400	$105,700
Comparable Estimate	$111,000 ($71.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-9	112.36-4-14	113.21-5-13	112.28-4-10	113.30-2-34	112.44-1-11
Owner	Brydalski, Paul C	Laviolette, Adam	Niedzwiedz, Katarzyna	Murphy, Kenneth R	Buczkowski, Sally	Kochinski, Ronald
Address	118 Wagner Ave	104 Griffith St	156 Crocker St	232 Curtiss St	164 Gates 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	109 x 103	90 x 86	60 x 100	40 x 130	60 x 110	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1953 / 0	1954 / 0	1945 / 0	1954 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	990	992	1028	815	1223	1446
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	990	992	1028	815	1223	1446
Att/Det Gar Sqft		308	308	308	352	399
Prior Land	$12,400					
Prior Total	$66,800					
Comp Land Estimate	$16,000	$14,000	$12,000	$10,000	$13,000	$13,000
Sale Date		3/18/2019	11/22/2019	12/16/2019	10/10/2020	9/13/2018
Sale Price		$85,000	$119,310	$85,000	$147,900	$139,900
Time Adj Sale Price		$88,700	$121,300	$86,100	$147,900	$150,400
TADJSP/SQFT		$89.42	$118.00	$105.64	$120.93	$104.01
Total Adj Factors	$59,500	$53,400	$51,300	$44,300	$72,200	$72,100
Adjusted Sale Price		$94,800	$129,500	$101,300	$135,200	$137,800
Comparable Estimate	$120,000 ($121.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-17	112.43-2-24	112.43-1-2	113.37-1-3	113.37-1-13	101.84-2-11
Owner	Van Haaren Todd M	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca /	Jank, Christopher	Walkow, Benjamin J
Address	119 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	20 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	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 118	55 x 118	48 x 118	45 x 101	40 x 101	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1950 / 0	1957 / 0	1957 / 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 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	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	840	896	972	782	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 400	0 0	0 0
SFLA	1320	1260	1355	1414	1142	1158
Att/Det Gar Sqft	400	280	480	420		528
Prior Land	$9,900					
Prior Total	$73,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$9,000	$12,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	12/2/2019	8/11/2020
Sale Price		$122,500	$100,000	$107,000	$89,500	$107,000
Time Adj Sale Price		$122,500	$105,700	$107,900	$90,700	$107,000
TADJSP/SQFT		$97.22	$78.01	$76.31	$79.42	$92.40
Total Adj Factors	$54,900	$53,400	$56,000	$57,800	$42,700	$51,500
Adjusted Sale Price		$124,000	$104,600	$105,000	$102,900	$110,400
Comparable Estimate	$109,000 ($82.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-8	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	113.37-1-13
Owner	Lambert, Charles R	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca	Walkow, Benjamin J	Jank, Christopher
Address	120 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	41 x 110	55 x 118	48 x 118	45 x 101	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	1960 / 0	1959 / 0	1950 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	840	896	972	780	782
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 0	0 0	0 400	0 0	0 0
SFLA	1292	1260	1355	1414	1158	1142
Att/Det Gar Sqft		280	480	420	528	
Prior Land	$8,800					
Prior Total	$68,000					
Comp Land Estimate	$10,000	$13,000	$12,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$90,700
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$79.42
Total Adj Factors	$50,000	$53,400	$56,000	$57,800	$51,500	$42,700
Adjusted Sale Price		$119,100	$99,700	$100,100	$105,500	$98,000
Comparable Estimate	$104,000 ($80.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-18	112.43-2-24	113.37-1-13	113.37-1-11	112.28-4-30	101.84-2-11
Owner	Wisniewski, Joanne	Ponce, Yairaliz	Jank, Christopher	Eady, Aaron N	Terzian, Stephen P	Walkow, Benjamin J
Address	125 Wagner Ave	155 Wagner Ave	20 Boll St	28 Boll 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	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 118	55 x 118	40 x 101	40 x 101	58 x 121	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1957 / 0	1957 / 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 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	1.5	1.5
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	840	782	720	704	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	1080	1260	1142	1056	1056	1158
Att/Det Gar Sqft	308	280		448	484	528
Prior Land	$9,900					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$13,000	$9,000	$9,000	$13,000	$12,000
Sale Date		7/14/2020	12/2/2019	10/4/2019	4/7/2020	8/11/2020
Sale Price		$122,500	$89,500	$88,500	$125,000	$107,000
Time Adj Sale Price		$122,500	$90,700	$90,300	$125,600	$107,000
TADJSP/SQFT		$97.22	$79.42	$85.51	$118.94	$92.40
Total Adj Factors	$45,900	$53,400	$42,700	$45,100	$47,300	$51,500
Adjusted Sale Price		$115,000	$93,900	$91,100	$124,200	$101,400
Comparable Estimate	$105,000 ($97.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-7	112.43-2-24	101.84-2-11	113.37-1-13	112.43-1-2	112.28-4-30
Owner	Swinnich, Dolores	Ponce, Yairaliz	Walkow, Benjamin J	Jank, Christopher	Schmid, Mary	Terzian, Stephen P
Address	126 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	20 Boll St	152 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	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 118	55 x 118	52 x 120	40 x 101	48 x 118	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	1961 / 0	1959 / 0	1950 / 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 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	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	840	780	782	896	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 0	0 0	0 0	0 0
SFLA	1188	1260	1158	1142	1355	1056
Att/Det Gar Sqft		280	528		480	484
Prior Land	$9,900					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$9,000	$12,000	$13,000
Sale Date		7/14/2020	8/11/2020	12/2/2019	12/3/2018	4/7/2020
Sale Price		$122,500	$107,000	$89,500	$100,000	$125,000
Time Adj Sale Price		$122,500	$107,000	$90,700	$105,700	$125,600
TADJSP/SQFT		$97.22	$92.40	$79.42	$78.01	$118.94
Total Adj Factors	$47,200	$53,400	$51,500	$42,700	$56,000	$47,300
Adjusted Sale Price		$116,300	$102,700	$95,200	$96,900	$125,500
Comparable Estimate	$107,000 ($90.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-19	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	113.37-1-13
Owner	Dunkowski, Peter P	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca	Walkow, Benjamin J	Jank, Christopher
Address	131 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	48 x 118	55 x 118	48 x 118	45 x 101	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	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1950 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	840	896	972	780	782
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	1275	1260	1355	1414	1158	1142
Att/Det Gar Sqft	308	280	480	420	528	
Prior Land	$9,900					
Prior Total	$69,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$90,700
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$79.42
Total Adj Factors	$43,800	$53,400	$56,000	$57,800	$51,500	$42,700
Adjusted Sale Price		$112,900	$93,500	$93,900	$99,300	$91,800
Comparable Estimate	$98,000 ($76.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-6	112.43-2-24	113.37-1-3	112.35-3-24	112.43-1-2	101.84-2-11
Owner	Giordano, Antoinette	Ponce, Yairaliz	Doruszewski, Rebecca /	Chowdhury, Aminuli I	Schmid, Mary	Walkow, Benjamin J
Address	132 Wagner Ave	155 Wagner Ave	64 Boll St	169 Atlantic 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	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 118	55 x 118	45 x 101	85 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	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1959 / 0	1957 / 0	1958 / 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	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	850	840	972	1139	896	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	1503	1260	1414	1709	1355	1158
Att/Det Gar Sqft		280	420	352	480	528
Prior Land	$9,900					
Prior Total	$74,000					
Comp Land Estimate	$12,000	$13,000	$10,000	$16,000	$12,000	$12,000
Sale Date		7/14/2020	2/5/2020	5/2/2019	12/3/2018	8/11/2020
Sale Price		$122,500	$107,000	$119,900	$100,000	$107,000
Time Adj Sale Price		$122,500	$107,900	$124,300	$105,700	$107,000
TADJSP/SQFT		$97.22	$76.31	$72.73	$78.01	$92.40
Total Adj Factors	$57,800	$53,400	$57,800	$73,600	$56,000	$51,500
Adjusted Sale Price		$126,900	$107,900	$108,500	$107,500	$113,300
Comparable Estimate	$113,000 ($75.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-20	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	113.37-1-13
Owner	Grant, Steven K	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca	Walkow, Benjamin J	Jank, Christopher
Address	137 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	48 x 118	55 x 118	48 x 118	45 x 101	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	1959 / 0	1959 / 0	1950 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	840	896	972	780	782
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	1275	1260	1355	1414	1158	1142
Att/Det Gar Sqft	440	280	480	420	528	
Prior Land	$9,900					
Prior Total	$71,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$90,700
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$79.42
Total Adj Factors	$53,100	$53,400	$56,000	$57,800	$51,500	$42,700
Adjusted Sale Price		$122,200	$102,800	$103,200	$108,600	$101,100
Comparable Estimate	$108,000 ($84.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-5	112.43-2-24	113.37-1-3	112.43-1-2	112.35-3-24	101.84-2-11
Owner	Cielencki, Rita M	Ponce, Yairaliz	Doruszewski, Rebecca /	Schmid, Mary	Chowdhury, Aminuli I	Walkow, Benjamin J
Address	138 Wagner 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	48 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	1959 / 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	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	4	4	3
Full/Half Baths	2 / 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	850	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	1487	1260	1414	1355	1709	1158
Att/Det Gar Sqft	480	280	420	480	352	528
Prior Land	$9,900					
Prior Total	$79,000					
Comp Land Estimate	$12,000	$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	$63,500	$53,400	$57,800	$56,000	$73,600	$51,500
Adjusted Sale Price		$132,600	$113,600	$113,200	$114,200	$119,000
Comparable Estimate	$119,000 ($80.03/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-21	112.43-2-24	101.84-2-11	113.37-1-13	112.43-1-2	113.37-1-3
Owner	Zdonczyk, Kenneth	Ponce, Yairaliz	Walkow, Benjamin J	Jank, Christopher	Schmid, Mary	Doruszewski, Rebecca
Address	141 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	20 Boll St	152 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	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 118	55 x 118	52 x 120	40 x 101	48 x 118	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	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1950 / 0	1957 / 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 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	2	3	3	3	4	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	816	840	780	782	896	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1224	1260	1158	1142	1355	1414
Att/Det Gar Sqft	400	280	528		480	420
Prior Land	$9,900					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$9,000	$12,000	$10,000
Sale Date		7/14/2020	8/11/2020	12/2/2019	12/3/2018	2/5/2020
Sale Price		$122,500	$107,000	$89,500	$100,000	$107,000
Time Adj Sale Price		$122,500	$107,000	$90,700	$105,700	$107,900
TADJSP/SQFT		$97.22	$92.40	$79.42	$78.01	$76.31
Total Adj Factors	$51,800	$53,400	$51,500	$42,700	$56,000	$57,800
Adjusted Sale Price		$120,900	$107,300	$99,800	$101,500	$101,900
Comparable Estimate	$106,000 ($86.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-4	112.43-2-24	101.84-2-11	113.37-1-13	112.43-1-2	113.37-1-3
Owner	Kosmowski, Eleanor L	Ponce, Yairaliz	Walkow, Benjamin J	Jank, Christopher	Schmid, Mary	Doruszewski, Rebecca
Address	142 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	20 Boll St	152 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	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 118	55 x 118	52 x 120	40 x 101	48 x 118	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1950 / 0	1957 / 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 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	2	3	3	3	4	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	816	840	780	782	896	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 408	0 0	0 0	0 0	0 0	0 400
SFLA	1224	1260	1158	1142	1355	1414
Att/Det Gar Sqft	440	280	528		480	420
Prior Land	$9,900					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$9,000	$12,000	$10,000
Sale Date		7/14/2020	8/11/2020	12/2/2019	12/3/2018	2/5/2020
Sale Price		$122,500	$107,000	$89,500	$100,000	$107,000
Time Adj Sale Price		$122,500	$107,000	$90,700	$105,700	$107,900
TADJSP/SQFT		$97.22	$92.40	$79.42	$78.01	$76.31
Total Adj Factors	$53,200	$53,400	$51,500	$42,700	$56,000	$57,800
Adjusted Sale Price		$122,300	$108,700	$101,200	$102,900	$103,300
Comparable Estimate	$108,000 ($88.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-22	112.43-2-24	112.28-4-30	113.37-1-11	112.36-4-31	113.37-1-13
Owner	Bednarz, Barbara A	Ponce, Yairaliz	Terzian, Stephen P	Eady, Aaron N	Celej, Nicholas J	Jank, Christopher
Address	145 Wagner Ave	155 Wagner Ave	237 Halstead Ave	28 Boll St	183 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	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 118	55 x 118	58 x 121	40 x 101	45 x 130	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1946 / 0	1957 / 0	1948 / 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 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	1.5
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	850	840	704	720	660	782
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	1260	1056	1056	990	1142
Att/Det Gar Sqft		280	484	448	528	
Prior Land	$9,900					
Prior Total	$54,000					
Comp Land Estimate	$12,000	$13,000	$13,000	$9,000	$12,000	$9,000
Sale Date		7/14/2020	4/7/2020	10/4/2019	9/10/2019	12/2/2019
Sale Price		$122,500	$125,000	$88,500	$137,000	$89,500
Time Adj Sale Price		$122,500	$125,600	$90,300	$140,200	$90,700
TADJSP/SQFT		$97.22	$118.94	$85.51	$141.62	$79.42
Total Adj Factors	$36,200	$53,400	$47,300	$45,100	$44,100	$42,700
Adjusted Sale Price		$105,300	$114,500	$81,400	$132,300	$84,200
Comparable Estimate	$104,000 ($122.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-3	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	113.37-1-13
Owner	Kabir, MD Irfanul	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca	Walkow, Benjamin J	Jank, Christopher
Address	146 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	48 x 118	55 x 118	48 x 118	45 x 101	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	1960 / 0	1959 / 0	1950 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
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	4 Full 0
1st Sty Area	850	840	896	972	780	782
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	1292	1260	1355	1414	1158	1142
Att/Det Gar Sqft	480	280	480	420	528	
Prior Land	$9,900					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$90,700
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$79.42
Total Adj Factors	$55,300	$53,400	$56,000	$57,800	$51,500	$42,700
Adjusted Sale Price		$124,400	$105,000	$105,400	$110,800	$103,300
Comparable Estimate	$110,000 ($85.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-23	112.43-2-24	112.43-1-2	101.84-2-11	113.37-1-3	113.37-1-13
Owner	Jones, Carol F	Ponce, Yairaliz	Schmid, Mary	Walkow, Benjamin J	Doruszewski, Rebecca	Jank, Christopher
Address	151 Wagner Ave	155 Wagner Ave	152 Wagner Ave	299 Lackawanna Ave	64 Boll 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	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 118	55 x 118	48 x 118	52 x 120	45 x 101	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	1958 / 0	1959 / 0	1950 / 0	1950 / 0	1957 / 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 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	1.7	1.5	1.5	1.5
Bedrooms	2	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	840	896	780	972	782
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	1275	1260	1355	1158	1414	1142
Att/Det Gar Sqft		280	480	528	420	
Prior Land	$9,900					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$12,000	$10,000	$9,000
Sale Date		7/14/2020	12/3/2018	8/11/2020	2/5/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,000	$107,900	$90,700
TADJSP/SQFT		$97.22	$78.01	$92.40	$76.31	$79.42
Total Adj Factors	$49,600	$53,400	$56,000	$51,500	$57,800	$42,700
Adjusted Sale Price		$118,700	$99,300	$105,100	$99,700	$97,600
Comparable Estimate	$104,000 ($81.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-2	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	112.28-4-4
Owner	Schmid, Mary	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca /	Walkow, Benjamin J	Plew, Jacob R
Address	152 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	48 x 118	55 x 118	48 x 118	45 x 101	52 x 120	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1959 / 0	1950 / 0	1957 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	840	896	972	780	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	1355	1260	1355	1414	1158	1250
Att/Det Gar Sqft	480	280	480	420	528	
Prior Land	$9,900					
Prior Total	$72,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$12,000	$14,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	11/20/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$116,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$118,500
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$94.80
Total Adj Factors	$56,000	$53,400	$56,000	$57,800	$51,500	$51,500
Adjusted Sale Price		$125,100	$105,700	$106,100	$111,500	$123,000
Comparable Estimate	$114,000 ($84.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-2-24	112.43-2-24	101.84-2-11	112.43-1-2	113.37-1-3	113.37-1-13
Owner	Ponce, Yairaliz	Ponce, Yairaliz	Walkow, Benjamin J	Schmid, Mary	Doruszewski, Rebecca	Jank, Christopher
Address	155 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	152 Wagner Ave	64 Boll 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	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	55 x 118	52 x 120	48 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	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	1959 / 0	1959 / 0	1950 / 0	1950 / 0	1957 / 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 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	3	3	3	4	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	840	840	780	896	972	782
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	1260	1260	1158	1355	1414	1142
Att/Det Gar Sqft	280	280	528	480	420	
Prior Land	$10,600					
Prior Total	$71,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$12,000	$10,000	$9,000
Sale Date		7/14/2020	8/11/2020	12/3/2018	2/5/2020	12/2/2019
Sale Price		$122,500	$107,000	$100,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$107,000	$105,700	$107,900	$90,700
TADJSP/SQFT		$97.22	$92.40	$78.01	$76.31	$79.42
Total Adj Factors	$53,400	$53,400	$51,500	$56,000	$57,800	$42,700
Adjusted Sale Price		$122,500	$108,900	$103,100	$103,500	$101,400
Comparable Estimate	$108,000 ($85.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.43-1-1	112.43-2-24	112.35-3-24	112.43-1-2	113.37-1-3	101.84-2-11
Owner	Cegielski, Tracy A	Ponce, Yairaliz	Chowdhury, Aminuli I	Schmid, Mary	Doruszewski, Rebecca	Walkow, Benjamin J
Address	156 Wagner Ave	155 Wagner Ave	169 Atlantic Ave	152 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	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	56 x 118	55 x 118	85 x 118	48 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	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	1950 / 0	1959 / 0	1958 / 0	1950 / 0	1957 / 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	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	4	4	3	3
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	979	840	1139	896	972	780
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	1616	1260	1709	1355	1414	1158
Att/Det Gar Sqft	440	280	352	480	420	528
Prior Land	$10,700					
Prior Total	$81,000					
Comp Land Estimate	$13,000	$13,000	$16,000	$12,000	$10,000	$12,000
Sale Date		7/14/2020	5/2/2019	12/3/2018	2/5/2020	8/11/2020
Sale Price		$122,500	$119,900	$100,000	$107,000	$107,000
Time Adj Sale Price		$122,500	$124,300	$105,700	$107,900	$107,000
TADJSP/SQFT		$97.22	$72.73	$78.01	$76.31	$92.40
Total Adj Factors	$66,900	$53,400	$73,600	$56,000	$57,800	$51,500
Adjusted Sale Price		$136,000	$117,600	$116,600	$117,000	$122,400
Comparable Estimate	$122,000 ($75.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-22	112.43-2-24	101.84-2-11	112.43-1-2	113.37-1-3	113.37-1-13
Owner	Tait, Laura C	Ponce, Yairaliz	Walkow, Benjamin J	Schmid, Mary	Doruszewski, Rebecca	Jank, Christopher
Address	161 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	152 Wagner Ave	64 Boll 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	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	55 x 118	52 x 120	48 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	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	1950 / 0	1950 / 0	1957 / 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 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	3	3	3	4	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	840	840	780	896	972	782
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	1260	1260	1158	1355	1414	1142
Att/Det Gar Sqft	352	280	528	480	420	
Prior Land	$10,600					
Prior Total	$69,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$12,000	$10,000	$9,000
Sale Date		7/14/2020	8/11/2020	12/3/2018	2/5/2020	12/2/2019
Sale Price		$122,500	$107,000	$100,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$107,000	$105,700	$107,900	$90,700
TADJSP/SQFT		$97.22	$92.40	$78.01	$76.31	$79.42
Total Adj Factors	$53,300	$53,400	$51,500	$56,000	$57,800	$42,700
Adjusted Sale Price		$122,400	$108,800	$103,000	$103,400	$101,300
Comparable Estimate	$108,000 ($85.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-20	112.43-2-24	112.43-1-2	101.84-2-11	113.37-1-3	113.37-1-13
Owner	Wild, William	Ponce, Yairaliz	Schmid, Mary	Walkow, Benjamin J	Doruszewski, Rebecca	Jank, Christopher
Address	162 Wagner Ave	155 Wagner Ave	152 Wagner Ave	299 Lackawanna Ave	64 Boll 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	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	55 x 118	48 x 118	52 x 120	45 x 101	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	1957 / 0	1959 / 0	1950 / 0	1950 / 0	1957 / 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 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	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	4 Full 0
1st Sty Area	880	840	896	780	972	782
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	1288	1260	1355	1158	1414	1142
Att/Det Gar Sqft	440	280	480	528	420	
Prior Land	$10,600					
Prior Total	$61,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$12,000	$10,000	$9,000
Sale Date		7/14/2020	12/3/2018	8/11/2020	2/5/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,000	$107,900	$90,700
TADJSP/SQFT		$97.22	$78.01	$92.40	$76.31	$79.42
Total Adj Factors	$54,000	$53,400	$56,000	$51,500	$57,800	$42,700
Adjusted Sale Price		$123,100	$103,700	$109,500	$104,100	$102,000
Comparable Estimate	$108,000 ($83.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-23	112.43-2-24	113.37-1-3	112.35-3-24	112.43-1-2	101.84-2-11
Owner	Lacz, Cheryl M	Ponce, Yairaliz	Doruszewski, Rebecca /	Chowdhury, Aminuli I	Schmid, Mary	Walkow, Benjamin J
Address	167 Wagner Ave	155 Wagner Ave	64 Boll St	169 Atlantic 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	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 118	55 x 118	45 x 101	85 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	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1959 / 0	1957 / 0	1958 / 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	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	850	840	972	1139	896	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	1487	1260	1414	1709	1355	1158
Att/Det Gar Sqft	440	280	420	352	480	528
Prior Land	$9,900					
Prior Total	$74,000					
Comp Land Estimate	$12,000	$13,000	$10,000	$16,000	$12,000	$12,000
Sale Date		7/14/2020	2/5/2020	5/2/2019	12/3/2018	8/11/2020
Sale Price		$122,500	$107,000	$119,900	$100,000	$107,000
Time Adj Sale Price		$122,500	$107,900	$124,300	$105,700	$107,000
TADJSP/SQFT		$97.22	$76.31	$72.73	$78.01	$92.40
Total Adj Factors	$59,800	$53,400	$57,800	$73,600	$56,000	$51,500
Adjusted Sale Price		$128,900	$109,900	$110,500	$109,500	$115,300
Comparable Estimate	$115,000 ($77.34/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-19	112.43-2-24	101.84-2-11	113.37-1-13	112.43-1-2	113.37-1-3
Owner	Michalski, Rita	Ponce, Yairaliz	Walkow, Benjamin J	Jank, Christopher	Schmid, Mary	Doruszewski, Rebecca
Address	168 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	20 Boll St	152 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	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 118	55 x 118	52 x 120	40 x 101	48 x 118	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	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1950 / 0	1957 / 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 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	4	3	3	3	4	3
Full/Half Baths	2 / 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	816	840	780	782	896	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 408	0 0	0 0	0 0	0 0	0 400
SFLA	1224	1260	1158	1142	1355	1414
Att/Det Gar Sqft	352	280	528		480	420
Prior Land	$9,900					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$9,000	$12,000	$10,000
Sale Date		7/14/2020	8/11/2020	12/2/2019	12/3/2018	2/5/2020
Sale Price		$122,500	$107,000	$89,500	$100,000	$107,000
Time Adj Sale Price		$122,500	$107,000	$90,700	$105,700	$107,900
TADJSP/SQFT		$97.22	$92.40	$79.42	$78.01	$76.31
Total Adj Factors	$46,000	$53,400	$51,500	$42,700	$56,000	$57,800
Adjusted Sale Price		$115,100	$101,500	$94,000	$95,700	$96,100
Comparable Estimate	$100,000 ($81.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-24	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	113.37-1-13
Owner	Fournier Wanda	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca /	Walkow, Benjamin J	Jank, Christopher
Address	171 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	48 x 118	55 x 118	48 x 118	45 x 101	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	1950 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	875	840	896	972	780	782
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	1312	1260	1355	1414	1158	1142
Att/Det Gar Sqft	484	280	480	420	528	
Prior Land	$9,900					
Prior Total	$71,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$90,700
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$79.42
Total Adj Factors	$54,600	$53,400	$56,000	$57,800	$51,500	$42,700
Adjusted Sale Price		$123,700	$104,300	$104,700	$110,100	$102,600
Comparable Estimate	$109,000 ($83.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-18	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	113.37-1-13
Owner	Cook, Wendy	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca /	Walkow, Benjamin J	Jank, Christopher
Address	172 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	48 x 118	55 x 118	48 x 118	45 x 101	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	1957 / 0	1959 / 0	1950 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	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	4 Full 0
1st Sty Area	914	840	896	972	780	782
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	1322	1260	1355	1414	1158	1142
Att/Det Gar Sqft	440	280	480	420	528	
Prior Land	$9,900					
Prior Total	$62,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$10,000	$12,000	$9,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	12/2/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$90,700
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$79.42
Total Adj Factors	$54,600	$53,400	$56,000	$57,800	$51,500	$42,700
Adjusted Sale Price		$123,700	$104,300	$104,700	$110,100	$102,600
Comparable Estimate	$109,000 ($82.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-25	112.43-2-24	101.84-2-11	112.43-1-2	113.37-1-3	113.37-1-13
Owner	Rashko, Jon J	Ponce, Yairaliz	Walkow, Benjamin J	Schmid, Mary	Doruszewski, Rebecca	Jank, Christopher
Address	175 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	152 Wagner Ave	64 Boll 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	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 118	55 x 118	52 x 120	48 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	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	1957 / 0	1959 / 0	1950 / 0	1950 / 0	1957 / 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 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	1.5
Bedrooms	4	3	3	4	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	850	840	780	896	972	782
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 400	0 0
SFLA	1275	1260	1158	1355	1414	1142
Att/Det Gar Sqft	308	280	528	480	420	
Prior Land	$9,900					
Prior Total	$69,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$12,000	$10,000	$9,000
Sale Date		7/14/2020	8/11/2020	12/3/2018	2/5/2020	12/2/2019
Sale Price		$122,500	$107,000	$100,000	$107,000	$89,500
Time Adj Sale Price		$122,500	$107,000	$105,700	$107,900	$90,700
TADJSP/SQFT		$97.22	$92.40	$78.01	$76.31	$79.42
Total Adj Factors	$52,700	$53,400	$51,500	$56,000	$57,800	$42,700
Adjusted Sale Price		$121,800	$108,200	$102,400	$102,800	$100,700
Comparable Estimate	$107,000 ($83.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-17	112.43-2-24	112.28-4-30	112.36-4-31	101.84-2-11	113.37-1-11
Owner	Call, Ann Marie	Ponce, Yairaliz	Terzian, Stephen P	Celej, Nicholas J	Walkow, Benjamin J	Eady, Aaron N
Address	176 Wagner Ave	155 Wagner Ave	237 Halstead Ave	183 Curtiss St	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	48 x 118	55 x 118	58 x 121	45 x 130	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1946 / 0	1948 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	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 / 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	841	840	704	660	780	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	841	1260	1056	990	1158	1056
Att/Det Gar Sqft		280	484	528	528	448
Prior Land	$9,900					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$13,000	$13,000	$12,000	$12,000	$9,000
Sale Date		7/14/2020	4/7/2020	9/10/2019	8/11/2020	10/4/2019
Sale Price		$122,500	$125,000	$137,000	$107,000	$88,500
Time Adj Sale Price		$122,500	$125,600	$140,200	$107,000	$90,300
TADJSP/SQFT		$97.22	$118.94	$141.62	$92.40	$85.51
Total Adj Factors	$36,200	$53,400	$47,300	$44,100	$51,500	$45,100
Adjusted Sale Price		$105,300	$114,500	$132,300	$91,700	$81,400
Comparable Estimate	$105,000 ($124.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-26	112.43-2-24	112.28-4-30	112.36-4-31	101.84-2-11	113.37-1-11
Owner	Michaels, Austin A	Ponce, Yairaliz	Terzian, Stephen P	Celej, Nicholas J	Walkow, Benjamin J	Eady, Aaron N
Address	181 Wagner Ave	155 Wagner Ave	237 Halstead Ave	183 Curtiss St	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	50 x 118	55 x 118	58 x 121	45 x 130	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1959 / 0	1946 / 0	1948 / 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 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	1.5
Bedrooms	2	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	792	840	704	660	780	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	792	1260	1056	990	1158	1056
Att/Det Gar Sqft	330	280	484	528	528	448
Prior Land	$10,100					
Prior Total	$56,000					
Comp Land Estimate	$12,000	$13,000	$13,000	$12,000	$12,000	$9,000
Sale Date		7/14/2020	4/7/2020	9/10/2019	8/11/2020	10/4/2019
Sale Price		$122,500	$125,000	$137,000	$107,000	$88,500
Time Adj Sale Price		$122,500	$125,600	$140,200	$107,000	$90,300
TADJSP/SQFT		$97.22	$118.94	$141.62	$92.40	$85.51
Total Adj Factors	$37,700	$53,400	$47,300	$44,100	$51,500	$45,100
Adjusted Sale Price		$106,800	$116,000	$133,800	$93,200	$82,900
Comparable Estimate	$107,000 ($135.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-16	112.43-2-24	112.43-1-2	113.37-1-3	101.84-2-11	112.28-4-4
Owner	Szymankiewicz, Michae	Ponce, Yairaliz	Schmid, Mary	Doruszewski, Rebecca /	Walkow, Benjamin J	Plew, Jacob R
Address	182 Wagner Ave	155 Wagner Ave	152 Wagner Ave	64 Boll St	299 Lackawanna 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	58 x 118	55 x 118	48 x 118	45 x 101	52 x 120	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1950 / 0	1957 / 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 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	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
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	4 Full 0
1st Sty Area	862	840	896	972	780	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	1347	1260	1355	1414	1158	1250
Att/Det Gar Sqft	506	280	480	420	528	
Prior Land	$10,900					
Prior Total	$76,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$10,000	$12,000	$14,000
Sale Date		7/14/2020	12/3/2018	2/5/2020	8/11/2020	11/20/2019
Sale Price		$122,500	$100,000	$107,000	$107,000	$116,500
Time Adj Sale Price		$122,500	$105,700	$107,900	$107,000	$118,500
TADJSP/SQFT		$97.22	$78.01	$76.31	$92.40	$94.80
Total Adj Factors	$60,100	$53,400	$56,000	$57,800	$51,500	$51,500
Adjusted Sale Price		$129,200	$109,800	$110,200	$115,600	$127,100
Comparable Estimate	$118,000 ($87.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-27	112.36-4-14	112.28-4-10	113.21-5-13	113.30-2-34	102.77-5-15
Owner	Hoffman, John D	Laviolette, Adam	Murphy, Kenneth R	Niedzwiedz, Katarzyna	Buczkowski, Sally	Franklin, Jessica R
Address	185 Wagner Ave	104 Griffith St	232 Curtiss St	156 Crocker 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	56 x 118	90 x 86	40 x 130	60 x 100	60 x 110	40 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1953 / 0	1945 / 0	1954 / 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	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	971	992	815	1028	1223	798
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 325	0 300	0 0	0 0	0 0	0 0
SFLA	971	992	815	1028	1223	798
Att/Det Gar Sqft	280	308	308	308	352	288
Prior Land	$10,700					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$14,000	$10,000	$12,000	$13,000	$9,000
Sale Date		3/18/2019	12/16/2019	11/22/2019	10/10/2020	10/14/2020
Sale Price		$85,000	$85,000	$119,310	$147,900	$80,000
Time Adj Sale Price		$88,700	$86,100	$121,300	$147,900	$80,000
TADJSP/SQFT		$89.42	$105.64	$118.00	$120.93	$100.25
Total Adj Factors	$52,600	$53,400	$44,300	$51,300	$72,200	$28,600
Adjusted Sale Price		$87,900	$94,400	$122,600	$128,300	$104,000
Comparable Estimate	$107,000 ($110.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-15	112.43-2-24	113.37-1-3	112.43-1-2	101.84-2-11	112.28-4-4
Owner	Hillyard, Helen	Ponce, Yairaliz	Doruszewski, Rebecca /	Schmid, Mary	Walkow, Benjamin J	Plew, Jacob R
Address	188 Wagner Ave	155 Wagner Ave	64 Boll St	152 Wagner Ave	299 Lackawanna 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	81 x 118	55 x 118	45 x 101	48 x 118	52 x 120	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	4	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	910	840	972	896	780	834
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 0	0 400	0 0	0 0	0 0
SFLA	1365	1260	1414	1355	1158	1250
Att/Det Gar Sqft	528	280	420	480	528	
Prior Land	$12,800					
Prior Total	$75,000					
Comp Land Estimate	$15,000	$13,000	$10,000	$12,000	$12,000	$14,000
Sale Date		7/14/2020	2/5/2020	12/3/2018	8/11/2020	11/20/2019
Sale Price		$122,500	$107,000	$100,000	$107,000	$116,500
Time Adj Sale Price		$122,500	$107,900	$105,700	$107,000	$118,500
TADJSP/SQFT		$97.22	$76.31	$78.01	$92.40	$94.80
Total Adj Factors	$60,600	$53,400	$57,800	$56,000	$51,500	$51,500
Adjusted Sale Price		$129,700	$110,700	$110,300	$116,100	$127,600
Comparable Estimate	$119,000 ($87.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-28	112.28-4-24	112.35-3-5	112.43-1-16	113.21-6-11	113.22-1-6
Owner	Kozlowski, Ronald	Young, Nicole S	Manroe, Alexander C	Dickson-Cruz, Angela	Ashley, Sara	Sommerville, Tamika M
Address	189 Wagner Ave	207 Halstead Ave	327 Reiman St	1324 Lovejoy 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	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	33 x 121	33 x 120	30 x 133	32 x 109	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1931 / 0	1900 / 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 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	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	1.7	1.5	1.5	1.7	2.0	1.5
Bedrooms	3	3	3	4	4	5
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1209	1157	1036	1050	880	1272
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	1949	1817	1613	1770	1760	2007
Att/Det Gar Sqft	384	352	484		484	260
Prior Land	$9,000					
Prior Total	$83,100					
Comp Land Estimate	$13,000	$8,000	$8,000	$8,000	$8,000	$8,000
Sale Date		5/17/2019	10/29/2020	8/31/2018	9/4/2020	10/23/2019
Sale Price		$103,000	$160,000	$90,000	$144,000	$112,500
Time Adj Sale Price		$106,800	$160,000	$97,300	$144,000	$114,800
TADJSP/SQFT		$58.78	$99.19	$54.97	$81.82	$57.20
Total Adj Factors	$57,400	$37,100	$44,100	$5,300	$39,400	$41,500
Adjusted Sale Price		$127,100	$173,300	$149,400	$162,000	$130,700
Comparable Estimate	$149,000 ($76.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-14	112.43-2-24	112.35-3-24	113.37-1-3	112.43-1-2	101.84-2-11
Owner	Chludzinski, John M	Ponce, Yairaliz	Chowdhury, Aminuli I	Doruszewski, Rebecca	Schmid, Mary	Walkow, Benjamin J
Address	194 Wagner Ave	155 Wagner Ave	169 Atlantic 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	55 x 118	85 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	1957 / 0	1959 / 0	1958 / 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	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 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	1072	840	1139	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	1563	1260	1709	1414	1355	1158
Att/Det Gar Sqft	320	280	352	420	480	528
Prior Land	$8,500					
Prior Total	$75,000					
Comp Land Estimate	$13,000	$13,000	$16,000	$10,000	$12,000	$12,000
Sale Date		7/14/2020	5/2/2019	2/5/2020	12/3/2018	8/11/2020
Sale Price		$122,500	$119,900	$107,000	$100,000	$107,000
Time Adj Sale Price		$122,500	$124,300	$107,900	$105,700	$107,000
TADJSP/SQFT		$97.22	$72.73	$76.31	$78.01	$92.40
Total Adj Factors	$61,200	$53,400	$73,600	$57,800	$56,000	$51,500
Adjusted Sale Price		$130,300	$111,900	$111,300	$110,900	$116,700
Comparable Estimate	$116,000 ($74.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-29	112.35-3-5	112.27-1-16	112.28-3-29	113.22-3-28	112.28-4-20
Owner	Bartus, Susan R	Manroe, Alexander C	Halor, Christopher M	Briatico, Thomas F	Chiocchio, Christina	Sikder, MD Nazrul
Address	199 Wagner Ave	327 Reiman St	304 Wagner Ave	215 Michael Ave	95 Rutland 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	90 x 118	33 x 120	95 x 118	45 x 162	70 x 108	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1931 / 0	1927 / 0	1940 / 0	1925 / 0	1900 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / 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	4	3	4	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	862	1036	852	851	880	946
2nd Sty Area	200	0	0	621	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1449	1613	1278	1472	1430	1216
Att/Det Gar Sqft	462	484	484	345	528	
Prior Land	$11,600					
Prior Total	$68,500					
Comp Land Estimate	$16,000	$8,000	$16,000	$13,000	$14,000	$8,000
Sale Date		10/29/2020	10/2/2020	10/9/2018	7/16/2020	9/9/2020
Sale Price		$160,000	$145,000	$110,000	$107,000	$85,000
Time Adj Sale Price		$160,000	$145,000	$117,600	$107,000	$85,000
TADJSP/SQFT		$99.19	$113.46	$79.89	$74.83	$69.90
Total Adj Factors	$37,900	$44,100	$35,500	$33,600	$35,400	$4,900
Adjusted Sale Price		$153,800	$147,400	$121,900	$109,500	$118,000
Comparable Estimate	$130,000 ($89.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-13	112.35-3-5	112.28-4-24	113.22-1-6	112.43-1-16	113.21-6-11
Owner	Bratek, Eugene J	Manroe, Alexander C	Young, Nicole S	Sommerville, Tamika M	Dickson-Cruz, Angela	Ashley, Sara
Address	200 Wagner Ave	327 Reiman St	207 Halstead Ave	96 Jackson Ave	1324 Lovejoy 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	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	33 x 120	33 x 121	35 x 109	30 x 133	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1875 / 0	1931 / 0	1900 / 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	D Economy 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	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	5	3	3	5	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1408	1036	1157	1272	1050	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	2288	1613	1817	2007	1770	1760
Att/Det Gar Sqft	480	484	352	260		484
Prior Land	$9,000					
Prior Total	$68,800					
Comp Land Estimate	$13,000	$8,000	$8,000	$8,000	$8,000	$8,000
Sale Date		10/29/2020	5/17/2019	10/23/2019	8/31/2018	9/4/2020
Sale Price		$160,000	$103,000	$112,500	$90,000	$144,000
Time Adj Sale Price		$160,000	$106,800	$114,800	$97,300	$144,000
TADJSP/SQFT		$99.19	$58.78	$57.20	$54.97	$81.82
Total Adj Factors	$18,500	$44,100	$37,100	$41,500	$5,300	$39,400
Adjusted Sale Price		$134,400	$88,200	$91,800	$110,500	$123,100
Comparable Estimate	$110,000 ($48.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-30	112.28-4-10	102.77-5-15	112.36-4-14	113.21-5-13	113.30-2-34
Owner	Igla, Michael D	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam	Niedzwiedz, Katarzyna	Buczkowski, Sally
Address	203 Wagner Ave	232 Curtiss St	223 Roland St	104 Griffith 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	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	40 x 130	40 x 100	90 x 86	60 x 100	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	1943 / 0	1945 / 0	1940 / 0	1953 / 0	1954 / 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 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	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	890	815	798	992	1028	1223
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	890	815	798	992	1028	1223
Att/Det Gar Sqft	480	308	288	308	308	352
Prior Land	$9,000					
Prior Total	$60,000					
Comp Land Estimate	$13,000	$10,000	$9,000	$14,000	$12,000	$13,000
Sale Date		12/16/2019	10/14/2020	3/18/2019	11/22/2019	10/10/2020
Sale Price		$85,000	$80,000	$85,000	$119,310	$147,900
Time Adj Sale Price		$86,100	$80,000	$88,700	$121,300	$147,900
TADJSP/SQFT		$105.64	$100.25	$89.42	$118.00	$120.93
Total Adj Factors	$38,800	$44,300	$28,600	$53,400	$51,300	$72,200
Adjusted Sale Price		$80,600	$90,200	$74,100	$108,800	$114,500
Comparable Estimate	$94,000 ($105.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-11.1	112.43-2-24	101.84-2-11	112.28-4-30	113.37-1-13	113.37-1-11
Owner	Marciniak, David M	Ponce, Yairaliz	Walkow, Benjamin J	Terzian, Stephen P	Jank, Christopher	Eady, Aaron N
Address	206 Wagner Ave	155 Wagner Ave	299 Lackawanna Ave	237 Halstead Ave	20 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	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	55 x 118	52 x 120	58 x 121	40 x 101	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	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1950 / 0	1946 / 0	1957 / 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 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	1.5	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	896	840	780	704	782	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	1120	1260	1158	1056	1142	1056
Att/Det Gar Sqft	440	280	528	484		448
Prior Land	$11,100					
Prior Total	$68,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$9,000	$9,000
Sale Date		7/14/2020	8/11/2020	4/7/2020	12/2/2019	10/4/2019
Sale Price		$122,500	$107,000	$125,000	$89,500	$88,500
Time Adj Sale Price		$122,500	$107,000	$125,600	$90,700	$90,300
TADJSP/SQFT		$97.22	$92.40	$118.94	$79.42	$85.51
Total Adj Factors	$49,600	$53,400	$51,500	$47,300	$42,700	$45,100
Adjusted Sale Price		$118,700	$105,100	$127,900	$97,600	$94,800
Comparable Estimate	$109,000 ($97.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-31	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Kowal, Christopher L	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	211 Wagner 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	14 other	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	1946 / 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	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	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	2.0	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	4	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	930	1232	1741	1112	1318	1196
2nd Sty Area	360	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	1290	1672	1879	1596	1893	2252
Att/Det Gar Sqft	360				352	748
Prior Land	$11,100					
Prior Total	$62,000					
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	$40,300	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$102,900	$100,800	$97,500	$119,300	$114,100
Comparable Estimate	$107,000 ($82.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-10	113.30-2-34	113.21-5-13	112.36-4-14	112.28-4-10	112.44-1-11
Owner	McKenna, Dorothy	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R	Kochinski, Ronald
Address	212 Wagner Ave	164 Gates St	156 Crocker St	104 Griffith 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 118	60 x 110	60 x 100	90 x 86	40 x 130	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	1966 / 0	1954 / 0	1954 / 0	1953 / 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	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1223	1028	992	815	1446
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	1166	1223	1028	992	815	1446
Att/Det Gar Sqft		352	308	308	308	399
Prior Land	$9,000					
Prior Total	$71,900					
Comp Land Estimate	$13,000	$13,000	$12,000	$14,000	$10,000	$13,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019	9/13/2018
Sale Price		$147,900	$119,310	$85,000	$85,000	$139,900
Time Adj Sale Price		$147,900	$121,300	$88,700	$86,100	$150,400
TADJSP/SQFT		$120.93	$118.00	$89.42	$105.64	$104.01
Total Adj Factors	$54,900	$72,200	$51,300	$53,400	$44,300	$72,100
Adjusted Sale Price		$130,600	$124,900	$90,200	$96,700	$133,200
Comparable Estimate	$115,000 ($98.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-32	112.28-4-10	112.36-4-14	113.21-5-13	102.77-5-15	113.30-2-34
Owner	Wojtaszek, Mary A	Murphy, Kenneth R	Laviolette, Adam	Niedzwiedz, Katarzyna	Franklin, Jessica R	Buczkowski, Sally
Address	217 Wagner Ave	232 Curtiss St	104 Griffith St	156 Crocker St	223 Roland 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 118	40 x 130	90 x 86	60 x 100	40 x 100	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	1946 / 0	1945 / 0	1953 / 0	1954 / 0	1940 / 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	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	967	815	992	1028	798	1223
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	967	815	992	1028	798	1223
Att/Det Gar Sqft	460	308	308	308	288	352
Prior Land	$9,000					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$10,000	$14,000	$12,000	$9,000	$13,000
Sale Date		12/16/2019	3/18/2019	11/22/2019	10/14/2020	10/10/2020
Sale Price		$85,000	$85,000	$119,310	$80,000	$147,900
Time Adj Sale Price		$86,100	$88,700	$121,300	$80,000	$147,900
TADJSP/SQFT		$105.64	$89.42	$118.00	$100.25	$120.93
Total Adj Factors	$41,700	$44,300	$53,400	$51,300	$28,600	$72,200
Adjusted Sale Price		$83,500	$77,000	$111,700	$93,100	$117,400
Comparable Estimate	$97,000 ($100.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-9	112.35-1-9	112.28-2-16	113.21-2-38	112.28-3-34	102.77-5-25
Owner	Acevedo, Louis G	Acevedo, Louis G	Rozak, Andrew	Miller, Jay A	Marx, Nicholas S	Sherry, Raymond
Address	218 Wagner Ave	218 Wagner Ave	224 Michael Ave	243 Griffith St	237 Michael Ave	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	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 118	45 x 181	40 x 86	45 x 180	70 x 100
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	1956 / 0	1956 / 0	1940 / 0	1948 / 0	1941 / 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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1020	1020	941	624	598	625
2nd Sty Area	540	540	621	624	598	625
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1560	1560	1562	1248	1196	1250
Att/Det Gar Sqft	440	440	420		460	576
Prior Land	$11,100					
Prior Total	$70,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$9,000	$13,000	$13,000
Sale Date		6/7/2019	12/28/2018	1/3/2019	7/24/2018	12/28/2018
Sale Price		$106,000	$105,000	$87,000	$95,000	$115,000
Time Adj Sale Price		$109,600	$110,900	$91,400	$103,300	$121,500
TADJSP/SQFT		$70.26	$71.00	$73.24	$86.37	$97.20
Total Adj Factors	$55,500	$55,500	$65,500	$50,000	$54,800	$48,200
Adjusted Sale Price		$109,600	$100,900	$96,900	$104,000	$128,800
Comparable Estimate	$108,000 ($69.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-33	112.28-4-10	102.77-5-15	112.36-4-14	113.21-5-13	113.30-2-34
Owner	Lach, Dean M	Murphy, Kenneth R	Franklin, Jessica R	Laviolette, Adam	Niedzwiedz, Katarzyna	Buczkowski, Sally
Address	223 Wagner Ave	232 Curtiss St	223 Roland St	104 Griffith 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	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	40 x 130	40 x 100	90 x 86	60 x 100	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	1946 / 0	1945 / 0	1940 / 0	1953 / 0	1954 / 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 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	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	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	827	815	798	992	1028	1223
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	827	815	798	992	1028	1223
Att/Det Gar Sqft	280	308	288	308	308	352
Prior Land	$9,000					
Prior Total	$48,500					
Comp Land Estimate	$13,000	$10,000	$9,000	$14,000	$12,000	$13,000
Sale Date		12/16/2019	10/14/2020	3/18/2019	11/22/2019	10/10/2020
Sale Price		$85,000	$80,000	$85,000	$119,310	$147,900
Time Adj Sale Price		$86,100	$80,000	$88,700	$121,300	$147,900
TADJSP/SQFT		$105.64	$100.25	$89.42	$118.00	$120.93
Total Adj Factors	$28,700	$44,300	$28,600	$53,400	$51,300	$72,200
Adjusted Sale Price		$70,500	$80,100	$64,000	$98,700	$104,400
Comparable Estimate	$84,000 ($101.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-8	113.30-2-34	113.21-5-13	112.36-4-14	112.28-4-10	112.44-1-11
Owner	Staniszewski, John J	Buczkowski, Sally	Niedzwiedz, Katarzyna	Laviolette, Adam	Murphy, Kenneth R	Kochinski, Ronald
Address	228 Wagner Ave	164 Gates St	156 Crocker St	104 Griffith 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	90 x 118	60 x 110	60 x 100	90 x 86	40 x 130	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	1950 / 0	1954 / 0	1954 / 0	1953 / 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	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	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	1270	1223	1028	992	815	1446
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 300	0 0	0 0
SFLA	1270	1223	1028	992	815	1446
Att/Det Gar Sqft	400 280	352	308	308	308	399
Prior Land	$13,500					
Prior Total	$82,000					
Comp Land Estimate	$16,000	$13,000	$12,000	$14,000	$10,000	$13,000
Sale Date		10/10/2020	11/22/2019	3/18/2019	12/16/2019	9/13/2018
Sale Price		$147,900	$119,310	$85,000	$85,000	$139,900
Time Adj Sale Price		$147,900	$121,300	$88,700	$86,100	$150,400
TADJSP/SQFT		$120.93	$118.00	$89.42	$105.64	$104.01
Total Adj Factors	$74,000	$72,200	$51,300	$53,400	$44,300	$72,100
Adjusted Sale Price		$149,700	$144,000	$109,300	$115,800	$152,300
Comparable Estimate	$134,000 ($105.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-7	112.35-3-5	112.28-4-24	113.21-6-11	112.27-1-16	112.43-1-16
Owner	Noga, James T	Manroe, Alexander C	Young, Nicole S	Ashley, Sara	Halor, Christopher M	Dickson-Cruz, Angela
Address	230 Wagner Ave	327 Reiman St	207 Halstead Ave	76 Francis Ave	304 Wagner Ave	1324 Lovejoy 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	33 x 120	33 x 121	32 x 109	95 x 118	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1931 / 0	1900 / 0	1927 / 0	1927 / 0	1900 / 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 Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	1.5	1.7
Bedrooms	3	3	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	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	968	1036	1157	880	852	1050
2nd Sty Area	748	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1853	1613	1817	1760	1278	1770
Att/Det Gar Sqft	1,002	484	352	484	484	
Prior Land	$9,000					
Prior Total	$75,000					
Comp Land Estimate	$13,000	$8,000	$8,000	$8,000	$16,000	$8,000
Sale Date		10/29/2020	5/17/2019	9/4/2020	10/2/2020	8/31/2018
Sale Price		$160,000	$103,000	$144,000	$145,000	$90,000
Time Adj Sale Price		$160,000	$106,800	$144,000	$145,000	$97,300
TADJSP/SQFT		$99.19	$58.78	$81.82	$113.46	$54.97
Total Adj Factors	$42,200	$44,100	$37,100	$39,400	$35,500	$5,300
Adjusted Sale Price		$158,100	$111,900	$146,800	$151,700	$134,200
Comparable Estimate	$141,000 ($76.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-35	112.28-4-30	101.84-2-11	112.43-2-24	112.36-4-31	112.44-3-26
Owner	Soltyka, Thomas D	Terzian, Stephen P	Walkow, Benjamin J	Ponce, Yairaliz	Celej, Nicholas J	White, Nathan
Address	231 Wagner Ave	237 Halstead Ave	299 Lackawanna Ave	155 Wagner Ave	183 Curtiss St	95 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 118	58 x 121	52 x 120	55 x 118	45 x 130	45 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	04 Composition	04 Composition
Year Built/Eff Yr Built	1935 / 0	1946 / 0	1950 / 0	1959 / 0	1948 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 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	848	704	780	840	660	702
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	1038	1056	1158	1260	990	1038
Att/Det Gar Sqft	320	484	528	280	528	
Prior Land	$11,100					
Prior Total	$57,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$12,000	$11,000
Sale Date		4/7/2020	8/11/2020	7/14/2020	9/10/2019	3/5/2019
Sale Price		$125,000	$107,000	$122,500	$137,000	$105,000
Time Adj Sale Price		$125,600	$107,000	$122,500	$140,200	$109,600
TADJSP/SQFT		$118.94	$92.40	$97.22	$141.62	$105.59
Total Adj Factors	$36,500	$47,300	$51,500	$53,400	$44,100	$32,100
Adjusted Sale Price		$114,800	$92,000	$105,600	$132,600	$114,000
Comparable Estimate	$112,000 ($107.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-36.1	101.84-2-11	112.28-4-30	112.43-2-24	112.36-4-29	113.37-1-13
Owner	Burkhart, Crystal	Walkow, Benjamin J	Terzian, Stephen P	Ponce, Yairaliz	Bermel, John W	Jank, Christopher
Address	235 Wagner Ave	299 Lackawanna Ave	237 Halstead Ave	155 Wagner 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	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	52 x 120	58 x 121	55 x 118	45 x 130	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1950 / 0	1946 / 0	1959 / 0	1948 / 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	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	1.5	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	736	780	704	840	760	782
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	1104	1158	1056	1260	1120	1142
Att/Det Gar Sqft	746	528	484	280	400	
Prior Land	$11,600					
Prior Total	$83,500					
Comp Land Estimate	$13,000	$12,000	$13,000	$13,000	$12,000	$9,000
Sale Date		8/11/2020	4/7/2020	7/14/2020	5/8/2019	12/2/2019
Sale Price		$107,000	$125,000	$122,500	$92,000	$89,500
Time Adj Sale Price		$107,000	$125,600	$122,500	$95,400	$90,700
TADJSP/SQFT		$92.40	$118.94	$97.22	$85.18	$79.42
Total Adj Factors	$57,600	$51,500	$47,300	$53,400	$46,500	$42,700
Adjusted Sale Price		$113,100	$135,900	$126,700	$106,500	$105,600
Comparable Estimate	$118,000 ($106.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-6	112.28-4-30	101.84-2-11	112.43-2-24	112.36-4-31	113.21-6-27
Owner	Bakowski, Kenneth A	Terzian, Stephen P	Walkow, Benjamin J	Ponce, Yairaliz	Celej, Nicholas J	Rizzo, Aris Q
Address	238 Wagner Ave	237 Halstead Ave	299 Lackawanna Ave	155 Wagner Ave	183 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	55 x 118	58 x 121	52 x 120	55 x 118	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1946 / 0	1950 / 0	1959 / 0	1948 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 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	815	704	780	840	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	985	1056	1158	1260	990	979
Att/Det Gar Sqft	300	484	528	280	528	280
Prior Land	$10,600					
Prior Total	$55,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$12,000	$7,000
Sale Date		4/7/2020	8/11/2020	7/14/2020	9/10/2019	8/6/2020
Sale Price		$125,000	$107,000	$122,500	$137,000	$120,000
Time Adj Sale Price		$125,600	$107,000	$122,500	$140,200	$120,000
TADJSP/SQFT		$118.94	$92.40	$97.22	$141.62	$122.57
Total Adj Factors	$32,900	$47,300	$51,500	$53,400	$44,100	$40,400
Adjusted Sale Price		$111,200	$88,400	$102,000	$129,000	$112,500
Comparable Estimate	$109,000 ($110.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-38	112.35-3-5	112.27-1-16	112.28-3-29	113.21-6-11	112.27-1-40
Owner	Kubiak, Timothy D	Manroe, Alexander C	Halor, Christopher M	Briatico, Thomas F	Ashley, Sara	Wellar, Garrett M
Address	241 Wagner Ave	327 Reiman St	304 Wagner Ave	215 Michael 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	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	33 x 120	95 x 118	45 x 162	32 x 109	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1931 / 0	1927 / 0	1940 / 0	1927 / 0	1916 / 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	3 Hot wtr/stm 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	2.0	2.0	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1072	1036	852	851	880	930
2nd Sty Area	0	0	0	621	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1576	1613	1278	1472	1760	1620
Att/Det Gar Sqft	484	484	484	345	484	380
Prior Land	$11,100					
Prior Total	$73,000					
Comp Land Estimate	$13,000	$8,000	$16,000	$13,000	$8,000	$7,000
Sale Date		10/29/2020	10/2/2020	10/9/2018	9/4/2020	8/24/2018
Sale Price		$160,000	$145,000	$110,000	$144,000	$125,000
Time Adj Sale Price		$160,000	$145,000	$117,600	$144,000	$135,100
TADJSP/SQFT		$99.19	$113.46	$79.89	$81.82	$83.40
Total Adj Factors	$39,500	$44,100	$35,500	$33,600	$39,400	$34,000
Adjusted Sale Price		$155,400	$149,000	$123,500	$144,100	$140,600
Comparable Estimate	$143,000 ($90.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-5	101.84-2-11	112.43-2-24	112.28-4-30	113.37-1-13	112.28-4-4
Owner	KD Management Pros L	Walkow, Benjamin J	Ponce, Yairaliz	Terzian, Stephen P	Jank, Christopher	Plew, Jacob R
Address	244 Wagner Ave	299 Lackawanna Ave	155 Wagner Ave	237 Halstead 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	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	52 x 120	55 x 118	58 x 121	40 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	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1959 / 0	1946 / 0	1957 / 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 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	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	680	780	840	704	782	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	1140	1158	1260	1056	1142	1250
Att/Det Gar Sqft		528	280	484		
Prior Land	$10,600					
Prior Total	$62,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$13,000	$9,000	$14,000
Sale Date		8/11/2020	7/14/2020	4/7/2020	12/2/2019	11/20/2019
Sale Price		$107,000	$122,500	$125,000	$89,500	$116,500
Time Adj Sale Price		$107,000	$122,500	$125,600	$90,700	$118,500
TADJSP/SQFT		$92.40	$97.22	$118.94	$79.42	$94.80
Total Adj Factors	$38,400	$51,500	$53,400	$47,300	$42,700	$51,500
Adjusted Sale Price		$93,900	$107,500	$116,700	$86,400	$105,400
Comparable Estimate	$102,000 ($89.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-39	113.37-3-3	112.36-4-8	112.36-3-15	112.28-2-31	112.27-1-19
Owner	Halaiski, Wlady	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean
Address	247 Wagner Ave	117 Gates St	142 Griffith 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	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	58 x 118	50 x 124	60 x 86	76 x 121	30 x 120	36 x 118
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1972 / 0	1919 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3	1.5
Bedrooms	6	5	6	4	5	5
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1175	1593	1150	1196	1741	1318
2nd Sty Area	1175	864	1150	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2350	2457	2300	2252	1879	1893
Att/Det Gar Sqft	440		420	748		352
Prior Land	$10,900					
Prior Total	$86,000					
Comp Land Estimate	$13,000	$12,000	$11,000	$15,000	$8,000	$9,000
Sale Date		1/6/2020	12/17/2018	10/25/2019	11/19/2019	2/7/2019
Sale Price		$127,000	$120,000	$117,000	$77,500	$110,000
Time Adj Sale Price		$128,300	$126,800	$119,400	$78,800	$115,200
TADJSP/SQFT		$52.22	$55.13	$53.02	$41.94	$60.86
Total Adj Factors	$85,500	$84,800	$85,600	$45,600	$18,300	$36,200
Adjusted Sale Price		$129,000	$126,700	$159,300	$146,000	$164,500
Comparable Estimate	$145,000 ($61.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-4	101.84-2-11	112.43-2-24	112.28-4-30	112.36-4-29	113.37-1-13
Owner	Rustowicz, Ronald	Walkow, Benjamin J	Ponce, Yairaliz	Terzian, Stephen P	Bermel, John W	Jank, Christopher
Address	248 Wagner Ave	299 Lackawanna Ave	155 Wagner Ave	237 Halstead 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	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	52 x 120	55 x 118	58 x 121	45 x 130	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1959 / 0	1946 / 0	1948 / 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 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	1.5	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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	735	780	840	704	760	782
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	1103	1158	1260	1056	1120	1142
Att/Det Gar Sqft	252	528	280	484	400	
Prior Land	$10,600					
Prior Total	$58,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$13,000	$12,000	$9,000
Sale Date		8/11/2020	7/14/2020	4/7/2020	5/8/2019	12/2/2019
Sale Price		$107,000	$122,500	$125,000	$92,000	$89,500
Time Adj Sale Price		$107,000	$122,500	$125,600	$95,400	$90,700
TADJSP/SQFT		$92.40	$97.22	$118.94	$85.18	$79.42
Total Adj Factors	$28,900	$51,500	$53,400	$47,300	$46,500	$42,700
Adjusted Sale Price		$84,400	$98,000	$107,200	$77,800	$76,900
Comparable Estimate	$89,000 ($80.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-2-40	112.36-4-8	113.37-3-3	112.36-3-15	112.28-2-31	112.27-1-19
Owner	Dryja, Florence	Hasan, Nasrin Akter	Alnesaffi, Mufeed	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean
Address	253 Wagner Ave	142 Griffith St	117 Gates 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	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	42 x 118	60 x 86	50 x 124	76 x 121	30 x 120	36 x 118
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1972 / 0	1950 / 0	1919 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3	1.5
Bedrooms	4	6	5	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1166	1150	1593	1196	1741	1318
2nd Sty Area	1134	1150	864	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2300	2300	2457	2252	1879	1893
Att/Det Gar Sqft	484	420		748		352
Prior Land	$9,200					
Prior Total	$86,000					
Comp Land Estimate	$10,000	$11,000	$12,000	$15,000	$8,000	$9,000
Sale Date		12/17/2018	1/6/2020	10/25/2019	11/19/2019	2/7/2019
Sale Price		$120,000	$127,000	$117,000	$77,500	$110,000
Time Adj Sale Price		$126,800	$128,300	$119,400	$78,800	$115,200
TADJSP/SQFT		$55.13	$52.22	$53.02	$41.94	$60.86
Total Adj Factors	$84,300	$85,600	$84,800	$45,600	$18,300	$36,200
Adjusted Sale Price		$125,500	$127,800	$158,100	$144,800	$163,300
Comparable Estimate	$144,000 ($62.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.35-1-3	101.84-2-11	112.43-2-24	112.28-4-30	112.36-4-29	113.21-6-28
Owner	Little, Roby G	Walkow, Benjamin J	Ponce, Yairaliz	Terzian, Stephen P	Bermel, John W	Allison, Matthew E
Address	254 Wagner Ave	299 Lackawanna Ave	155 Wagner Ave	237 Halstead Ave	179 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	55 x 118	52 x 120	55 x 118	58 x 121	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1959 / 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 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	1.5	1.7
Bedrooms	1	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 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	735	780	840	704	760	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	1102	1158	1260	1056	1120	1072
Att/Det Gar Sqft	308	528	280	484	400	
Prior Land	$8,500					
Prior Total	$45,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$13,000	$12,000	$7,000
Sale Date		8/11/2020	7/14/2020	4/7/2020	5/8/2019	10/12/2020
Sale Price		$107,000	$122,500	$125,000	$92,000	$125,000
Time Adj Sale Price		$107,000	$122,500	$125,600	$95,400	$125,000
TADJSP/SQFT		$92.40	$97.22	$118.94	$85.18	$116.60
Total Adj Factors	$36,600	$51,500	$53,400	$47,300	$46,500	$42,100
Adjusted Sale Price		$92,100	$105,700	$114,900	$85,500	$119,500
Comparable Estimate	$104,000 ($94.37/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-20	112.28-2-31	112.27-1-19	112.27-1-11	112.36-3-15	101.84-3-17
Owner	McPhail, Julie	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Sulski, Tyler J	Knope, Paul
Address	288 Wagner Ave	237 Lackawanna Ave	290 Wagner Ave	332 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	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	36 x 118	30 x 120	36 x 118	30 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	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1923 / 0	1929 / 0	1916 / 0	1919 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	1 No central 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	1.5	1.3	1.5	1.5	2.0	1.5
Bedrooms	5	5	5	4	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	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1270	1741	1318	1232	1196	1112
2nd Sty Area	0	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	1989	1879	1893	1672	2252	1596
Att/Det Gar Sqft	420		352		748	
Prior Land	$6,000					
Prior Total	$65,000					
Comp Land Estimate	$9,000	$8,000	$9,000	$7,000	$15,000	$16,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	10/25/2019	1/10/2020
Sale Price		$77,500	$110,000	$72,000	$117,000	$80,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$119,400	$80,800
TADJSP/SQFT		$41.94	$60.86	$44.50	$53.02	$50.63
Total Adj Factors	$17,900	$18,300	$36,200	$11,800	$45,600	$23,600
Adjusted Sale Price		$78,400	$96,900	$80,500	$91,700	$75,100
Comparable Estimate	$85,000 ($42.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-19	112.28-2-31	112.27-1-19	112.27-1-11	112.36-3-15	101.84-3-17
Owner	Thompson, LaSean	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Sulski, Tyler J	Knope, Paul
Address	290 Wagner Ave	237 Lackawanna Ave	290 Wagner Ave	332 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	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	36 x 118	30 x 120	36 x 118	30 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	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	1929 / 0	1923 / 0	1929 / 0	1916 / 0	1919 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	1 No central 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	1.5	1.3	1.5	1.5	2.0	1.5
Bedrooms	5	5	5	4	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	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1318	1741	1318	1232	1196	1112
2nd Sty Area	0	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 575	0 0	0 575	0 0	0 0	0 0
SFLA	1893	1879	1893	1672	2252	1596
Att/Det Gar Sqft	352		352		748	
Prior Land	$8,200					
Prior Total	$70,000					
Comp Land Estimate	$9,000	$8,000	$9,000	$7,000	$15,000	$16,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	10/25/2019	1/10/2020
Sale Price		$77,500	$110,000	$72,000	$117,000	$80,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$119,400	$80,800
TADJSP/SQFT		$41.94	$60.86	$44.50	$53.02	$50.63
Total Adj Factors	$36,200	$18,300	$36,200	$11,800	$45,600	$23,600
Adjusted Sale Price		$96,700	$115,200	$98,800	$110,000	$93,400
Comparable Estimate	$103,000 ($54.41/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-29	112.27-1-11	112.28-2-31	112.27-1-19	101.84-3-17	112.36-3-15
Owner	Egriu, Semsiye	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Thompson, LaSean	Knope, Paul	Sulski, Tyler J
Address	291 Wagner Ave	332 Wagner Ave	237 Lackawanna 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	30 x 118	30 x 118	30 x 120	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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1916 / 0	1923 / 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 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	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	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	5	4	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	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1056	1232	1741	1318	1112	1196
2nd Sty Area	0	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1716	1672	1879	1893	1596	2252
Att/Det Gar Sqft	420			352		748
Prior Land	$5,000					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$7,000	$8,000	$9,000	$16,000	$15,000
Sale Date		6/12/2019	11/19/2019	2/7/2019	1/10/2020	10/25/2019
Sale Price		$72,000	$77,500	$110,000	$80,000	$117,000
Time Adj Sale Price		$74,400	$78,800	$115,200	$80,800	$119,400
TADJSP/SQFT		$44.50	$41.94	$60.86	$50.63	$53.02
Total Adj Factors	$40,200	$11,800	$18,300	$36,200	$23,600	$45,600
Adjusted Sale Price		$102,800	$100,700	$119,200	$97,400	$114,000
Comparable Estimate	$107,000 ($62.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-18	112.28-2-31	112.27-1-19	112.27-1-11	112.36-3-15	101.84-3-17
Owner	Harzynski, Kimberly A	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Sulski, Tyler J	Knope, Paul
Address	292 Wagner Ave	237 Lackawanna Ave	290 Wagner Ave	332 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	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	48 x 118	30 x 120	36 x 118	30 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	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1936 / 0	1923 / 0	1929 / 0	1916 / 0	1919 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central 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	1.5	1.3	1.5	1.5	2.0	1.5
Bedrooms	5	5	5	4	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	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1277	1741	1318	1232	1196	1112
2nd Sty Area	0	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	1996	1879	1893	1672	2252	1596
Att/Det Gar Sqft	352		352		748	
Prior Land	$9,900					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$8,000	$9,000	$7,000	$15,000	$16,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	10/25/2019	1/10/2020
Sale Price		$77,500	$110,000	$72,000	$117,000	$80,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$119,400	$80,800
TADJSP/SQFT		$41.94	$60.86	$44.50	$53.02	$50.63
Total Adj Factors	$34,700	$18,300	$36,200	$11,800	$45,600	$23,600
Adjusted Sale Price		$95,200	$113,700	$97,300	$108,500	$91,900
Comparable Estimate	$101,000 ($50.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-30	112.27-1-11	112.28-2-31	112.27-1-19	101.84-3-17	112.36-3-15
Owner	Honest Property Manag	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Thompson, LaSean	Knope, Paul	Sulski, Tyler J
Address	295 Wagner Ave	332 Wagner Ave	237 Lackawanna 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	60 x 118	30 x 118	30 x 120	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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1916 / 0	1923 / 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 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	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	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	5	4	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	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1344	1232	1741	1318	1112	1196
2nd Sty Area	0	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1712	1672	1879	1893	1596	2252
Att/Det Gar Sqft	567			352		748
Prior Land	$11,100					
Prior Total	$70,000					
Comp Land Estimate	$13,000	$7,000	$8,000	$9,000	$16,000	$15,000
Sale Date		6/12/2019	11/19/2019	2/7/2019	1/10/2020	10/25/2019
Sale Price		$72,000	$77,500	$110,000	$80,000	$117,000
Time Adj Sale Price		$74,400	$78,800	$115,200	$80,800	$119,400
TADJSP/SQFT		$44.50	$41.94	$60.86	$50.63	$53.02
Total Adj Factors	$37,000	$11,800	$18,300	$36,200	$23,600	$45,600
Adjusted Sale Price		$99,600	$97,500	$116,000	$94,200	$110,800
Comparable Estimate	$104,000 ($60.75/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-31	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11	102.77-1-10
Owner	Frys, Lynn	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Strasser, Matthew F
Address	299 Wagner Ave	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	332 Wagner 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	30 x 118	76 x 121	30 x 120	36 x 118	30 x 118	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1917 / 0	1919 / 0	1923 / 0	1929 / 0	1916 / 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 110
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	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	1.3	1.5	1.5	1.5
Bedrooms	6	4	5	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	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1100	1196	1741	1318	1232	1663
2nd Sty Area	1100	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2200	2252	1879	1893	1672	2597
Att/Det Gar Sqft		748		352		754
Prior Land	$7,100					
Prior Total	$70,000					
Comp Land Estimate	$7,000	$15,000	$8,000	$9,000	$7,000	$18,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019	11/14/2018
Sale Price		$117,000	$77,500	$110,000	$72,000	$151,000
Time Adj Sale Price		$119,400	$78,800	$115,200	$74,400	$160,500
TADJSP/SQFT		$53.02	$41.94	$60.86	$44.50	$61.80
Total Adj Factors	$35,300	$45,600	$18,300	$36,200	$11,800	$72,000
Adjusted Sale Price		$109,100	$95,800	$114,300	$97,900	$123,800
Comparable Estimate	$108,000 ($49.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143089	143001
Print Key	112.27-1-17	112.27-1-11	112.28-2-31	112.27-1-19	102.18-2-13	101.84-3-17
Owner	Schieder, George A Jr	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Thompson, LaSean	Leli, Susan	Knope, Paul
Address	300 Wagner Ave	332 Wagner Ave	237 Lackawanna Ave	290 Wagner Ave	138 Lemoine 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	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 118	30 x 118	30 x 120	36 x 118	60 x 110	66 x 178
Building Style	04 Cape cod	08 Old style	08 Old style	08 Old style	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1916 / 0	1923 / 0	1929 / 0	1961 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
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	1 No central 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	1.5	1.5	1.3	1.5	2.0	1.5
Bedrooms	5	4	5	5	5	4
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1127	1232	1741	1318	1338	1112
2nd Sty Area	0	0	0	0	980	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1734	1672	1879	1893	2591	1596
Att/Det Gar Sqft	420			352	399	
Prior Land	$8,900					
Prior Total	$74,000					
Comp Land Estimate	$10,000	$7,000	$8,000	$9,000	$13,000	$16,000
Sale Date		6/12/2019	11/19/2019	2/7/2019	9/23/2020	1/10/2020
Sale Price		$72,000	$77,500	$110,000	$169,900	$80,000
Time Adj Sale Price		$74,400	$78,800	$115,200	$169,900	$80,800
TADJSP/SQFT		$44.50	$41.94	$60.86	$65.57	$50.63
Total Adj Factors	$64,000	$11,800	$18,300	$36,200	$91,500	$23,600
Adjusted Sale Price		$126,600	$124,500	$143,000	$142,400	$121,200
Comparable Estimate	$132,000 ($76.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-32	112.28-2-31	112.27-1-11	112.27-1-19	101.84-3-17	112.36-3-15
Owner	Dombrowski, Eugene H	Siddiqui, Mohammed K	Kowalow, Andrew P Jr	Thompson, LaSean	Knope, Paul	Sulski, Tyler J
Address	301 Wagner 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	1915 / 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	1.5	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	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1104	1741	1232	1318	1112	1196
2nd Sty Area	0	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1794	1879	1672	1893	1596	2252
Att/Det Gar Sqft	440			352		748
Prior Land	$7,400					
Prior Total	$76,300					
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	$34,300	$18,300	$11,800	$36,200	$23,600	$45,600
Adjusted Sale Price		$94,800	$96,900	$113,300	$91,500	$108,100
Comparable Estimate	$101,000 ($56.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-16	112.27-1-16	112.27-1-33	112.28-4-20	112.35-3-5	112.28-1-4
Owner	Halor, Christopher M	Halor, Christopher M	Taffe, Devane	Sikder, MD Nazrul	Manroe, Alexander C	Griffin, Latisha
Address	304 Wagner Ave	304 Wagner Ave	307 Wagner Ave	191 Halstead 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	95 x 118	95 x 118	45 x 118	30 x 121	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	1927 / 0	1927 / 0	1917 / 0	1900 / 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	2 Hot air Yes	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	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	852	852	840	946	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	1278	1278	1103	1216	1613	1305
Att/Det Gar Sqft	484	484	672		484	
Prior Land	$13,900					
Prior Total	$86,000					
Comp Land Estimate	$16,000	$16,000	$11,000	$8,000	$8,000	$11,000
Sale Date		10/2/2020	8/20/2019	9/9/2020	10/29/2020	10/10/2018
Sale Price		$145,000	$123,050	$85,000	$160,000	$120,000
Time Adj Sale Price		$145,000	$126,400	$85,000	$160,000	$128,300
TADJSP/SQFT		$113.46	$114.60	$69.90	$99.19	$98.31
Total Adj Factors	$35,500	$35,500	$31,500	$4,900	$44,100	$20,100
Adjusted Sale Price		$145,000	$130,400	$115,600	$151,400	$143,700
Comparable Estimate	$137,000 ($107.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-33	112.27-1-33	112.27-1-16	112.28-4-20	112.35-3-5	112.28-1-4
Owner	Taffe, Devane	Taffe, Devane	Halor, Christopher M	Sikder, MD Nazrul	Manroe, Alexander C	Griffin, Latisha
Address	307 Wagner Ave	307 Wagner Ave	304 Wagner Ave	191 Halstead 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	45 x 118	45 x 118	95 x 118	30 x 121	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	1917 / 0	1917 / 0	1927 / 0	1900 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	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	2 Crawl 0
1st Sty Area	840	840	852	946	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	1103	1103	1278	1216	1613	1305
Att/Det Gar Sqft	672	672	484		484	
Prior Land	$9,500					
Prior Total	$57,000					
Comp Land Estimate	$11,000	$11,000	$16,000	$8,000	$8,000	$11,000
Sale Date		8/20/2019	10/2/2020	9/9/2020	10/29/2020	10/10/2018
Sale Price		$123,050	$145,000	$85,000	$160,000	$120,000
Time Adj Sale Price		$126,400	$145,000	$85,000	$160,000	$128,300
TADJSP/SQFT		$114.60	$113.46	$69.90	$99.19	$98.31
Total Adj Factors	$31,500	$31,500	$35,500	$4,900	$44,100	$20,100
Adjusted Sale Price		$126,400	$141,000	$111,600	$147,400	$139,700
Comparable Estimate	$133,000 ($120.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-34	113.37-3-3	112.36-4-8	112.36-3-15	112.28-2-31	102.77-1-10
Owner	Jones, Carol F	Alnesaffi, Mufeed	Hasan, Nasrin Akter	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F
Address	309 Wagner Ave	117 Gates St	142 Griffith St	115 Halstead Ave	237 Lackawanna 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	60 x 118	50 x 124	60 x 86	76 x 121	30 x 120	105 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	01 Wood
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1972 / 0	1919 / 0	1923 / 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 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.3	1.5
Bedrooms	5	5	6	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0
1st Sty Area	1200	1593	1150	1196	1741	1663
2nd Sty Area	1224	864	1150	1056	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2424	2457	2300	2252	1879	2597
Att/Det Gar Sqft	440		420	748		754
Prior Land	$11,100					
Prior Total	$86,000					
Comp Land Estimate	$13,000	$12,000	$11,000	$15,000	$8,000	$18,000
Sale Date		1/6/2020	12/17/2018	10/25/2019	11/19/2019	11/14/2018
Sale Price		$127,000	$120,000	$117,000	$77,500	$151,000
Time Adj Sale Price		$128,300	$126,800	$119,400	$78,800	$160,500
TADJSP/SQFT		$52.22	$55.13	$53.02	$41.94	$61.80
Total Adj Factors	$84,200	$84,800	$85,600	$45,600	$18,300	$72,000
Adjusted Sale Price		$127,700	$125,400	$158,000	$144,700	$172,700
Comparable Estimate	$146,000 ($60.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143089	143001	143001	143001
Print Key	112.27-1-15	102.18-2-13	113.70-8-1.1	113.37-3-3	112.36-3-15	102.77-1-10
Owner	Padin, James L II	Leli, Susan	Farnham, William D	Alnesaffi, Mufeed	Sulski, Tyler J	Strasser, Matthew F
Address	310 Wagner Ave	138 Lemoine Ave	207 Parker St	117 Gates St	115 Halstead 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	120	120	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	114 x 114	50 x 124	76 x 121	105 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1951 / 0	1961 / 0	1952 / 0	1950 / 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 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	1 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	2.0	2.0	1.5
Bedrooms	4	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	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1388	1338	1553	1593	1196	1663
2nd Sty Area	0	980	0	864	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2513	2591	2597	2457	2252	2597
Att/Det Gar Sqft	504	399	552		748	754
Prior Land	$9,500					
Prior Total	$97,000					
Comp Land Estimate	$11,000	$13,000	$18,000	$12,000	$15,000	$18,000
Sale Date		9/23/2020	7/18/2018	1/6/2020	10/25/2019	11/14/2018
Sale Price		$169,900	$165,000	$127,000	$117,000	$151,000
Time Adj Sale Price		$169,900	$179,400	$128,300	$119,400	$160,500
TADJSP/SQFT		$65.57	$69.08	$52.22	$53.02	$61.80
Total Adj Factors	$88,600	$91,500	$96,600	$84,800	$45,600	$72,000
Adjusted Sale Price		$167,000	$171,400	$132,100	$162,400	$177,100
Comparable Estimate	$162,000 ($64.46/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-35.1	112.27-1-11	112.28-2-31	112.27-1-19	101.84-3-17	112.36-3-15
Owner	Tinnell, Nicole M	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Thompson, LaSean	Knope, Paul	Sulski, Tyler J
Address	319 Wagner Ave	332 Wagner Ave	237 Lackawanna 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	60 x 118	30 x 118	30 x 120	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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1916 / 0	1923 / 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 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	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	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	5	4	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	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1144	1232	1741	1318	1112	1196
2nd Sty Area	0	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1735	1672	1879	1893	1596	2252
Att/Det Gar Sqft	528			352		748
Prior Land	$11,100					
Prior Total	$70,000					
Comp Land Estimate	$13,000	$7,000	$8,000	$9,000	$16,000	$15,000
Sale Date		6/12/2019	11/19/2019	2/7/2019	1/10/2020	10/25/2019
Sale Price		$72,000	$77,500	$110,000	$80,000	$117,000
Time Adj Sale Price		$74,400	$78,800	$115,200	$80,800	$119,400
TADJSP/SQFT		$44.50	$41.94	$60.86	$50.63	$53.02
Total Adj Factors	$36,900	$11,800	$18,300	$36,200	$23,600	$45,600
Adjusted Sale Price		$99,500	$97,400	$115,900	$94,100	$110,700
Comparable Estimate	$104,000 ($59.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-14	112.35-3-5	112.27-1-16	112.27-1-40	112.28-3-29	113.21-6-11
Owner	Woods, Gary R	Manroe, Alexander C	Halor, Christopher M	Wellar, Garrett M	Briatico, Thomas F	Ashley, Sara
Address	320 Wagner Ave	327 Reiman St	304 Wagner Ave	341 Wagner Ave	215 Michael 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	60 x 118	33 x 120	95 x 118	30 x 118	45 x 162	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1931 / 0	1927 / 0	1916 / 0	1940 / 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	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	0 / N
Stories	1.3	1.5	1.5	1.5	2.0	2.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1036	852	930	851	880
2nd Sty Area	0	0	0	0	621	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1574	1613	1278	1620	1472	1760
Att/Det Gar Sqft	400	484	484	380	345	484
Prior Land	$11,100					
Prior Total	$68,000					
Comp Land Estimate	$13,000	$8,000	$16,000	$7,000	$13,000	$8,000
Sale Date		10/29/2020	10/2/2020	8/24/2018	10/9/2018	9/4/2020
Sale Price		$160,000	$145,000	$125,000	$110,000	$144,000
Time Adj Sale Price		$160,000	$145,000	$135,100	$117,600	$144,000
TADJSP/SQFT		$99.19	$113.46	$83.40	$79.89	$81.82
Total Adj Factors	$33,900	$44,100	$35,500	$34,000	$33,600	$39,400
Adjusted Sale Price		$149,800	$143,400	$135,000	$117,900	$138,500
Comparable Estimate	$137,000 ($87.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-13	112.35-3-5	112.27-1-16	112.27-1-40	113.21-6-11	112.28-4-24
Owner	Hossain, MD Anayet	Manroe, Alexander C	Halor, Christopher M	Wellar, Garrett M	Ashley, Sara	Young, Nicole S
Address	324 Wagner Ave	327 Reiman St	304 Wagner Ave	341 Wagner Ave	76 Francis Ave	207 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 118	33 x 120	95 x 118	30 x 118	32 x 109	33 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1931 / 0	1927 / 0	1916 / 0	1927 / 0	1900 / 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	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	1.3	1.5	1.5	1.5	2.0	1.5
Bedrooms	5	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1036	852	930	880	1157
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	1672	1613	1278	1620	1760	1817
Att/Det Gar Sqft	399	484	484	380	484	352
Prior Land	$9,000					
Prior Total	$62,900					
Comp Land Estimate	$13,000	$8,000	$16,000	$7,000	$8,000	$8,000
Sale Date		10/29/2020	10/2/2020	8/24/2018	9/4/2020	5/17/2019
Sale Price		$160,000	$145,000	$125,000	$144,000	$103,000
Time Adj Sale Price		$160,000	$145,000	$135,100	$144,000	$106,800
TADJSP/SQFT		$99.19	$113.46	$83.40	$81.82	$58.78
Total Adj Factors	$25,700	$44,100	$35,500	$34,000	$39,400	$37,100
Adjusted Sale Price		$141,600	$135,200	$126,800	$130,300	$95,400
Comparable Estimate	$126,000 ($75.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-37	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19	112.27-1-11
Owner	Wylie, Kenneth	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean	Kowalow, Andrew P Jr
Address	325 Wagner Ave	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	75 x 118	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1925 / 0	1919 / 0	1923 / 0	1927 / 0	1929 / 0	1916 / 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 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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	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	1438	1196	1741	1663	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	2383	2252	1879	2597	1893	1672
Att/Det Gar Sqft	814	748		754	352	
Prior Land	$12,300					
Prior Total	$90,000					
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	$67,200	$45,600	$18,300	$72,000	$36,200	$11,800
Adjusted Sale Price		$141,000	$127,700	$155,700	$146,200	$129,800
Comparable Estimate	$140,000 ($58.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-12	112.27-1-16	112.28-4-20	112.27-1-33	112.28-1-4	112.35-3-5
Owner	Gurdol, Ufuk	Halor, Christopher M	Sikder, MD Nazrul	Taffe, Devane	Griffin, Latisha	Manroe, Alexander C
Address	330 Wagner Ave	304 Wagner Ave	191 Halstead Ave	307 Wagner 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	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	95 x 118	30 x 121	45 x 118	45 x 118	33 x 120
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	04 Composition
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1900 / 0	1917 / 0	1911 / 0	1931 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.5
Bedrooms	2	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1060	852	946	840	1305	1036
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	1248	1278	1216	1103	1305	1613
Att/Det Gar Sqft	228	484		672		484
Prior Land	$5,000					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$16,000	$8,000	$11,000	$11,000	$8,000
Sale Date		10/2/2020	9/9/2020	8/20/2019	10/10/2018	10/29/2020
Sale Price		$145,000	$85,000	$123,050	$120,000	$160,000
Time Adj Sale Price		$145,000	$85,000	$126,400	$128,300	$160,000
TADJSP/SQFT		$113.46	$69.90	$114.60	$98.31	$99.19
Total Adj Factors	$16,800	$35,500	$4,900	$31,500	$20,100	$44,100
Adjusted Sale Price		$126,300	$96,900	$111,700	$125,000	$132,700
Comparable Estimate	$119,000 ($95.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-38	112.27-1-11	101.84-3-17	112.28-2-31	112.27-1-19	112.36-3-15
Owner	Pikula, Carl T	Kowalow, Andrew P Jr	Knope, Paul	Siddiqui, Mohammed K	Thompson, LaSean	Sulski, Tyler J
Address	331 Wagner Ave	332 Wagner Ave	309 Michael Ave	237 Lackawanna 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	45 x 118	30 x 118	66 x 178	30 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1916 / 0	1922 / 0	1923 / 0	1929 / 0	1919 / 0
Condition	4 Good	3 Normal	2 Fair	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	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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5	2.0
Bedrooms	6	4	4	5	5	4
Full/Half Baths	2 / 0	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	3 Partial 0
1st Sty Area	1170	1232	1112	1741	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	1695	1672	1596	1879	1893	2252
Att/Det Gar Sqft	280				352	748
Prior Land	$9,500					
Prior Total	$80,000					
Comp Land Estimate	$11,000	$7,000	$16,000	$8,000	$9,000	$15,000
Sale Date		6/12/2019	1/10/2020	11/19/2019	2/7/2019	10/25/2019
Sale Price		$72,000	$80,000	$77,500	$110,000	$117,000
Time Adj Sale Price		$74,400	$80,800	$78,800	$115,200	$119,400
TADJSP/SQFT		$44.50	$50.63	$41.94	$60.86	$53.02
Total Adj Factors	$45,200	$11,800	$23,600	$18,300	$36,200	$45,600
Adjusted Sale Price		$107,800	$102,400	$105,700	$124,200	$119,000
Comparable Estimate	$112,000 ($66.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-11	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Kowalow, Andrew P Jr	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	332 Wagner 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	30 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	04 Composition	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1916 / 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	C Average	C Average 90	C Average 100	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	4	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	1232	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	1672	1672	1879	1596	1893	2252
Att/Det Gar Sqft					352	748
Prior Land	$5,000					
Prior Total	$50,000					
Comp Land Estimate	$7,000	$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	$25,200	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$87,800	$85,700	$82,400	$104,200	$99,000
Comparable Estimate	$92,000 ($55.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-39	112.28-2-31	112.27-1-19	112.27-1-11	112.36-3-15	101.84-3-17
Owner	Petko, Katie C	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Sulski, Tyler J	Knope, Paul
Address	335 Wagner Ave	237 Lackawanna Ave	290 Wagner Ave	332 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	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	36 x 118	30 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	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	1946 / 0	1923 / 0	1929 / 0	1916 / 0	1919 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.3	1.5	1.5	2.0	1.5
Bedrooms	4	5	5	4	4	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	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1008	1741	1318	1232	1196	1112
2nd Sty Area	1008	0	0	0	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	2016	1879	1893	1672	2252	1596
Att/Det Gar Sqft	480		352		748	
Prior Land	$9,000					
Prior Total	$68,700					
Comp Land Estimate	$13,000	$8,000	$9,000	$7,000	$15,000	$16,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	10/25/2019	1/10/2020
Sale Price		$77,500	$110,000	$72,000	$117,000	$80,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$119,400	$80,800
TADJSP/SQFT		$41.94	$60.86	$44.50	$53.02	$50.63
Total Adj Factors	$29,300	$18,300	$36,200	$11,800	$45,600	$23,600
Adjusted Sale Price		$89,800	$108,300	$91,900	$103,100	$86,500
Comparable Estimate	$96,000 ($47.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-10	112.28-4-24	112.35-3-5	113.21-6-11	112.27-1-40	112.27-1-16
Owner	Cook, Elijah J	Young, Nicole S	Manroe, Alexander C	Ashley, Sara	Wellar, Garrett M	Halor, Christopher M
Address	336 Wagner Ave	207 Halstead Ave	327 Reiman St	76 Francis Ave	341 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	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	33 x 121	33 x 120	32 x 109	30 x 118	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1900 / 0	1931 / 0	1927 / 0	1916 / 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 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	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	1.7	1.5	1.5	2.0	1.5	1.5
Bedrooms	5	3	3	4	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 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	1126	1157	1036	880	930	852
2nd Sty Area	0	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1934	1817	1613	1760	1620	1278
Att/Det Gar Sqft		352	484	484	380	484
Prior Land	$7,400					
Prior Total	$60,000					
Comp Land Estimate	$11,000	$8,000	$8,000	$8,000	$7,000	$16,000
Sale Date		5/17/2019	10/29/2020	9/4/2020	8/24/2018	10/2/2020
Sale Price		$103,000	$160,000	$144,000	$125,000	$145,000
Time Adj Sale Price		$106,800	$160,000	$144,000	$135,100	$145,000
TADJSP/SQFT		$58.78	$99.19	$81.82	$83.40	$113.46
Total Adj Factors	$38,200	$37,100	$44,100	$39,400	$34,000	$35,500
Adjusted Sale Price		$107,900	$154,100	$142,800	$139,300	$147,700
Comparable Estimate	$138,000 ($71.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-40	112.35-3-5	112.27-1-40	112.27-1-16	113.21-6-11	112.28-4-20
Owner	Wellar, Garrett M	Manroe, Alexander C	Wellar, Garrett M	Halor, Christopher M	Ashley, Sara	Sikder, MD Nazrul
Address	341 Wagner Ave	327 Reiman St	341 Wagner Ave	304 Wagner Ave	76 Francis 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	30 x 118	33 x 120	30 x 118	95 x 118	32 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1916 / 0	1931 / 0	1916 / 0	1927 / 0	1927 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	2.0	1.5
Bedrooms	3	3	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	930	1036	930	852	880	946
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	1620	1613	1620	1278	1760	1216
Att/Det Gar Sqft	380	484	380	484	484	
Prior Land	$7,100					
Prior Total	$63,000					
Comp Land Estimate	$7,000	$8,000	$7,000	$16,000	$8,000	$8,000
Sale Date		10/29/2020	8/24/2018	10/2/2020	9/4/2020	9/9/2020
Sale Price		$160,000	$125,000	$145,000	$144,000	$85,000
Time Adj Sale Price		$160,000	$135,100	$145,000	$144,000	$85,000
TADJSP/SQFT		$99.19	$83.40	$113.46	$81.82	$69.90
Total Adj Factors	$34,000	$44,100	$34,000	$35,500	$39,400	$4,900
Adjusted Sale Price		$149,900	$135,100	$143,500	$138,600	$114,100
Comparable Estimate	$136,000 ($83.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-9	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19	112.27-1-11
Owner	Bauer, James M	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean	Kowalow, Andrew P Jr
Address	342 Wagner Ave	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	45 x 118	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1927 / 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	1318	1196	1741	1663	1318	1232
2nd Sty Area	1080	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2398	2252	1879	2597	1893	1672
Att/Det Gar Sqft	400	748		754	352	
Prior Land	$9,500					
Prior Total	$80,000					
Comp Land Estimate	$11,000	$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	$54,700	$45,600	$18,300	$72,000	$36,200	$11,800
Adjusted Sale Price		$128,500	$115,200	$143,200	$133,700	$117,300
Comparable Estimate	$128,000 ($53.38/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-41	112.28-2-31	112.27-1-19	112.27-1-11	101.84-3-17	112.36-3-15
Owner	Goodman Robert F	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul	Sulski, Tyler J
Address	343 Wagner Ave	237 Lackawanna Ave	290 Wagner 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	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 118	30 x 120	36 x 118	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	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	1912 / 0	1923 / 0	1929 / 0	1916 / 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 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	1 No central 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	5	4	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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	950	1741	1318	1232	1112	1196
2nd Sty Area	940	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	1890	1879	1893	1672	1596	2252
Att/Det Gar Sqft	400		352			748
Prior Land	$7,100					
Prior Total	$68,000					
Comp Land Estimate	$7,000	$8,000	$9,000	$7,000	$16,000	$15,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	1/10/2020	10/25/2019
Sale Price		$77,500	$110,000	$72,000	$80,000	$117,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$80,800	$119,400
TADJSP/SQFT		$41.94	$60.86	$44.50	$50.63	$53.02
Total Adj Factors	$34,900	$18,300	$36,200	$11,800	$23,600	$45,600
Adjusted Sale Price		$95,400	$113,900	$97,500	$92,100	$108,700
Comparable Estimate	$102,000 ($53.97/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-8	112.28-2-31	112.36-3-15	112.27-1-19	112.27-1-11	101.84-3-17
Owner	Kulbacki, Daniel	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul
Address	344 Wagner Ave	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	45 x 118	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	1906 / 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	3 Hot wtr/stm 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	2.0	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	1174	1741	1196	1318	1232	1112
2nd Sty Area	936	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2161	1879	2252	1893	1672	1596
Att/Det Gar Sqft	462		748	352		
Prior Land	$9,500					
Prior Total	$74,000					
Comp Land Estimate	$11,000	$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	$40,200	$18,300	$45,600	$36,200	$11,800	$23,600
Adjusted Sale Price		$100,700	$114,000	$119,200	$102,800	$97,400
Comparable Estimate	$107,000 ($49.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-43	102.77-1-10	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11
Owner	Fortunato, Wendy	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr
Address	349 Wagner Ave	279 Curtiss St	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	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	105 x 130	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	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1919 / 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 110	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 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	1.5	2.0	1.3	1.5	1.5
Bedrooms	6	5	4	5	5	4
Full/Half Baths	2 / 0	3 / 1	2 / 0	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	1464	1663	1196	1741	1318	1232
2nd Sty Area	1142	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2606	2597	2252	1879	1893	1672
Att/Det Gar Sqft	506	754	748		352	
Prior Land	$9,500					
Prior Total	$88,000					
Comp Land Estimate	$11,000	$18,000	$15,000	$8,000	$9,000	$7,000
Sale Date		11/14/2018	10/25/2019	11/19/2019	2/7/2019	6/12/2019
Sale Price		$151,000	$117,000	$77,500	$110,000	$72,000
Time Adj Sale Price		$160,500	$119,400	$78,800	$115,200	$74,400
TADJSP/SQFT		$61.80	$53.02	$41.94	$60.86	$44.50
Total Adj Factors	$45,700	$72,000	$45,600	$18,300	$36,200	$11,800
Adjusted Sale Price		$134,200	$119,500	$106,200	$124,700	$108,300
Comparable Estimate	$119,000 ($45.66/SFLA)					

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

Roll Year: 2021
Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-7	112.36-3-15	112.28-2-31	102.77-1-10	112.27-1-19	112.27-1-11
Owner	Szczerbiak, Candace	Sulski, Tyler J	Siddiqui, Mohammed K	Strasser, Matthew F	Thompson, LaSean	Kowalow, Andrew P Jr
Address	350 Wagner Ave	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	45 x 118	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1936 / 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	3 Hot wtr/stm 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	6	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	1200	1196	1741	1663	1318	1232
2nd Sty Area	1176	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2376	2252	1879	2597	1893	1672
Att/Det Gar Sqft	400	748		754	352	
Prior Land	$9,500					
Prior Total	$80,000					
Comp Land Estimate	$11,000	$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	$42,200	$45,600	$18,300	$72,000	$36,200	$11,800
Adjusted Sale Price		$116,000	$102,700	$130,700	$121,200	$104,800
Comparable Estimate	$115,000 ($48.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-44	112.28-2-31	112.27-1-19	112.27-1-11	101.84-3-17	112.36-3-15
Owner	Januchowski, David	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul	Sulski, Tyler J
Address	355 Wagner Ave	237 Lackawanna Ave	290 Wagner 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	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	36 x 118	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	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	1913 / 0	1923 / 0	1929 / 0	1916 / 0	1922 / 0	1919 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central 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	5	5	5	4	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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1144	1741	1318	1232	1112	1196
2nd Sty Area	770	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 0	0 0
SFLA	1914	1879	1893	1672	1596	2252
Att/Det Gar Sqft	540		352			748
Prior Land	$9,500					
Prior Total	$70,000					
Comp Land Estimate	$11,000	$8,000	$9,000	$7,000	$16,000	$15,000
Sale Date		11/19/2019	2/7/2019	6/12/2019	1/10/2020	10/25/2019
Sale Price		$77,500	$110,000	$72,000	$80,000	$117,000
Time Adj Sale Price		$78,800	$115,200	$74,400	$80,800	$119,400
TADJSP/SQFT		$41.94	$60.86	$44.50	$50.63	$53.02
Total Adj Factors	$51,400	$18,300	$36,200	$11,800	$23,600	$45,600
Adjusted Sale Price		$111,900	$130,400	$114,000	$108,600	$125,200
Comparable Estimate	$118,000 ($61.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-6	112.27-1-11	112.28-2-31	101.84-3-17	112.27-1-19	112.36-3-15
Owner	Zeler, Elizabeth J	Kowalow, Andrew P Jr	Siddiqui, Mohammed K	Knope, Paul	Thompson, LaSean	Sulski, Tyler J
Address	356 Wagner 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	45 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	1936 / 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	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	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	1.5	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	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1048	1232	1741	1112	1318	1196
2nd Sty Area	0	0	0	0	0	1056
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 0	0 0	0 575	0 0
SFLA	1667	1672	1879	1596	1893	2252
Att/Det Gar Sqft	360				352	748
Prior Land	$9,500					
Prior Total	$69,000					
Comp Land Estimate	$11,000	$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	$34,300	$11,800	$18,300	$23,600	$36,200	$45,600
Adjusted Sale Price		$96,900	$94,800	$91,500	$113,300	$108,100
Comparable Estimate	$101,000 ($60.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-5	102.77-1-10	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11
Owner	Uddin, Dulal	Strasser, Matthew F	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr
Address	360 Wagner Ave	279 Curtiss St	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	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 118	105 x 130	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	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1917 / 0	1927 / 0	1919 / 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 110	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 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	1.5	2.0	1.3	1.5	1.5
Bedrooms	7	5	4	5	5	4
Full/Half Baths	2 / 0	3 / 1	2 / 0	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	1569	1663	1196	1741	1318	1232
2nd Sty Area	1104	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 0
SFLA	2673	2597	2252	1879	1893	1672
Att/Det Gar Sqft	315	754	748		352	
Prior Land	$8,900					
Prior Total	$97,000					
Comp Land Estimate	$10,000	$18,000	$15,000	$8,000	$9,000	$7,000
Sale Date		11/14/2018	10/25/2019	11/19/2019	2/7/2019	6/12/2019
Sale Price		$151,000	$117,000	$77,500	$110,000	$72,000
Time Adj Sale Price		$160,500	$119,400	$78,800	$115,200	$74,400
TADJSP/SQFT		$61.80	$53.02	$41.94	$60.86	$44.50
Total Adj Factors	$44,500	$72,000	$45,600	$18,300	$36,200	$11,800
Adjusted Sale Price		$133,000	$118,300	$105,000	$123,500	$107,100
Comparable Estimate	$117,000 ($43.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-45	113.30-2-34	113.21-5-13	112.44-1-11	112.28-4-10	112.36-4-14
Owner	Jabcuga, David B	Buczkowski, Sally	Niedzwiedz, Katarzyna	Kochinski, Ronald	Murphy, Kenneth R	Laviolette, Adam
Address	361 Wagner Ave	164 Gates St	156 Crocker St	65 Lackawanna Ave	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 118	60 x 110	60 x 100	60 x 120	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	1959 / 0	1954 / 0	1954 / 0	1973 / 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	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1368	1223	1028	1446	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	1368	1223	1028	1446	815	992
Att/Det Gar Sqft	484	352	308	399	308	308
Prior Land	$7,400					
Prior Total	$83,900					
Comp Land Estimate	$11,000	$13,000	$12,000	$13,000	$10,000	$14,000
Sale Date		10/10/2020	11/22/2019	9/13/2018	12/16/2019	3/18/2019
Sale Price		$147,900	$119,310	$139,900	$85,000	$85,000
Time Adj Sale Price		$147,900	$121,300	$150,400	$86,100	$88,700
TADJSP/SQFT		$120.93	$118.00	$104.01	$105.64	$89.42
Total Adj Factors	$71,400	$72,200	$51,300	$72,100	$44,300	$53,400
Adjusted Sale Price		$147,100	$141,400	$149,700	$113,200	$106,700
Comparable Estimate	$132,000 ($96.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-4	112.36-3-15	112.28-2-31	112.27-1-19	102.77-1-10	112.27-1-11
Owner	Raab, Danielle	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Strasser, Matthew F	Kowalow, Andrew P Jr
Address	362 Wagner Ave	115 Halstead Ave	237 Lackawanna Ave	290 Wagner Ave	279 Curtiss St	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	38 x 118	76 x 121	30 x 120	36 x 118	105 x 130	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	04 Composition	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1916 / 0	1919 / 0	1923 / 0	1929 / 0	1927 / 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 100	C Average 110	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	1 / 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	6	4	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1248	1196	1741	1318	1663	1232
2nd Sty Area	1104	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2352	2252	1879	1893	2597	1672
Att/Det Gar Sqft		748		352	754	
Prior Land	$8,600					
Prior Total	$79,000					
Comp Land Estimate	$9,000	$15,000	$8,000	$9,000	$18,000	$7,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	11/14/2018	6/12/2019
Sale Price		$117,000	$77,500	$110,000	$151,000	$72,000
Time Adj Sale Price		$119,400	$78,800	$115,200	$160,500	$74,400
TADJSP/SQFT		$53.02	$41.94	$60.86	$61.80	$44.50
Total Adj Factors	$39,600	$45,600	$18,300	$36,200	$72,000	$11,800
Adjusted Sale Price		$113,400	$100,100	$118,600	$128,100	$102,200
Comparable Estimate	$112,000 ($47.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143089	143089	143001	143089
Print Key	112.27-1-46	102.18-2-17	113.69-3-3	113.55-3-7	113.37-3-3	113.47-3-20
Owner	Stechenfinger, James J	Labib, Mahir	Rwanika, Francine	Wysocki, Robin A	Alnesaffi, Mufeed	McGuire, Aubrey R
Address	365 Wagner Ave	114 Lemoine Ave	144 Alaska St	90 Iroquois 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	45 x 118	75 x 110	60 x 117	51 x 108	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1972 / 0	1955 / 0	1957 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air 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	6	6	5	4
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1204	1173	1320	1378	1593	832
2nd Sty Area	1204	1260	1320	1378	864	832
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	2408	2433	2640	2756	2457	1664
Att/Det Gar Sqft	440	484	484	440		
Prior Land	$7,400					
Prior Total	$91,900					
Comp Land Estimate	$11,000	$14,000	$13,000	$12,000	$12,000	$11,000
Sale Date		12/10/2019	5/19/2020	1/9/2019	1/6/2020	2/7/2020
Sale Price		$191,000	$165,000	$175,000	$127,000	$130,000
Time Adj Sale Price		$193,600	$165,600	$183,800	$128,300	$131,100
TADJSP/SQFT		$79.57	$62.73	$66.69	$52.22	$78.79
Total Adj Factors	$84,000	$121,300	$87,100	$89,800	$84,800	$57,000
Adjusted Sale Price		$156,300	$162,500	$178,000	$127,500	$158,100
Comparable Estimate	$156,000 ($64.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-3	112.35-3-5	113.21-6-11	112.28-4-24	112.27-1-40	112.27-1-16
Owner	Manning, Michael John	Manroe, Alexander C	Ashley, Sara	Young, Nicole S	Wellar, Garrett M	Halor, Christopher M
Address	368 Wagner Ave	327 Reiman St	76 Francis Ave	207 Halstead Ave	341 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	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 118	33 x 120	32 x 109	33 x 121	30 x 118	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	1920 / 0	1931 / 0	1927 / 0	1900 / 0	1916 / 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	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	1.5	2.0	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1207	1036	880	1157	930	852
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1822	1613	1760	1817	1620	1278
Att/Det Gar Sqft	608	484	484	352	380	484
Prior Land	$10,300					
Prior Total	$86,000					
Comp Land Estimate	$12,000	$8,000	$8,000	$8,000	$7,000	$16,000
Sale Date		10/29/2020	9/4/2020	5/17/2019	8/24/2018	10/2/2020
Sale Price		$160,000	$144,000	$103,000	$125,000	$145,000
Time Adj Sale Price		$160,000	$144,000	$106,800	$135,100	$145,000
TADJSP/SQFT		$99.19	$81.82	$58.78	$83.40	$113.46
Total Adj Factors	$43,500	$44,100	$39,400	$37,100	$34,000	$35,500
Adjusted Sale Price		$159,400	$148,100	$113,200	$144,600	$153,000
Comparable Estimate	$144,000 ($79.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-47.1	112.35-3-5	113.21-6-11	113.22-1-6	112.28-4-24	112.27-1-40
Owner	Winkler, Claude R	Manroe, Alexander C	Ashley, Sara	Sommerville, Tamika M	Young, Nicole S	Wellar, Garrett M
Address	371 Wagner Ave	327 Reiman St	76 Francis Ave	96 Jackson 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	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 118	33 x 120	32 x 109	35 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	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1931 / 0	1927 / 0	1927 / 0	1900 / 0	1916 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.5
Bedrooms	4	3	4	5	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 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	1428	1036	880	1272	1157	930
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1968	1613	1760	2007	1817	1620
Att/Det Gar Sqft	528	484	484	260	352	380
Prior Land	$8,400					
Prior Total	$86,100					
Comp Land Estimate	$12,000	$8,000	$8,000	$8,000	$8,000	$7,000
Sale Date		10/29/2020	9/4/2020	10/23/2019	5/17/2019	8/24/2018
Sale Price		$160,000	$144,000	$112,500	$103,000	$125,000
Time Adj Sale Price		$160,000	$144,000	$114,800	$106,800	$135,100
TADJSP/SQFT		$99.19	$81.82	$57.20	$58.78	$83.40
Total Adj Factors	$43,100	$44,100	$39,400	$41,500	$37,100	$34,000
Adjusted Sale Price		$159,000	$147,700	$116,400	$112,800	$144,200
Comparable Estimate	$136,000 ($69.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	112.27-1-49.1	112.27-1-16	112.28-4-20	112.35-3-5	112.28-1-4	102.78-2-14
Owner	Sarmin, Sabera	Halor, Christopher M	Sikder, MD Nazrul	Manroe, Alexander C	Griffin, Latisha	Williams, Bennie D
Address	375 Wagner Ave	304 Wagner Ave	191 Halstead Ave	327 Reiman St	276 Lackawanna 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	49 x 30	95 x 118	30 x 121	33 x 120	45 x 118	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	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1900 / 0	1931 / 0	1911 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.3	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	810	852	946	1036	1305	864
2nd Sty Area	600	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1410	1278	1216	1613	1305	1404
Att/Det Gar Sqft		484		484		400
Prior Land	$800					
Prior Total	$59,800					
Comp Land Estimate	$1,000	$16,000	$8,000	$8,000	$11,000	$8,000
Sale Date		10/2/2020	9/9/2020	10/29/2020	10/10/2018	8/26/2020
Sale Price		$145,000	$85,000	$160,000	$120,000	$134,900
Time Adj Sale Price		$145,000	$85,000	$160,000	$128,300	$134,900
TADJSP/SQFT		$113.46	$69.90	$99.19	$98.31	$96.08
Total Adj Factors	$16,500	$35,500	$4,900	$44,100	$20,100	$29,800
Adjusted Sale Price		$126,000	$96,600	$132,400	$124,700	$121,600
Comparable Estimate	$120,000 ($85.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-1-12	112.36-3-15	102.77-1-10	112.28-2-31	112.51-1-2	112.27-1-19
Owner	2210 William St Inc	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Carousel Development	Thompson, LaSean
Address	2196 William St	115 Halstead Ave	279 Curtiss St	237 Lackawanna Ave	1325 Lovejoy 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	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	67 x 110	76 x 121	105 x 130	30 x 120	60 x 130	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	1910 / 0	1919 / 0	1927 / 0	1923 / 0	1940 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	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	0 / N
Stories	1.5	2.0	1.5	1.3	2.0	1.5
Bedrooms	5	4	5	5	7	5
Full/Half Baths	2 / 0	2 / 0	3 / 1	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1698	1196	1663	1741	1992	1318
2nd Sty Area	0	1056	0	0	1104	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2437	2252	2597	1879	3320	1893
Att/Det Gar Sqft	576	748	754			352
Prior Land	$9,200					
Prior Total	$84,700					
Comp Land Estimate	$14,000	$15,000	$18,000	$8,000	$0	$9,000
Sale Date		10/25/2019	11/14/2018	11/19/2019	10/18/2019	2/7/2019
Sale Price		$117,000	$151,000	$77,500	$92,500	$110,000
Time Adj Sale Price		$119,400	$160,500	$78,800	$94,400	$115,200
TADJSP/SQFT		$53.02	$61.80	$41.94	$28.43	$60.86
Total Adj Factors	$35,100	$45,600	$72,000	$18,300	$0	$36,200
Adjusted Sale Price		$108,900	$123,600	$95,600	$0	$114,100
Comparable Estimate	$111,000 ($45.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-1-10	112.51-1-2	112.36-3-15	102.77-1-10	112.28-2-31	112.27-1-19
Owner	Bajer, Michael A	Carousel Development	Sulski, Tyler J	Strasser, Matthew F	Siddiqui, Mohammed K	Thompson, LaSean
Address	2212 William St	1325 Lovejoy 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	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	35 x 110	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	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1940 / 0	1919 / 0	1927 / 0	1923 / 0	1929 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	0 / N
Stories	1.5	2.0	2.0	1.5	1.3	1.5
Bedrooms	6	7	4	5	5	5
Full/Half Baths	2 / 0	3 / 1	2 / 0	3 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1892	1992	1196	1663	1741	1318
2nd Sty Area	0	1104	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 575
SFLA	2937	3320	2252	2597	1879	1893
Att/Det Gar Sqft	420		748	754		352
Prior Land	$7,800					
Prior Total	$83,000					
Comp Land Estimate	$8,000	$0	$15,000	$18,000	$8,000	$9,000
Sale Date		10/18/2019	10/25/2019	11/14/2018	11/19/2019	2/7/2019
Sale Price		$92,500	$117,000	$151,000	$77,500	$110,000
Time Adj Sale Price		$94,400	$119,400	$160,500	$78,800	$115,200
TADJSP/SQFT		$28.43	$53.02	$61.80	$41.94	$60.86
Total Adj Factors	$24,100	$0	$45,600	$72,000	$18,300	$36,200
Adjusted Sale Price		$0	$97,900	$112,600	$84,600	$103,100
Comparable Estimate	$100,000 ($34.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-2-15	113.54-1-14	113.53-2-6	113.37-1-11	113.37-1-13	113.21-6-27
Owner	Walker, Charlene A	Caughill, Marsha J	Gibson, Bonnie	Eady, Aaron N	Jank, Christopher	Rizzo, Aris Q
Address	2220 William St	25 Lehigh St	44 Celina St	28 Boll St	20 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	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 116	42 x 108	60 x 108	40 x 101	40 x 101	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1956 / 0	1957 / 0	1957 / 0	1957 / 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 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	1.3	1.5	1.5	1.5	1.5	1.7
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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	696	868	720	782	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	1004	1044	1216	1056	1142	979
Att/Det Gar Sqft	352	400	440	448		280
Prior Land	$8,700					
Prior Total	$55,600					
Comp Land Estimate	$13,000	$10,000	$13,000	$9,000	$9,000	$7,000
Sale Date		11/19/2019	1/23/2020	10/4/2019	12/2/2019	8/6/2020
Sale Price		$112,000	$120,000	$88,500	$89,500	$120,000
Time Adj Sale Price		$113,900	$121,200	$90,300	$90,700	$120,000
TADJSP/SQFT		$109.10	$99.67	$85.51	$79.42	$122.57
Total Adj Factors	$26,000	$45,500	$50,800	$45,100	$42,700	$40,400
Adjusted Sale Price		$94,400	$96,400	$71,200	$74,000	$105,600
Comparable Estimate	$88,000 ($87.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143089	143089	143089	143089
Print Key	113.53-2-14	113.21-1-17	113.70-1-25	113.54-8-3	113.61-5-22	112.76-4-8
Owner	Reeds, Jenna	Mahn, Lisa	Hare, Jennifer E	Plante, Anjolie R	Simons, Patricia E	Marino, Jillian M
Address	2226 William St	208 Griffith St	67 Hedley St	32 Linden St	91 Colby St	114 Claude Dr
Property Class	210 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	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 116	42 x 86	53 x 120	54 x 123	63 x 120	50 x 100
Building Style	09 Cottage	09 Cottage	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1951 / 0	1950 / 0	1952 / 0	1958 / 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.5	1.5	1.5	1.5	1.0
Bedrooms	2	3	2	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	813	918	660	800	660	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 442
SFLA	813	918	660	998	990	884
Att/Det Gar Sqft	322	240		440	260	308
Prior Land	$8,100					
Prior Total	$50,300					
Comp Land Estimate	$12,000	$9,000	$12,000	$13,000	$14,000	$11,000
Sale Date		3/15/2019	10/19/2020	8/21/2020	2/10/2020	6/5/2020
Sale Price		$83,000	$116,000	$139,000	$105,000	$140,000
Time Adj Sale Price		$86,600	$116,000	$139,000	$105,900	$140,200
TADJSP/SQFT		$94.34	$175.76	$139.28	$106.97	$158.60
Total Adj Factors	$19,200	$21,900	$30,700	$45,500	$43,600	$47,700
Adjusted Sale Price		$83,900	$104,500	$112,700	$81,500	$111,700
Comparable Estimate	$99,000 ($121.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-2-13	113.53-2-6	113.54-1-14	113.37-1-13	112.43-2-24	113.37-1-11
Owner	Pikul, Robert	Gibson, Bonnie	Caughill, Marsha J	Jank, Christopher	Ponce, Yairaliz	Eady, Aaron N
Address	2232 William 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	50 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 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 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	1.5	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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	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	1180	1216	1044	1142	1260	1056
Att/Det Gar Sqft	280	440	400		280	448
Prior Land	$8,100					
Prior Total	$59,500					
Comp Land Estimate	$12,000	$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	$38,600	$50,800	$45,500	$42,700	$53,400	$45,100
Adjusted Sale Price		$109,000	$107,000	$86,600	$107,700	$83,800
Comparable Estimate	$99,000 ($83.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.53-2-12	113.53-2-6	113.54-1-14	113.37-1-13	112.43-2-24	113.37-1-11
Owner	Metzger, Francis X	Gibson, Bonnie	Caughill, Marsha J	Jank, Christopher	Ponce, Yairaliz	Eady, Aaron N
Address	2238 William 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	59 x 116	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	872	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	1212	1216	1044	1142	1260	1056
Att/Det Gar Sqft	320	440	400		280	448
Prior Land	$10,900					
Prior Total	$44,000					
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	$44,000	$50,800	$45,500	$42,700	$53,400	$45,100
Adjusted Sale Price		$114,400	$112,400	$92,000	$113,100	$89,200
Comparable Estimate	$104,000 ($85.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143089	143089	143089	143089	143089
Print Key	113.53-3-16	113.47-3-20	113.54-4-3.1	113.48-8-7	113.48-8-2	124.30-1-6
Owner	Rankin, Richard	McGuire, Aubrey R	Rashid, Harunur	Parker, Robert J	Williams, Duane	Zimbardi, Michael T
Address	2260 William St	177 Kennedy Rd	84 Warsaw St	50 Patricia Ln	70 Patricia Ln	30 Creekside Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	301	120	120	120	120	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 116	52 x 102	62 x 123	50 x 102	51 x 102	62 x 130
Building Style	12 Duplex	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	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 1990	1957 / 0	1950 / 0	1957 / 0	1957 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1660	832	858	858	858	960
2nd Sty Area	0	832	858	858	858	1000
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1660	1664	1716	1716	1716	1960
Att/Det Gar Sqft	480		416	528		576
Prior Land	$6,400					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$11,000	$14,000	$11,000	$11,000	$19,400
Sale Date		2/7/2020	12/7/2018	9/12/2019	6/20/2019	4/15/2019
Sale Price		$130,000	$139,900	$160,000	$145,000	$140,000
Time Adj Sale Price		$131,100	$147,800	$163,800	$149,900	$145,600
TADJSP/SQFT		$78.79	$86.13	$95.45	$87.35	$74.29
Total Adj Factors	$54,100	$57,000	$66,000	$65,300	$58,300	$86,500
Adjusted Sale Price		$128,200	$135,900	$152,600	$145,700	$113,200
Comparable Estimate	$135,000 ($81.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143089	143001	143089	143089
Print Key	113.53-3-15	112.44-2-39.11	123.36-4-14	112.27-1-50	113.69-3-3	113.55-8-5
Owner	Bienik, Raymond D Jr	Muller, Norbert	Mack, Scott C	Chowdhury Shuvo, Aaq	Rwanika, Francine	Keuck, Donald J
Address	2266 William St	48 Halstead Ave	2138 Clinton St	2067 Broadway St	144 Alaska St	6 Girard 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	120	301	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 116	90 x 121	33 x 125	30 x 132	60 x 117	100 x 108
Building Style	14 other	08 Old style	08 Old style	08 Old style	12 Duplex	05 Colonial
Exterior Wall	06 Stucco	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1963 / 0	1921 / 0	1922 / 0	1900 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	3.0	2.5	1.5	2.0	2.0
Bedrooms	6	6	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	2250	1794	1081	1268	1320	1608
2nd Sty Area	600	891	920	0	1320	1240
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2850	3126	2001	1970	2640	2848
Att/Det Gar Sqft			636	360	484	483
Prior Land	$7,600					
Prior Total	$82,000					
Comp Land Estimate	$8,000	$16,000	$8,000	$8,000	$13,000	$17,000
Sale Date		1/17/2020	6/11/2019	10/10/2020	5/19/2020	5/7/2019
Sale Price		$90,000	$120,500	$110,000	$165,000	$195,080
Time Adj Sale Price		$90,900	$124,500	$110,000	$165,600	$202,300
TADJSP/SQFT		$29.08	$62.22	$55.84	$62.73	$71.03
Total Adj Factors	$72,500	$19,000	$64,200	$30,000	$87,100	$115,000
Adjusted Sale Price		$144,400	$132,800	$152,500	$151,000	$159,800
Comparable Estimate	$148,000 ($51.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143089	143089	143001
Print Key	113.54-1-11	112.44-2-39.11	112.27-1-50	123.36-4-14	113.55-9-13	112.51-1-2
Owner	Schlau, Annette	Muller, Norbert	Chowdhury Shuvo, Aaq	Mack, Scott C	Crone, Scott E	Carousel Development
Address	2272 William St	48 Halstead Ave	2067 Broadway St	2138 Clinton St	35 Wabash Ave	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	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	34 x 116	90 x 121	30 x 132	33 x 125	40 x 108	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1921 / 0	1900 / 0	1922 / 0	1920 / 0	1940 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	3.0	1.5	2.5	2.0	2.0
Bedrooms	6	6	6	6	4	7
Full/Half Baths	3 / 0	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	4 Full 0	3 Partial 0
1st Sty Area	1644	1794	1268	1081	1440	1992
2nd Sty Area	1288	891	0	920	1080	1104
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2932	3126	1970	2001	2520	3320
Att/Det Gar Sqft	1,020		360	636	440	
Prior Land	$7,800					
Prior Total	$95,000					
Comp Land Estimate	$8,000	$16,000	$8,000	$8,000	$10,000	$0
Sale Date		1/17/2020	10/10/2020	6/11/2019	12/30/2019	10/18/2019
Sale Price		$90,000	$110,000	$120,500	$134,999	$92,500
Time Adj Sale Price		$90,900	$110,000	$124,500	$136,800	$94,400
TADJSP/SQFT		$29.08	$55.84	$62.22	$54.29	$28.43
Total Adj Factors	$45,800	$19,000	$30,000	$64,200	$76,800	$0
Adjusted Sale Price		$117,700	$125,800	$106,100	$105,800	$0
Comparable Estimate	$114,000 ($38.88/SFLA)					

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

Roll Year: 2021

Option : SLOAN_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.54-1-10	112.36-3-15	112.28-2-31	112.27-1-19	112.27-1-11	101.84-3-17
Owner	Bond, Hilda J	Sulski, Tyler J	Siddiqui, Mohammed K	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul
Address	2280 William St	115 Halstead Ave	237 Lackawanna 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 116	76 x 121	30 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1885 / 0	1919 / 0	1923 / 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	2.0	2.0	1.3	1.5	1.5	1.5
Bedrooms	3	4	5	5	4	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	3 Partial 0	4 Full 0
1st Sty Area	1168	1196	1741	1318	1232	1112
2nd Sty Area	880	1056	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	2048	2252	1879	1893	1672	1596
Att/Det Gar Sqft	308	748		352		
Prior Land	$11,000					
Prior Total	$75,000					
Comp Land Estimate	$13,000	$15,000	$8,000	$9,000	$7,000	$16,000
Sale Date		10/25/2019	11/19/2019	2/7/2019	6/12/2019	1/10/2020
Sale Price		$117,000	$77,500	$110,000	$72,000	$80,000
Time Adj Sale Price		$119,400	$78,800	$115,200	$74,400	$80,800
TADJSP/SQFT		$53.02	$41.94	$60.86	$44.50	$50.63
Total Adj Factors	$38,700	$45,600	$18,300	$36,200	$11,800	$23,600
Adjusted Sale Price		$112,500	$99,200	$117,700	$101,300	$95,900
Comparable Estimate	$105,000 ($51.27/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.54-1-9	112.28-2-31	112.36-3-15	112.27-1-19	112.27-1-11	101.84-3-17
Owner	Herman, Louis	Siddiqui, Mohammed K	Sulski, Tyler J	Thompson, LaSean	Kowalow, Andrew P Jr	Knope, Paul
Address	2282 William 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 116	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	1930 / 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	2.0	1.3	2.0	1.5	1.5	1.5
Bedrooms	5	5	4	5	4	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	3 Partial 0	4 Full 0
1st Sty Area	1129	1741	1196	1318	1232	1112
2nd Sty Area	594	0	1056	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 0
SFLA	1933	1879	2252	1893	1672	1596
Att/Det Gar Sqft	920		748	352		
Prior Land	$8,900					
Prior Total	$78,020					
Comp Land Estimate	$13,000	$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	$31,800	$18,300	$45,600	$36,200	$11,800	$23,600
Adjusted Sale Price		$92,300	$105,600	$110,800	$94,400	$89,000
Comparable Estimate	$98,000 ($50.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143001	143001	143001	143001	143001	143001
Print Key	113.54-2-10	113.53-2-6	113.54-1-14	113.37-1-13	112.43-2-24	113.37-1-11
Owner	Nelson, Lisa	Gibson, Bonnie	Caughill, Marsha J	Jank, Christopher	Ponce, Yairaliz	Eady, Aaron N
Address	2302 William 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	47 x 100	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	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 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 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	1.5	1.5	1.5
Bedrooms	2	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	818	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	1208	1216	1044	1142	1260	1056
Att/Det Gar Sqft	280	440	400		280	448
Prior Land	$9,000					
Prior Total	$70,000					
Comp Land Estimate	$10,000	$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	$49,700	$50,800	$45,500	$42,700	$53,400	$45,100
Adjusted Sale Price		$120,100	$118,100	$97,700	$118,800	$94,900
Comparable Estimate	$110,000 ($91.06/SFLA)					