

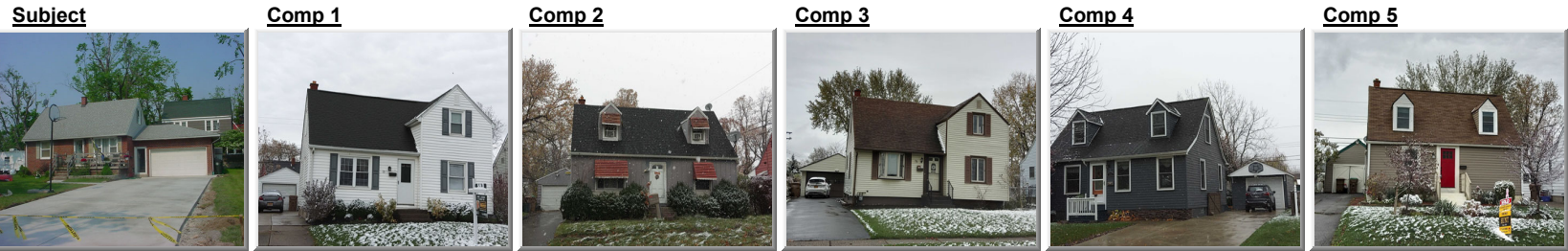
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143089	143003	143089	143089
Print Key	81.14-3-1	80.18-3-35	92.18-15-43	80.18-6-27	92.17-12-33
Owner	Walker, Nancy J	Michael, Blayne	Heater, Robin A	Ringler, Michael E	Burkett, Shawn E
Address	64 Creek Hts	481 Darwin Dr	288 Enez Dr	498 Lamarck Dr	99 Santin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	102	202	102	110
School Code	142203	143003	143002	143003	143002
Site No.	1	1	1	1	1
Land Size	100 x 110	90 x 82	64 x 110	49 x 136	65 x 90
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	01 Wood
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1966 / 0	1945 / 0	1961 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.5	1.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 0	3 Partial 0	3 Partial 1
1st Sty Area	1624	1370	1479	954	1378
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	413 0	416 0	348 104	570 0
SFLA	1864	1783	1895	1779	1948
Att/Det Gar Sqft			380	210	200
Prior Land	\$19,000				
Prior Total	\$183,000				
Comp Land Estimate	\$19,000	\$17,200	\$16,000	\$16,500	\$15,600
Sale Date		8/4/2020	5/2/2019	12/18/2018	12/14/2018
Sale Price		\$186,000	\$149,000	\$158,000	\$170,000
Time Adj Sale Price		\$186,000	\$154,500	\$166,900	\$179,600
TADJSP/SQFT		\$104.32	\$81.53	\$93.82	\$92.20
Total Adj Factors	\$96,700	\$85,500	\$81,700	\$71,900	\$87,300
Adjusted Sale Price		\$197,200	\$169,500	\$191,700	\$189,000
Comparable Estimate	\$183,000 (\$98.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143089	143089	143089	143089
Print Key	81.14-3-2	80.18-3-35	80.18-6-46	80.18-6-27	80.18-6-28
Owner	Johnson, Mark J	Michael, Blayne	Maziarz, Andrew R	Ringler, Michael E	Szary, Danielle
Address	56 Creek Hts	481 Darwin Dr	402 Lamarck Dr	498 Lamarck Dr	492 Lamarck Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	102	102	102	110
School Code	142203	143003	143003	143003	143002
Site No.	1	1	1	1	1
Land Size	82 x 100	90 x 82	50 x 143	49 x 136	50 x 138
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1947 / 0	1945 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 110	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.7	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1366	1370	877	954	863
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	323 0	413 0	360 0	348 104	384 0
SFLA	1689	1783	1607	1779	1486
Att/Det Gar Sqft			200	210	200
Prior Land	\$15,000				
Prior Total	\$194,000				
Comp Land Estimate	\$15,000	\$17,200	\$17,100	\$16,500	\$16,800
Sale Date		8/4/2020	8/22/2019	12/18/2018	5/30/2019
Sale Price		\$186,000	\$135,000	\$158,000	\$140,000
Time Adj Sale Price		\$186,000	\$138,600	\$166,900	\$145,200
TADJSP/SQFT		\$104.32	\$86.25	\$93.82	\$97.71
Total Adj Factors	\$95,500	\$85,500	\$69,100	\$71,900	\$65,300
Adjusted Sale Price		\$196,000	\$165,000	\$190,500	\$175,400
Comparable Estimate	\$194,000 (\$114.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143005	143089	143089	143089
Print Key	81.14-3-3	81.14-3-5	91.08-5-6	80.20-13-15	81.17-2-13
Owner	Phalen, Richard J	Pecoraro, Molly	Rahaman, Masumur	Russillo, Emily R	Botticelli, Sharon J
Address	48 Creek Hts	28 Creek Hts	53 Yorktown Rd	42 Fairhaven Dr	18 Fairhaven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	401	103	103	103
School Code	142203	142203	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	82 x 100	90 x 100	56 x 185	52 x 124	65 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1958 / 0	1953 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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
Fireplace/Ingrd Pool	1 / N	2 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1210	1269	1258	1108	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 247	0 0	0 0	0 0
SFLA	1210	1269	1258	1108	1124
Att/Det Gar Sqft	400	441	396	480	720
Prior Land	\$15,000				
Prior Total	\$162,000				
Comp Land Estimate	\$15,000	\$0	\$15,000	\$13,000	\$14,000
Sale Date		4/18/2019	9/21/2020	9/10/2020	1/15/2020
Sale Price		\$192,000	\$176,000	\$183,700	\$120,000
Time Adj Sale Price		\$193,400	\$176,000	\$183,700	\$121,200
TADJSP/SQFT		\$152.40	\$139.90	\$165.79	\$107.83
Total Adj Factors	\$73,600	\$0	\$70,600	\$60,900	\$67,500
Adjusted Sale Price		\$0	\$179,000	\$196,400	\$127,300
Comparable Estimate	\$162,000 (\$133.88/SFLA)				

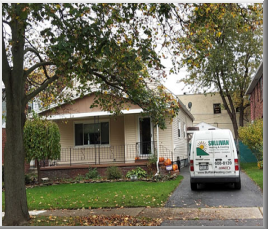
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143005	143089	143089	143089
Print Key	81.14-3-4	81.14-3-5	80.20-14-21	80.20-12-31	80.20-12-29
Owner	Plandowski, Jessica M	Pecoraro, Molly	Nayan, Mahabubul Islan	Rahaman, Masumur	Zulfiqur, Mohammed
Address	36 Creek Hts	28 Creek Hts	207 Farmingdale Rd	53 Yorktown Rd	26 Greenway Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	401	103	103	103
School Code	142203	142203	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	90 x 100	90 x 100	60 x 120	56 x 185	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1963 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	2 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 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
1st Sty Area	1398	1269	1406	1258	1326
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 247	0 0	0 0	0 400
SFLA	1398	1269	1406	1258	1326
Att/Det Gar Sqft	480	441	506	396	315
Prior Land	\$16,000				
Prior Total	\$192,000				
Comp Land Estimate	\$16,000	\$0	\$14,000	\$15,000	\$14,000
Sale Date		4/18/2019	9/9/2020	9/21/2020	8/9/2019
Sale Price		\$192,000	\$190,000	\$176,000	\$185,000
Time Adj Sale Price		\$193,400	\$190,000	\$176,000	\$158,545
TADJSP/SQFT		\$152.40	\$135.14	\$139.90	\$163,300
				\$143.29	\$123.15
Total Adj Factors	\$85,800	\$0	\$77,100	\$70,600	\$74,800
Adjusted Sale Price		\$0	\$198,700	\$191,200	\$201,000
Comparable Estimate	\$192,000 (\$137.34/SFLA)				\$73,400
					\$175,700

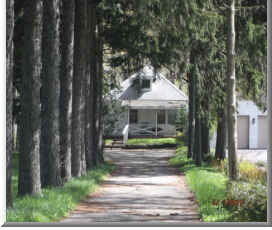
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143005	143089	143089	143089
Print Key	81.14-3-5	81.14-3-5	91.08-5-6	80.20-13-15	80.20-12-21
Owner	Pecoraro, Molly	Pecoraro, Molly	Rahaman, Masumur	Russillo, Emily R	Botticelli, Sharon J
Address	28 Creek Hts	28 Creek Hts	53 Yorktown Rd	42 Fairhaven Dr	18 Fairhaven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	401	103	103	103
School Code	142203	142203	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	90 x 100	90 x 100	56 x 185	52 x 124	65 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1953 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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
Fireplace/Ingrd Pool	2 / Y	2 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1269	1269	1258	1108	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 247	0 247	0 0	0 0	0 450
SFLA	1269	1269	1258	1108	1124
Att/Det Gar Sqft	441	441	396	480	720
Prior Land	\$16,000				
Prior Total	\$189,000				
Comp Land Estimate	\$16,000	\$0	\$15,000	\$13,000	\$14,000
Sale Date		4/18/2019	9/21/2020	9/10/2020	1/15/2020
Sale Price		\$192,000	\$176,000	\$183,700	\$120,000
Time Adj Sale Price		\$193,400	\$176,000	\$183,700	\$121,200
TADJSP/SQFT		\$152.40	\$139.90	\$165.79	\$107.83
Total Adj Factors	\$89,300	\$0	\$70,600	\$60,900	\$67,500
Adjusted Sale Price		\$0	\$194,700	\$212,100	\$143,000
Comparable Estimate	\$189,000 (\$148.94/SFLA)				



SWIS	143005	143089	143089	143089	143089	143089
Print Key	81.14-3-6	81.17-4-33	80.20-6-16	81.17-3-23	81.17-2-6	81.17-5-18
Owner	Hauser, Neal A	Longenecker, Thomas	Weaver, Mary C	Parker, David J	Chonka, Nicholas M	Yearke, Jillian L
Address	20 Creek Hts	13 Isabelle Rd	248 Ellen Dr	75 Applewood Rd	291 Ellen Dr	1402 Cleveland Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	103	103	103	103	103
School Code	142203	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	137 x 100	50 x 121	50 x 200	52 x 189	53 x 120	46 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1954 / 0	1957 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 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	858	730	871	732	882	900
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	1287	1258	1250	1270	1371	1350
Att/Det Gar Sqft	528	280	294	440	308	352
Prior Land	\$21,000					
Prior Total	\$162,000					
Comp Land Estimate	\$21,000	\$12,000	\$15,000	\$15,000	\$13,000	\$12,000
Sale Date		11/22/2019	10/1/2020	9/12/2019	11/20/2019	4/14/2020
Sale Price		\$125,000	\$149,000	\$149,150	\$179,000	\$160,000
Time Adj Sale Price		\$127,100	\$149,000	\$152,700	\$182,000	\$160,800
TADJSP/SQFT		\$101.03	\$119.20	\$120.24	\$132.75	\$119.11
Total Adj Factors	\$69,400	\$57,700	\$59,300	\$62,400	\$72,500	\$58,800
Adjusted Sale Price		\$138,800	\$159,100	\$159,700	\$178,900	\$171,400
Comparable Estimate	\$162,000 (\$125.87/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
143005	143003	143089	143089	143003	143089
81.14-3-7	92.18-13-29	92.14-2-6.211	80.19-2-31	103.07-5-24	91.19-3-41.1
Arnone, Frank J	Davila, Mark A	Jonas, India S	Pierchala, Maryon C	Mokan, Jessica L	Perez, Chantel M
104 Creek Rd	321 Meadowlawn Rd	90 Crandon Blvd	850 Cleveland Dr	33 Dean Rd	89 Pinehurst Ave
210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
401	202	111	102	202	109
142203	143002	143002	143003	145201	143002
1	1	1	1	1	1
19 x 361	65 x 120	82 x 133	48 x 140	80 x 110	60 x 120
08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
1945 / 0	1930 / 0	1900 / 0	1910 / 0	1938 / 0	1930 / 1970
3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
C Average 100	D Economy	C Average 100	C Average 110	C Average 100	C Average 100
2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
2.0	1.5	1.3	1.5	1.5	1.0
4	3	3	4	3	3
1 / 0	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0
4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
844	1034	1166	864	864	1379
854	510	0	0	0	0
0 0	0 0	0 0	0 0	0 0	0 0
1698	1544	1403	1404	1323	1379
544	400	528		384	
\$5,000					
\$143,000					
\$5,000	\$17,000	\$18,000	\$16,500	\$18,000	\$18,000
	10/30/2020	6/24/2019	11/30/2018	9/20/2019	10/22/2020
	\$107,480	\$165,000	\$119,000	\$129,980	\$125,000
	\$107,500	\$170,500	\$126,500	\$133,000	\$125,000
	\$69.62	\$121.53	\$90.10	\$100.53	\$90.65
\$67,600	\$45,100	\$82,800	\$58,600	\$61,100	\$51,700
	\$130,000	\$155,300	\$135,500	\$139,500	\$140,900
\$143,000 (\$84.22/SFLA)					

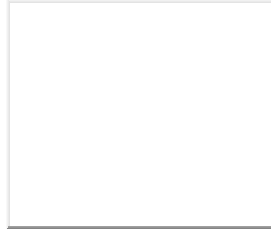
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143089	143003	143089	143089
Print Key	81.14-3-8	91.20-9-14	92.18-13-29	91.05-4-12	92.14-2-6.211
Owner	Neiheisel, Jacob R	Samulski, Michael	Davila, Mark A	Gorski, Jacquelyn	Jonas, India S
Address	86 Creek Rd	172 Evergreen Pl	321 Meadowlawn Rd	50 Mapleview Rd	90 Crandon Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	109	202	102	111
School Code	142203	143002	143002	143003	143002
Site No.	1	1	1	1	1
Land Size	132 x 330	80 x 120	65 x 120	45 x 130	82 x 133
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1950 / 0	1930 / 0	1936 / 0	1900 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 110	C Average 100	D Economy	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.3
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1244	1174	1034	1327	1166
2nd Sty Area	1008	864	510	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 360	0 0
SFLA	2252	2038	1544	1991	1403
Att/Det Gar Sqft	768		400	400	528
Prior Land	\$29,000				
Prior Total	\$225,000				
Comp Land Estimate	\$29,000	\$20,000	\$17,000	\$15,200	\$18,000
Sale Date		6/29/2018	10/30/2020	8/24/2018	6/24/2019
Sale Price		\$137,850	\$107,480	\$147,500	\$165,000
Time Adj Sale Price		\$150,700	\$107,500	\$159,500	\$170,500
TADJSP/SQFT		\$73.95	\$69.62	\$80.11	\$121.53
Total Adj Factors	\$144,500	\$73,600	\$45,100	\$68,300	\$82,800
Adjusted Sale Price		\$221,600	\$206,900	\$235,700	\$232,200
Comparable Estimate	\$225,000 (\$99.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143089	143003	143089	143089
Print Key	81.14-3-9	91.18-3-3	103.07-5-17	92.14-2-6.211	80.18-14-9
Owner	Gammacurta, Edeltraud	Rivera, Kjuan	Garbacz, Gabrielle A	Jonas, India S	Jones, Christopher
Address	80 Creek Rd	47 Dellwood Pl	2486 George Urban Blvc	90 Crandon Blvd	282 Oehman Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	107	202	111	102
School Code	142203	143003	145201	143002	143003
Site No.	1	1	1	1	1
Land Size	60 x 365	35 x 120	36 x 96	82 x 133	40 x 161
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1932 / 0	1939 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 90	C Average 95	D Economy	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.7	1.0	1.3	1.5
Bedrooms	2	4	2	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	906	620	630	1166	816
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 266	0 0	0 0	0 0	0 0
SFLA	906	975	630	1403	1224
Att/Det Gar Sqft			352	528	288
Prior Land	\$15,000				
Prior Total	\$95,000				
Comp Land Estimate	\$15,000	\$9,600	\$9,000	\$18,000	\$15,500
Sale Date		5/31/2019	10/10/2019	6/24/2019	11/5/2018
Sale Price		\$91,000	\$74,900	\$165,000	\$99,900
Time Adj Sale Price		\$94,400	\$76,400	\$170,500	\$106,200
TADJSP/SQFT		\$96.82	\$121.27	\$121.53	\$86.76
Total Adj Factors	\$33,100	\$34,700	\$14,700	\$82,800	\$44,400
Adjusted Sale Price		\$92,800	\$94,800	\$120,800	\$94,900
Comparable Estimate	\$95,000 (\$104.86/SFLA)				\$38,200



SWIS	143005	143089	143089	143003	143003	143089
Print Key	81.14-3-10	80.19-8-14	91.12-7-5	92.18-14-26	93.13-4-22	91.12-4-4
Owner	Capizzi, Gina M	Akman, Mohammad G	Gemmer, Jason C	Nguyen, Trang	Diaz Lebron, Carmen E	Jones, Kimberly
Address	25 Creek Hts	815 Beach Rd	32 Eastvale Ct	303 Claudette Ct	110 Patsy Ln	103 Unionvale Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	103	103	202	201	103
School Code	142203	143002	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	114 x 260	51 x 131	60 x 112	69 x 113	58 x 140	60 x 160
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1974 / 0	1951 / 0	1946 / 0	1970 / 0	1966 / 0	1940 / 0
Condition	4 Good	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	B Good 110	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	2 / N	0 / N	1 / N	0 / N	2 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1261	1300	990	1158	1166	790
2nd Sty Area	867	750	1154	974	837	810
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 128	0 0	0 0	0 0
SFLA	2128	2050	2144	2132	2003	1600
Att/Det Gar Sqft	462	360	300	552	552	484
Prior Land	\$26,000					
Prior Total	\$274,000					
Comp Land Estimate	\$26,000	\$13,000	\$14,000	\$17,000	\$16,000	\$15,000
Sale Date		9/9/2020	10/12/2018	7/30/2019	1/8/2020	9/10/2020
Sale Price		\$170,000	\$176,000	\$133,000	\$170,000	\$190,000
Time Adj Sale Price		\$170,000	\$188,100	\$137,000	\$171,700	\$190,000
TADJSP/SQFT		\$82.93	\$87.73	\$64.26	\$85.72	\$118.75
Total Adj Factors	\$182,000	\$84,500	\$89,900	\$70,200	\$112,000	\$72,900
Adjusted Sale Price		\$267,500	\$280,200	\$248,800	\$241,700	\$299,100
Comparable Estimate	\$274,000 (\$128.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143005	143089	143089	143089
Print Key	81.14-3-11	81.14-3-5	91.08-5-6	80.20-13-15	80.20-12-21
Owner	LRJ Properties	Pecoraro, Molly	Rahaman, Masumur	Russillo, Emily R	Botticelli, Sharon J
Address	35 Creek Hts	28 Creek Hts	53 Yorktown Rd	42 Fairhaven Dr	18 Fairhaven Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	401	103	103	103
School Code	142203	142203	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	100 x 175	90 x 100	56 x 185	52 x 124	65 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1958 / 0	1953 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	2 / Y	0 / N	1 / N	2 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1210	1269	1258	1108	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 247	0 0	0 0	0 0
SFLA	1210	1269	1258	1108	1124
Att/Det Gar Sqft	506	441	396	480	720
Prior Land	\$23,000				
Prior Total	\$183,000				
Comp Land Estimate	\$23,000	\$0	\$15,000	\$13,000	\$14,000
Sale Date		4/18/2019	9/21/2020	9/10/2020	1/15/2020
Sale Price		\$192,000	\$176,000	\$183,700	\$120,000
Time Adj Sale Price		\$193,400	\$176,000	\$183,700	\$121,200
TADJSP/SQFT		\$152.40	\$139.90	\$165.79	\$107.83
Total Adj Factors	\$82,200	\$0	\$70,600	\$60,900	\$67,500
Adjusted Sale Price		\$0	\$187,600	\$205,000	\$135,900
Comparable Estimate	\$183,000 (\$151.24/SFLA)				\$78,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143005	143089	143089	143089	143089
Print Key	81.14-3-12	93.01-1-24.1	80.18-13-1	114.07-5-19	80.19-8-14
Owner	LaPaglia, Nancy	Fraser, Ryan	Hussain, Numan	Robson, Timothy M	Akman, Mohammad G
Address	45 Creek Hts	32 Cloverleaf Dr	681 Cleveland Dr	1190 Como Park Blvd	815 Beach Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	401	104	102	123	103
School Code	142203	145201	143003	143001	143002
Site No.	1	1	1	1	1
Land Size	280 x 178	90 x 200	81 x 130	100 x 135	51 x 131
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1975 / 0	1948 / 0	1975 / 0	1951 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / Y	0 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	3060	1627	1419	1656	1300
2nd Sty Area	1920	1328	1170	1959	750
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1008	0 0	0 0
SFLA	4980	2955	2589	3615	2050
Att/Det Gar Sqft	456	537	210	600	360
Prior Land	\$43,000				
Prior Total	\$390,000				
Comp Land Estimate	\$43,000	\$11,000	\$20,500	\$34,700	\$13,000
Sale Date		9/10/2020	10/15/2019	7/29/2019	9/9/2020
Sale Price		\$340,000	\$236,000	\$325,000	\$170,000
Time Adj Sale Price		\$340,000	\$240,700	\$334,800	\$170,000
TADJSP/SQFT		\$115.06	\$92.97	\$92.61	\$82.93
Total Adj Factors	\$278,700	\$153,200	\$133,700	\$229,700	\$84,500
Adjusted Sale Price		\$465,500	\$385,700	\$383,800	\$364,200
Comparable Estimate	\$390,000 (\$78.31/SFLA)				\$325,800