

Subject	Comp 1	Comp 2	Comp 3	Comp 4
				
SWIS / School Code Print Key	363200 365001 128.00-2-24.01	364889 364801 325.00-1-5.02	363200 365001 128.00-2-22.07	363200 365001 161.00-2-9.00
Site No.	1	1	1	1
Owner	Eldred, Stephen C	Burgess, Jack	Barreto, Peter	Banner, Kayla
Address	159 Wileytown Rd	320Co Hwy 48	NersesianRd	142MozeLn
Property Class	270 Mfg housing	270 Mfg housing	314 Rural vac<10	314 Rural vac<10
Neighborhood	3	48004	3	3
Waterfront Frontage	.	0.00	0.00	0.00
Road Type	3 Improved	3 Improved	3 Improved	3 Improved
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical
Sewer Type	2 Private	1 None	1 None	1 None
Water Source	2 Private	1 None	1 None	1 None
Utilites Available	3 Electric	3 Electric	3 Electric	3 Electric
01 Primary Acres	1.	1.	.	.
02 Secondary Acres	.	.	.	.
03 Undeveloped Acres	.	.	1.	1.
04 Residual/05 Tillable	5.52 .	2.6 .	4.95 .	4.56 .
06 Pasture/07 Woodland	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	.
12 Rear / 13 Vineyard	.	.	.	.
14 Wetland / 15 Leased	.18	.	.	.
Total Site Acres	6.7	3.6	5.95	5.56
SQRT(Total Acres)	2.59	1.9	2.44	2.36
RM5 DIM1 / DIM2	42.00 30.00	66.00 14.00	0 0	0 0
RM5 Year Built / Age	1970 53	1998 25	0 0	0 0
RM5 Condition	3 Normal	1 Poor		
RM5 Grade	D Economy	D Economy		
RM5 RCNLD	\$27,059	\$524	\$0	\$0
Site Total RCNLD	\$102,979	\$151,718	\$0	\$0
Sale Date		12/4/21	9/7/22	6/1/22
Sale Price		\$98,000	\$50,000	\$18,383
Comp Land Estimate	\$40,000			
Final Total Value	\$100,000			

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS / School Code	363200 365001	363200 365001	363200 365001	364889 364801	364889 364801	364889 364801
Print Key	128.00-2-30.01	176.00-1-57.01	161.00-1-14.01	285.00-1-8.02	325.00-1-5.02	285.00-1-14.02
Site No.	1	1	1	1	1	1
Owner	Manley, Travis	Folts, Donald	Butler, Daniel K.	Farm at Bunnell Mills LL	Burgess, Jack	Macneal, Patrick
Address	116 Manley Dr	374Pleasant ValleyRd	Co Hwy 45	1055Co Hwy 7	320Co Hwy 48	Co Hwy 7
Property Class	270 Mfg housing	312 Vac w/imprv	910 Priv forest	321 Abandoned ag	270 Mfg housing	321 Abandoned ag
Neighborhood	1	3	3	48004	48004	48004
Waterfront Frontage	.	0.00	0.00	0.00	0.00	0.00
Road Type	3 Improved	3 Improved	3 Improved	1 None	3 Improved	3 Improved
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical	2 Typical	2 Typical
Sewer Type	2 Private	1 None	1 None	1 None	1 None	1 None
Water Source	2 Private	1 None	1 None	1 None	1 None	1 None
Utilites Available	3 Electric	3 Electric	3 Electric	1 No Public	3 Electric	3 Electric
01 Primary Acres	1.	1.	.	.	1.	1.
02 Secondary Acres	.	.	.	.	.	.
03 Undeveloped Acres	.	.	1.	1.	.	.
04 Residual/05 Tillable	89.69 .	110.85 .	53.32 .	94.06 .	2.6 .	63.32 .
06 Pasture/07 Woodland	.	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	.	.	.
12 Rear / 13 Vineyard	.	.	.	.	.	.
14 Wetland / 15 Leased	.	3.15	.	.	.	2.4
Total Site Acres	90.69	115.	54.32	95.06	3.60	66.72
SQRT(Total Acres)	9.52	10.72	7.37	9.75	1.9	8.17
RM5 DIM1 / DIM2	60.00 14.00	0 0	0 0	0 0	66.00 14.00	0 0
RM5 Year Built / Age	1976 47	0 0	0 0	0 0	1998 25	0 0
RM5 Condition	2 Fair				1 Poor	
RM5 Grade	D Economy				D Economy	
RM5 RCNLD	\$16,415	\$0	\$0	\$0	\$524	\$0
Site Total RCNLD	\$23,384	\$14,456	\$0	\$0	\$151,718	\$0
Sale Date		12/31/22	10/29/20	6/26/20	12/4/21	3/10/20
Sale Price		\$120,000	\$71,500	\$87,500	\$98,000	\$62,000
Comp Land Estimate	\$140,000					
Final Total Value	\$160,000					



SWIS	363200	363200	363200	364889
Print Key	129.00-1-38.22	146.04-1-33.00	129.00-1-31.42	286.00-1-35.14
Owner	Palmatier, Neil	DeFazio, Louis V II	Berman, Jeffrey G	Rossiter, Doris Marie
Address	3408 Co Hwy 11	137 Trolley Line Rd	146 Co Hwy 59	357 Hell Hollow Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	48004
School Code	365001	365001	365001	364801
Site No.	1	1	1	1
Land Size	2.26	0.93	2.08	4.00
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	2010 / 0	2002 / 0	1992 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	B Good	C Average	C Average
Heat Type/Central Air	3 Hot wtr/stm No	4 Electric No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.0	1.7
Bedrooms	2	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	1232	1422	1104
2nd Sty Area	672	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1344	1848	1422	1728
Att/Det Gar Sqft		672		560
Improvement Value	\$5,844	\$6,414	\$1,817	\$0
Sale Date		5/22/2023	1/6/2022	5/27/2022
Sale Price		\$419,000	\$285,000	\$292,900
Time Adj Sale Price		\$423,200	\$314,200	\$314,600
TADJSP/SQFT		\$229.00	\$220.96	\$182.06

Land Schedule Est \$20,800
Final Total Value \$325,000 (\$241.82/SFLA)



	363200	364600	363200	363200	363200	363200
SWIS	129.00-1-39.221	287.09-1-25.00	176.00-1-11.01	129.00-1-31.42	146.04-1-33.00	128.00-2-22.06
Print Key						
Owner	Bush, Douglas W Jr	Doyle, Barbara Celeste	Perkins, Geoffrey	Berman, Jeffrey G	DeFazio, Louis V II	Hicks, William
Address	388 Piermott Ln	103 Adams Way	3208 St Hwy 205	146 Co Hwy 59	137 Trolley Line Rd	257 Nersesian 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	3	46001	3	3	3	3
School Code	365001	361200	365001	365001	365001	365001
Site No.	1	1	1	1	1	1
Land Size	7.15	0.84	8.04	2.08	0.93	5.97
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	02 Raised ranch	02 Raised ranch	17 Manuf'd Housing	01 Ranch	04 Cape cod	14 Other style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	2001 / 0	1980 / 2000	1999 / 0	1992 / 0	2002 / 0	1993 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average	D Economy	C Average	B Good	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	4 Electric No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 0	1 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1824	1200	1904	1422	1232	1352
2nd Sty Area	0	0	0	0	0	1364
Fin Bsmt/Fin Rec Rm	0 1824	800 0	0 0	0 0	0 0	1080 0
SFLA	1824	2000	1904	1422	1848	2716
Att/Det Gar Sqft	832	480	864	672	672	672
Improvement Value	\$2,548	\$0	\$0	\$1,817	\$6,414	\$0
Sale Date		10/15/2021	5/25/2023	1/6/2022	5/22/2023	7/5/2022
Sale Price		\$251,000	\$279,000	\$285,000	\$419,000	\$402,000
Time Adj Sale Price		\$282,000	\$281,800	\$314,200	\$423,200	\$426,100
TADJSP/SQFT		\$141.00	\$148.00	\$220.96	\$229.00	\$156.89

Land Schedule Est	\$26,200	
Final Total Value	\$350,000	(\$191.89/SFLA)



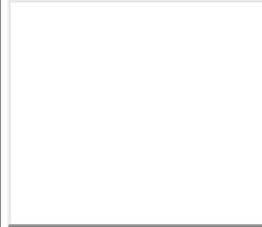
SWIS	363200	363200	363200	363200
Print Key	129.00-1-39.234	128.00-2-22.04	146.04-1-33.00	129.00-1-31.42
Owner	Pellegrino, Vanessa J	Schonfield, Melisa R.	DeFazio, Louis V II	Berman, Jeffrey G
Address	389 Piermott Ln	271 Nersesian Rd	137 Trolley Line Rd	146 Co Hwy 59
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	3
School Code	365001	365001	365001	365001
Site No.	1	1	1	1
Land Size	1.22	5.02	0.93	2.08
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	06 Contemporary	05 Colonial	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	2000 / 0	1989 / 0	2002 / 0	1992 / 0
Condition	5 Excellent	4 Good	4 Good	4 Good
Grade/Grade Adj	B Good	B Good	B Good	C Average
Heat Type/Central Air	4 Electric No	3 Hot wtr/stm No	4 Electric No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.0
Bedrooms	2	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	1152	1232	1422
2nd Sty Area	672	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1344	1568	1848	1422
Att/Det Gar Sqft		576	672	
Improvement Value	\$5,131	\$0	\$6,414	\$1,817
Sale Date		9/11/2019	5/22/2023	1/6/2022
Sale Price		\$260,000	\$419,000	\$285,000
Time Adj Sale Price		\$323,400	\$423,200	\$314,200
TADJSP/SQFT		\$206.25	\$229.00	\$220.96

Land Schedule Est \$17,700
Final Total Value \$355,000 (\$264.14/SFLA)



SWIS	363200	363200	363200	363200	363200
Print Key	130.00-1-3.26	161.00-1-9.112	129.00-1-31.42	128.00-2-22.06	146.04-1-33.00
Owner	199 Bissell LLC	Manu, Devarajan Jyothi:	Berman, Jeffrey G	Hicks, William	DeFazio, Louis V II
Address	199 Bissell Rd	252 Towers Rd	146 Co Hwy 59	257 Nersesian Rd	137 Trolley Line Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	3	3
School Code	365001	365001	365001	365001	365001
Site No.	1	1	1	1	1
Land Size	4.78	5.40	2.08	5.97	0.93
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00
Building Style	01 Ranch	04 Cape cod	01 Ranch	14 Other style	04 Cape cod
Exterior Wall		03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	2019 / 0	2004 / 0	1992 / 0	1993 / 0	2002 / 0
Condition	4 Good	5 Excellent	4 Good	3 Normal	4 Good
Grade/Grade Adj	B Good	B Good	C Average	C Average 100	B Good
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	4 Electric No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.0	2.0	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	3 / 0	2 / 0	1 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	3080	1740	1422	1352	1232
2nd Sty Area	0	0	0	1364	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	1080 0	0 0
SFLA	3080	2730	1422	2716	1848
Att/Det Gar Sqft		560		672	672
Improvement Value	\$0	\$0	\$1,817	\$0	\$6,414
Sale Date		12/9/2019	1/6/2022	7/5/2022	5/22/2023
Sale Price		\$425,000	\$285,000	\$402,000	\$419,000
Time Adj Sale Price		\$524,800	\$314,200	\$426,100	\$423,200
TADJSP/SQFT		\$192.23	\$220.96	\$156.89	\$229.00

Land Schedule Est	\$18,300	
Final Total Value	\$480,000	(\$155.84/SFLA)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	363200	363200	363200	364889	363200
Print Key	130.00-1-4.05	146.04-1-33.00	161.00-1-9.112	286.00-1-35.14	176.00-1-11.01
Owner	Grover, Bruce S.	DeFazio, Louis V II	Manu, Devarajan Jyothi:	Rossiter, Doris Marie	Perkins, Geoffrey
Address	124 Bissell Rd	137 Trolley Line Rd	252 Towers Rd	357 Hell Hollow Rd	3208 St Hwy 205
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	48004	3
School Code	365001	365001	365001	364801	365001
Site No.	1	1	1	1	1
Land Size	3.80	0.93	5.40	4.00	8.04
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	17 Manuf'd Housing
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2001 / 0	2002 / 0	2004 / 0	1989 / 0	1999 / 0
Condition	5 Excellent	4 Good	5 Excellent	4 Good	3 Normal
Grade/Grade Adj	B Good	B Good	B Good	C Average	D Economy
Heat Type/Central Air	3 Hot wtr/stm No	4 Electric 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
Stories	1.5	1.5	1.5	1.7	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 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	1 Slab/pier 0
1st Sty Area	1136	1232	1740	1152	1904
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1696	1848	2730	1568	1904
Att/Det Gar Sqft		672	560	576	864
Improvement Value	\$27,951	\$6,414	\$0	\$0	\$0
Sale Date		5/22/2023	12/9/2019	9/11/2019	5/27/2022
Sale Price		\$419,000	\$425,000	\$260,000	\$292,900
Time Adj Sale Price		\$423,200	\$524,800	\$323,400	\$314,600
TADJSP/SQFT		\$229.00	\$192.23	\$206.25	\$182.06
Land Schedule Est	\$25,400				
Final Total Value	\$350,000	(\$206.37/SFLA)			



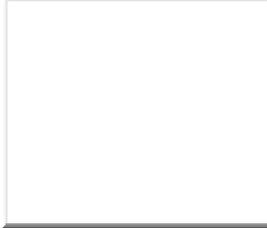
SWIS	363200	363200	363200	363200	363200
Print Key	130.00-1-10.03	194.00-1-18.00	129.00-1-31.42	144.18-1-26.22	161.00-1-6.23
Owner	Klosheim Revocable Tru	Kolka, Joseph	Berman, Jeffrey G	Ford, Kerry J	New Planet LLC
Address	621 Co Hwy 59	4039 St Hwy 28	146 Co Hwy 59	3024 Co Hwy 11	446 Maples Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	2	3
School Code	365001	364001	365001	365001	365001
Site No.	1	1	1	1	1
Land Size	3.27	1.79	2.08	0.33	6.59
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	17 Manuf'd Housing
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1971 / 0	1992 / 0	1982 / 0	1984 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	D Economy	C Average	C Average	C Average	D Economy
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	920	962	1422	1120	1056
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	920	962	1422	1120	1056
Att/Det Gar Sqft	384	576		312	
Improvement Value	\$0	\$0	\$1,817	\$0	\$1,800
Sale Date		8/17/2018	1/6/2022	11/1/2022	3/19/2021
Sale Price		\$98,500	\$285,000	\$116,600	\$145,000
Time Adj Sale Price		\$126,500	\$314,200	\$121,300	\$169,300
TADJSP/SQFT		\$131.50	\$220.96	\$108.30	\$160.32

Land Schedule Est \$23,800
Final Total Value \$130,000 (\$141.3/SFLA)



SWIS	363200	363200	363200	363200
Print Key	130.00-1-28.00	129.00-1-31.42	128.00-2-22.04	146.04-1-33.00
Owner	Vineyard, Jack L	Berman, Jeffrey G	Schonfield, Melisa R.	DeFazio, Louis V II
Address	445 Greenough Rd	146 Co Hwy 59	271 Nersesian Rd	137 Trolley Line Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	3
School Code	365001	365001	365001	365001
Site No.	1	1	1	1
Land Size	0.42	2.08	5.02	0.93
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	01 Ranch	01 Ranch	05 Colonial	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1992 / 0	1989 / 0	2002 / 0
Condition	3 Normal	4 Good	4 Good	4 Good
Grade/Grade Adj	B Good	C Average	B Good	B Good
Heat Type/Central Air	4 Electric No	3 Hot wtr/stm No	3 Hot wtr/stm No	4 Electric No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.5	1.5
Bedrooms	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1325	1422	1152	1232
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1325	1422	1568	1848
Att/Det Gar Sqft	550		576	672
Improvement Value	\$0	\$1,817	\$0	\$6,414
Sale Date		1/6/2022	9/11/2019	5/22/2023
Sale Price		\$285,000	\$260,000	\$419,000
Time Adj Sale Price		\$314,200	\$323,400	\$423,200
TADJSP/SQFT		\$220.96	\$206.25	\$229.00

Land Schedule Est	\$7,100
Final Total Value	\$330,000 (\$249.06/SFLA)

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	363200	363200	363200	363200	363200	363200
Print Key	144.00-1-63.00	128.00-2-22.06	129.00-1-31.51	130.00-1-1.23	161.00-1-9.112	128.00-2-22.04
Owner	Schallert, Daniel	Hicks, William	Pasek, Frank	Flynn, Jeffrey M.	Manu, Devarajan Jyothi	Schonfield, Melisa R.
Address	173 West Hill Rd	257 Nersesian Rd	154 Perkins Rd	178 Bice Rd	252 Towers Rd	271 Nersesian Rd
Property Class	260 Seasonal res	210 1 Family Res	240 Rural res	240 Rural res	210 1 Family Res	210 1 Family Res
Neighborhood	1	3	3	3	3	3
School Code	365001	365001	365001	365001	365001	365001
Site No.	1	1	1	1	1	1
Land Size	9.97	5.97	15.26	10.95	5.40	5.02
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	14 Other style	14 Other style	01 Ranch	01 Ranch	04 Cape cod	05 Colonial
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1993 / 0	2004 / 2000	2001 / 0	2004 / 0	1989 / 0
Condition	3 Normal	3 Normal	5 Excellent	5 Excellent	5 Excellent	4 Good
Grade/Grade Adj	B Good	C Average 100	B Good	B Good	B Good	B Good
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.0	1.0	1.5	1.5
Bedrooms	5	3	2	3	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 0	2 / 1	2 / 0	1 / 1
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	1680	1352	2176	1998	1740	1152
2nd Sty Area	0	1364	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	1080 0	896 0	0 0	0 0	0 0
SFLA	2376	2716	2176	1998	2730	1568
Att/Det Gar Sqft		672	768 720	624	560	576
Improvement Value	\$3,149	\$0	\$0	\$154,229	\$0	\$0
Sale Date		7/5/2022	7/10/2020	1/6/2022	12/9/2019	9/11/2019
Sale Price		\$402,000	\$270,000	\$425,000	\$425,000	\$260,000
Time Adj Sale Price		\$426,100	\$327,600	\$468,500	\$524,800	\$323,400
TADJSP/SQFT		\$156.89	\$150.55	\$234.48	\$192.23	\$206.25
Land Schedule Est	\$33,100					
Final Total Value	\$390,000	(\$164.14/SFLA)				



	363200	363200	363200	363200	363200	363200
SWIS	144.15-1-12.00	144.19-1-55.04	144.15-1-73.00	144.19-1-44.00	128.00-2-22.06	161.00-1-9.112
Print Key						
Owner	Waro, Gloria G	Peters, John	CJS Hartwick Rentals L	Moore, Roxanne Marie	Hicks, William	Manu, Devarajan Jyothi
Address	3089 Co Hwy 11	3566 St Hwy 205	3165 Co Hwy 11	8 Poplar Ave	257 Nersesian Rd	252 Towers 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	2	2	2	2	3	3
School Code	365001	365001	365001	365001	365001	365001
Site No.	1	1	1	1	1	1
Land Size	0.18	0.56	0.23	0.19	5.97	5.40
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	14 Other style	04 Cape cod
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1850 / 0	1890 / 0	1800 / 0	1900 / 0	1993 / 0	2004 / 0
Condition	2 Fair	3 Normal	2 Fair	3 Normal	3 Normal	5 Excellent
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average 100	B Good
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.5
Bedrooms	0	4	6	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 0	1 / 0	2 / 1	2 / 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	2124	1551	1128	702	1352	1740
2nd Sty Area	1180	1179	1128	702	1364	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	1080 0	0 0
SFLA	3304	2730	2256	1404	2716	2730
Att/Det Gar Sqft	240	960		432	672	560
Improvement Value	\$0	\$356	\$748	\$0	\$0	\$0
Sale Date		3/30/2022	10/24/2022	8/10/2021	7/5/2022	12/9/2019
Sale Price		\$254,000	\$300,000	\$129,000	\$402,000	\$425,000
Time Adj Sale Price		\$276,400	\$313,500	\$146,800	\$426,100	\$524,800
TADJSP/SQFT		\$101.25	\$138.96	\$104.56	\$156.89	\$192.23

Land Schedule Est \$3,100
Final Total Value \$320,000 (\$96.85/SFLA)



	363200	363200	363200	363200
SWIS	144.15-1-60.00	144.19-1-55.04	144.15-1-73.00	128.00-2-22.06
Print Key				
Owner	Blaske, Jason	Peters, John	CJS Hartwick Rentals L	Hicks, William
Address	15 Wells Ave	3566 St Hwy 205	3165 Co Hwy 11	257 Nersesian Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	2	2	2	3
School Code	365001	365001	365001	365001
Site No.	1	1	1	1
Land Size	0.93	0.56	0.23	5.97
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	14 Other style
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1910 / 1882	1890 / 0	1800 / 0	1993 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	3
Full/Half Baths	1 / 1	2 / 1	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1107	1551	1128	1352
2nd Sty Area	1107	1179	1128	1364
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	1080 0
SFLA	2214	2730	2256	2716
Att/Det Gar Sqft		960		672
Improvement Value	\$1,283	\$356	\$748	\$0
Sale Date		3/30/2022	10/24/2022	7/5/2022
Sale Price		\$254,000	\$300,000	\$402,000
Time Adj Sale Price		\$276,400	\$313,500	\$426,100
TADJSP/SQFT		\$101.25	\$138.96	\$156.89

Land Schedule Est \$15,800
Final Total Value \$275,000 (\$124.21/SFLA)



	363200	363200	363200	363200	363200
SWIS	144.15-1-64.00	144.19-1-55.04	144.15-1-73.00	144.19-1-44.00	128.00-2-22.06
Print Key					
Owner	Poole, Luke	Peters, John	CJS Hartwick Rentals L	Moore, Roxanne Marie	Hicks, William
Address	22 Wells Ave	3566 St Hwy 205	3165 Co Hwy 11	8 Poplar Ave	257 Nersesian Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	2	2	2	2	3
School Code	365001	365001	365001	365001	365001
Site No.	1	1	1	1	1
Land Size	0.85	0.56	0.23	0.19	5.97
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	14 Other style
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1800 / 0	1900 / 0	1993 / 0
Condition	2 Fair	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	3	3
Full/Half Baths	1 / 5	2 / 1	1 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1415	1551	1128	702	1352
2nd Sty Area	1400	1179	1128	702	1364
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	1080 0
SFLA	2815	2730	2256	1404	2716
Att/Det Gar Sqft	400	960		432	672
Improvement Value	\$0	\$356	\$748	\$0	\$0
Sale Date		3/30/2022	10/24/2022	8/10/2021	7/5/2022
Sale Price		\$254,000	\$300,000	\$129,000	\$402,000
Time Adj Sale Price		\$276,400	\$313,500	\$146,800	\$426,100
TADJSP/SQFT		\$101.25	\$138.96	\$104.56	\$156.89

Land Schedule Est \$14,500
Final Total Value \$325,000 (\$115.45/SFLA)

Subject

Comp 1



SWIS / School Code	363200 365001	364089 364001
Print Key	144.18-1-3.01	260.13-1-63.00
Site No.	1	1
Owner	Schweitzer, John	Lee, Vernon
Address	Weeks Rd	120LarsenRd
Property Class	314 Rural vac<10	314 Rural vac<10

SWIS: 364089
Print key: 276.00-2-20.00
Sale Date: 10/6/2021
Sale Price: \$10,000

Neighborhood	2	36415
Waterfront Frontage	.	0.00
Road Type	3 Improved	3 Improved
Site Desirability	2 Typical	2 Typical
Sewer Type	1 None	1 None
Water Source	3 Comm/public	1 None
Utilites Available	3 Electric	3 Electric
01 Primary Acres	.	.
02 Secondary Acres	.	.
03 Undeveloped Acres	.28	.35
04 Residual/05 Tillable	.	.
06 Pasture/07 Woodland	.	.
08 Wasteland / 09 Muck	.	.
10 Wtrfront / 11 Orchard	.	.
12 Rear / 13 Vineyard	.	.
14 Wetland / 15 Leased	.	.
Total Site Acres	.28	.35
SQRT(Total Acres)	.53	.59
RM5 DIM1 / DIM2	0 0	0 0
RM5 Year Built / Age	0 0	0 0
RM5 Condition		
RM5 Grade		
RM5 RCNLD	\$0	\$0
Site Total RCNLD	\$0	\$0
Sale Date		6/22/21
Sale Price		\$18,000

Comp Land Estimate \$21,000
Final Total Value \$21,000



	363200	363200	363200	363200	364801
SWIS	144.18-1-6.00	144.19-1-44.00	144.19-1-55.04	144.15-1-73.00	317.20-1-27.00
Print Key					
Owner	Dennis, Deborah	Moore, Roxanne Marie	Peters, John	CJS Hartwick Rentals L	Tarr, Corey J
Address	3011 Co Hwy 11	8 Poplar Ave	3566 St Hwy 205	3165 Co Hwy 11	38 River St
Property Class	220 2 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	220 2 Family Res
Neighborhood	2	2	2	2	48001
School Code	365001	365001	365001	365001	364801
Site No.	1	1	1	1	1
Land Size	0.18	0.19	0.56	0.23	0.22
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1890 / 0	1900 / 0	1890 / 0	1800 / 0	1900 / 1970
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	6	2
Full/Half Baths	2 / 0	1 / 0	2 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1128	702	1551	1128	864
2nd Sty Area	720	702	1179	1128	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1848	1404	2730	2256	1728
Att/Det Gar Sqft		432	960		624
Improvement Value	\$2,337	\$0	\$356	\$748	\$0
Sale Date		8/10/2021	3/30/2022	10/24/2022	5/4/2022
Sale Price		\$129,000	\$254,000	\$300,000	\$159,000
Time Adj Sale Price		\$146,800	\$276,400	\$313,500	\$170,800
TADJSP/SQFT		\$104.56	\$101.25	\$138.96	\$98.84

Land Schedule Est	\$3,100	
Final Total Value	\$215,000	(\$116.34/SFLA)



	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
SWIS	363200	363200	363200	363200	364889	364889
Print Key	144.18-1-12.00	161.00-1-6.23	176.00-1-11.01	160.00-1-14.02	273.00-2-18.22	318.00-1-62.01
Owner	Buzie, Jean D	New Planet LLC	Perkins, Geoffrey	Hartwick Enterprises In	Youngs, III, Philip M.	Early, Rachel
Address	2997 Co Hwy 11	446 Maples Rd	3208 St Hwy 205	3499 St Hwy 205	2318 Co Hwy 8	618 Co Hwy 48
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	2	3	3	3	48004	48004
School Code	365001	365001	365001	365001	364801	364801
Site No.	1	1	1	1	1	1
Land Size	0.42	6.59	8.04	0.47	1.08	11.38
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1992 / 0	1984 / 0	1999 / 0	1980 / 0	2000 / 0	1991 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy	D Economy	D Economy	D Economy	D Economy
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	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 1	1 Slab/pier 0
1st Sty Area	1352	1056	1904	864	1560	1568
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	1352	1056	1904	864	1560	1568
Att/Det Gar Sqft			864	576		
Improvement Value	\$0	\$1,800	\$0	\$0	\$0	\$0
Sale Date		3/19/2021	5/25/2023	9/27/2020	9/16/2021	4/6/2022
Sale Price		\$145,000	\$279,000	\$22,000	\$185,000	\$82,500
Time Adj Sale Price		\$169,300	\$281,800	\$26,400	\$209,200	\$89,200
TADJSP/SQFT		\$160.32	\$148.00	\$30.56	\$134.10	\$56.89

Land Schedule Est \$7,100
Final Total Value \$150,000 (\$110.95/SFLA)

Inventory Summary

SWIS Code	363200	Owner Name	Garbera, Dawn E		
Parcel ID	144.19-1-23.00	Parcel Address	3593 St Hwy 205	Nbhd / Zone	2 /
Site Nbr	1	Property Class	411 Apartment	2023 Base Roll Assessment	\$153,300
Municipality	Hartwick	Prim. Land	0.10	Appraised Land Value	\$43,000
School District	365001	Excess Land	0	Total Appraised Value	\$215,000
Used As	Convrted apt	Overall Desirability	Normal		

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	1900 /	Building Cond.	Fair
Model Number	0110	Nbr. Stories / Height	2.0 / 8 Feet	Gross Floor Area	2,592
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	Unfinished / 1,296

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
*** and Market Value - Total Appraised Value - as of July 1, 2023 ***
Value Approach on Following Page

Parcel ID: 144.19-1-23.00

Site: 1

Value Approach Used: Income and Market

*** Income Information ***

Potential Gross Income	\$36,000
Vacancy and Credit Loss	\$2,160 (6%)
Additional Income	\$0 (0%)
Effective Gross Income	\$33,840
Total Expenses	\$10,152 (30%)
Net Operating Income	\$23,688
Rate Used	.08097
Property Tax Rate	.0145
Final Cap Rate	.09547

*** Income Calculation ***

Used As	Amount	Rent/Unit	Total Rent
Convrted apt	4 Units	\$9,000.00	\$36,000

*** Market Multipliers ***

Used As	Amount	M.V./Unit	Total M.V.
Convrted apt	4 Units	\$50,000.00	\$200,000

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID: 144.19-1-23.00

Site: 1

	<u>SWIS Code</u>	<u>Multi-Site Indicator</u>	<u>Site Use</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Total Sq Ft</u>	<u>Sale Price/Rentable SF</u>	<u>Potential Gross Inc</u>	<u>PGI Rent SF</u>	<u>Land Size</u>
Comparable 1	361200	N	A02	Convrted apt	9/9/2022	\$269,000	2,600	\$103.46	\$0	0.14
Parcel Address	11 Kearney			Property Class	Apartment			Condition	Normal	
Owner Name	Byrne, Tyler M			Parcel ID	299.8-1-30			Desirability	Normal	
School Dist.	361200			Book/ Page	2022 / 5114			Eff. Year Built	1980	

Use No.	Used As Code	Total Rent Area	Total Units
1	Z98 Non-contrib	1,092	0
2	A02 Convrted apt	2,600	4

Comparable 2	365001	N	A02	Convrted apt	11/9/2022	\$117,000	2,444	\$47.87	\$0	0.27
Parcel Address	50 Walnut			Property Class	Apartment			Condition	Normal	
Owner Name	Rifanburg, Michael J			Parcel ID	131.05-2-18.00			Desirability	Normal	
School Dist.	365001			Book/ Page	2022 / 6282			Eff. Year Built	0	

Use No.	Used As Code	Total Rent Area	Total Units
1	A01 Walk-up apt	2,444	4
2	Z98 Non-contrib	952	0

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Inventory Summary

SWIS Code	363200	Owner Name	James, Mirabito		
Parcel ID	144.19-1-38.00	Parcel Address	3542 St Hwy 205	Nbhd / Zone	2 /
Site Nbr	1	Property Class	432 Gas station	2023 Base Roll Assessment	\$450,000
Municipality	Hartwick	Prim. Land	0.35		
School District	365001	Excess Land	0		
Used As	High vol gas	Overall Desirability	Normal		

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	1990 /	Building Cond.	Normal
Model Number	0312	Nbr. Stories / Height	1.0 / 9 Feet	Gross Floor Area	1,500
No. of Struct.	1	Const. Quality / Adj.	Average - / 0	Basement Type / Sq Ft	0 / 0

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
*** and Market Value - Total Appraised Value - as of July 1, 2023 ***
Value Approach on Following Page

Parcel ID: 144.19-1-38.00

Site: 1

Value Approach Used: Income and Market

*** Income Information ***

Potential Gross Income	\$63,000
Vacancy and Credit Loss	\$4,410 (7%)
Additional Income	\$0 (0%)
Effective Gross Income	\$58,590
Total Expenses	\$11,718 (20%)
Net Operating Income	\$46,872
Rate Used	.08201
Property Tax Rate	.0145
Final Cap Rate	.09651

*** Income Calculation ***

Used As	Amount	Rent/Unit	Total Rent
High vol gas	1,500 Sq Ft	\$42.00	\$63,000

*** Market Multipliers ***

Used As	Amount	M.V./Unit	Total M.V.
High vol gas	1,500 Sq Ft	\$350.00	\$525,000

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID: 144.19-1-38.00

Site: 1

	<u>SWIS Code</u>	<u>Multi-Site Indicator</u>	<u>Site Use</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Total Sq Ft</u>	<u>Sale Price/Rentable SF</u>	<u>Potential Gross Inc</u>	<u>PGI Rent SF</u>	<u>Land Size</u>
Comparable 1	363489	N	D09 Sm food mkt	8/13/2020	\$753,000	2,952	\$255.08	\$0		3.79
Parcel Address	150 Co Hwy 11A			Property Class	Mini-mart			Condition	Excellent	
Owner Name	Mirabito Holdings, Inc.			Parcel ID	240.00-2-35.03			Desirability	Excellent	
School Dist.	363401			Book/ Page	2020 / 3522			Eff. Year Built	1992	

<u>Use No.</u>	<u>Used As Code</u>	<u>Total Rent Area</u>	<u>Total Units</u>
1	H02 High vol gas	2,952	0

Out of County Comp:

SWIS: 210900
 Print Key: 114.68-5-55
 Sale Date: 08/2022
 Sale Price: \$592,307

Out of County Comp:

SWIS: 432601
 Print Key: 68.5-3-22
 Sale Date: 01/2023
 Sale Price: \$600,000

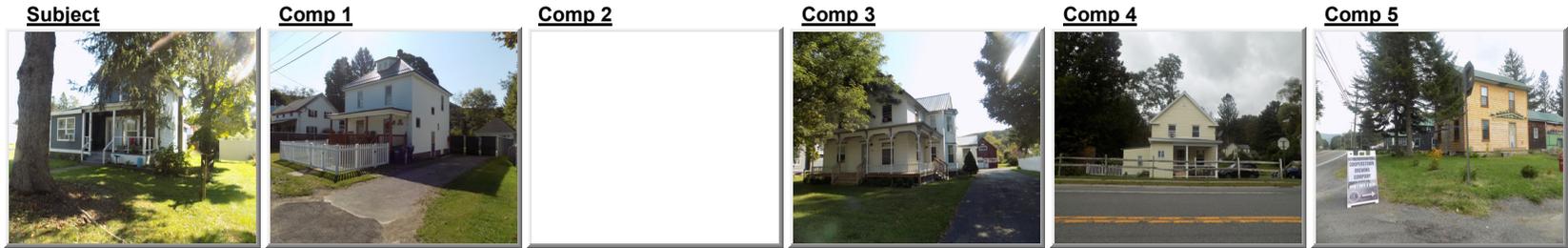
*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID 144.19-1-38.00

Inventory displayed is for the entire economic unit. The appraised value of the selected parcel (F) was calculated using the ratio arrived at (C) by dividing the assessed value of the selection (A) by the total assessed value of the economic unit (B).

The ratio times the total appraised value of the economic unit equals the survey value for the selection.

(A)	2023	Assessed Value of Selection =	\$450,000
(B)		Assessed Value of Economic Unit =	\$470,000
(C)		A/B=Ratio =	0.9574
(D)		Economic Unit Land Appraised Value =	\$95,000
(E)		Economic Unit Total Appraised Value =	\$500,000
(F)		Selection Appraised Value (C) X (E) =	\$478,723



	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
SWIS	363200	363200	363200	363200	364001	364001
Print Key	144.19-1-52.00	144.19-1-44.00	144.15-1-73.00	144.19-1-55.04	210.08-1-9.00	195.17-1-19.00
Owner	Flores, Jennifer	Moore, Roxanne Marie	CJS Hartwick Rentals L	Peters, John	R&F Fine Home Investo	Reder, Matthew
Address	3568 St Hwy 205	8 Poplar Ave	3165 Co Hwy 11	3566 St Hwy 205	17 Main St	101 River 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	2	2	2	2	36401	36401
School Code	365001	365001	365001	365001	364001	364001
Site No.	1	1	1	1	1	1
Land Size	0.20	0.19	0.23	0.56	0.36	0.29
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1916 / 0	1900 / 0	1800 / 0	1890 / 0	1850 / 1960	1890 / 1960
Condition	2 Fair	3 Normal	2 Fair	3 Normal	2 Fair	2 Fair
Grade/Grade Adj	C Average	C Average	C Average	C Average	D Economy	D Economy
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	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	6	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	757	702	1128	1551	904	1058
2nd Sty Area	529	702	1128	1179	520	475
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1286	1404	2256	2730	1424	1533
Att/Det Gar Sqft	209	432		960		
Improvement Value	\$0	\$0	\$748	\$356	\$0	\$7,328
Sale Date		8/10/2021	10/24/2022	3/30/2022	8/26/2021	3/25/2020
Sale Price		\$129,000	\$300,000	\$254,000	\$62,000	\$59,000
Time Adj Sale Price		\$146,800	\$313,500	\$276,400	\$70,500	\$72,300
TADJSP/SQFT		\$104.56	\$138.96	\$101.25	\$49.51	\$47.16

Land Schedule Est \$3,400
Final Total Value \$150,000 (\$116.64/SFLA)

	<u>Subject</u>		<u>Comp 1</u>		<u>Comp 2</u>		<u>Comp 3</u>		<u>Comp 4</u>	
										
SWIS / School Code	363200	365001	363200	365001	364889	364801	364600	361200	364089	364001
Print Key	145.00-1-8.01		161.00-1-14.01		285.00-1-14.02		258.00-2-26.01		259.00-1-43.00	
Site No.	1		1		1		1		1	
Owner	Field Revocable Grantor		Butler, Daniel K.		Macneal, Patrick		Waltz, Jr., Joseph M.		Beisler, Samuel	
Address	3992 Co Hwy 11		Co Hwy 45		Co Hwy 7		706Wilber LakeRd		St Hwy 28	
Property Class	311 Res vac land		910 Priv forest		321 Abandoned ag		322 Rural vac>10		322 Rural vac>10	
Neighborhood	3		3		48004		46001		36405	
Waterfront Frontage	.		0.00		0.00		0.00		0.00	
Road Type	3 Improved		3 Improved		3 Improved		3 Improved		3 Improved	
Site Desirability	2 Typical		2 Typical		2 Typical		2 Typical		2 Typical	
Sewer Type	1 None		1 None		1 None		1 None		1 None	
Water Source	1 None		1 None		1 None		1 None		1 None	
Utilites Available	3 Electric		3 Electric		3 Electric		3 Electric		3 Electric	
01 Primary Acres	.		.		1.		.		.	
02 Secondary Acres	.		.		.		.		.
03 Undeveloped Acres	.		1.		.		1.		1.	
04 Residual/05 Tillable	51.82	.	53.32	.	63.32	.	60.92	.	57.08	.
06 Pasture/07 Woodland	.	.	.	.	.	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	.	.	.	.	.	.	.
12 Rear / 13 Vineyard	.	.	.	.	.	.	.	.	.	.
14 Wetland / 15 Leased	16.96	.	.	.	2.4	.	.	.	.	.
Total Site Acres	68.78	.	54.32	.	66.72	.	61.92	.	58.08	.
SQRT(Total Acres)	8.29	.	7.37	.	8.17	.	7.87	.	7.62	.
RM5 DIM1 / DIM2	0	0	0	0	0	0	0	0	0	0
RM5 Year Built / Age	0	0	0	0	0	0	0	0	0	0
RM5 Condition										
RM5 Grade										
RM5 RCNLD	\$0		\$0		\$0		\$0		\$0	
Site Total RCNLD	\$0		\$0		\$0		\$0		\$0	
Sale Date			10/29/20		3/10/20		10/15/19		11/11/20	
Sale Price			\$71,500		\$62,000		\$85,000		\$70,350	
Comp Land Estimate	\$99,000									
Final Total Value	\$99,000									



SWIS	363200	363200	363200	363200	363200	363200
Print Key	145.00-1-11.01	161.00-1-28.00	128.00-2-3.00	129.00-1-31.51	130.00-1-1.23	128.00-2-22.06
Owner	Chase, Michael J.	Reilly, Thomas F.	Ainslie, Jeffrey A.	Pasek, Frank	Flynn, Jeffrey M.	Hicks, William
Address	229 Chase Rd	410 Burdick Rd	649 Gulf Rd	154 Perkins Rd	178 Bice Rd	257 Nersesian Rd
Property Class	240 Rural res	240 Rural res	240 Rural res	240 Rural res	240 Rural res	210 1 Family Res
Neighborhood	3	3	1	3	3	3
School Code	365001	365001	365001	365001	365001	365001
Site No.	1	1	1	1	1	1
Land Size	52.33	15.74	24.33	15.26	10.95	5.97
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	11 Log home	01 Ranch	11 Log home	01 Ranch	01 Ranch	14 Other style
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1996 / 0	1975 / 0	2005 / 0	2004 / 2000	2001 / 0	1993 / 0
Condition	4 Good	4 Good	5 Excellent	5 Excellent	5 Excellent	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	B Good	B Good	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	4 Electric No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.0	1.0	2.0
Bedrooms	3	4	2	2	3	3
Full/Half Baths	2 / 2	2 / 0	1 / 0	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1656	2038	768	2176	1998	1352
2nd Sty Area	0	0	0	0	0	1364
Fin Bsmt/Fin Rec Rm	0 0	0 0	768 0	896 0	0 0	1080 0
SFLA	2484	2038	768	2176	1998	2716
Att/Det Gar Sqft		576		768 720	624	672
Improvement Value	\$60,759	\$16,904	\$14,796	\$0	\$154,229	\$0
Sale Date		10/9/2020	7/10/2018	7/10/2020	1/6/2022	7/5/2022
Sale Price		\$324,000	\$241,500	\$270,000	\$425,000	\$402,000
Time Adj Sale Price		\$387,600	\$310,900	\$327,600	\$468,500	\$426,100
TADJSP/SQFT		\$190.19	\$404.82	\$150.55	\$234.48	\$156.89

Land Schedule Est \$54,200
Final Total Value \$500,000 (\$201.29/SFLA)



SWIS / School Code	363200 365001	363200 365001	363200 365001	363200 365001
Print Key	145.00-1-15.03	146.00-1-8.01	128.00-2-22.07	176.00-1-34.01
Site No.	1	1	1	1
Owner	Melendez, Alexis	LLC, Countryside Path	Barreto, Peter	Lopez, Robert D
Address	Hill Rd	Burke HillRd	NersesianRd	2445Co Hwy 11
Property Class	311 Res vac land	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10

Neighborhood	3	3	3	1
Waterfront Frontage	.	0.00	0.00	0.00
Road Type	3 Improved	3 Improved	3 Improved	3 Improved
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical
Sewer Type	1 None	1 None	1 None	1 None
Water Source	1 None	1 None	1 None	1 None
Utilites Available	3 Electric	3 Electric	3 Electric	3 Electric
01 Primary Acres	.	.	.	1.
02 Secondary Acres	.	.	.	.
03 Undeveloped Acres	1.	1.	1.	.
04 Residual/05 Tillable	8.79 .	8.85 .	4.95 .	8.28 .
06 Pasture/07 Woodland	. .	. .	. .	. .
08 Wasteland / 09 Muck	. .	. .	. .	. .
10 Wtrfront / 11 Orchard	. .	. .	. .	. .
12 Rear / 13 Vineyard	. .	. .	. .	. .
14 Wetland / 15 Leased	.	.	.	.4
Total Site Acres	9.79	9.85	5.95	9.68
SQRT(Total Acres)	3.13	3.14	2.44	3.11
RM5 DIM1 / DIM2	0 0	0 0	0 0	0 0
RM5 Year Built / Age	0 0	0 0	0 0	0 0
RM5 Condition				
RM5 Grade				
RM5 RCNLD	\$0	\$0	\$0	\$0
Site Total RCNLD	\$0	\$0	\$0	\$0
Sale Date		6/24/21	9/7/22	8/5/22
Sale Price		\$57,000	\$50,000	\$60,000

Comp Land Estimate	\$65,000
Final Total Value	\$65,000



SWIS	363200	363200	363200	363200	363200	363200
Print Key	146.00-1-9.03	128.00-2-22.04	129.00-1-31.51	130.00-1-1.23	161.00-1-9.112	161.00-1-28.00
Owner	Smith, Timothy Andrew	Schonfield, Melisa R.	Pasek, Frank	Flynn, Jeffrey M.	Manu, Devarajan Jyothi	Reilly, Thomas F.
Address	102 Sanctuary Rd	271 Nersesian Rd	154 Perkins Rd	178 Bice Rd	252 Towers Rd	410 Burdick Rd
Property Class	240 Rural res	210 1 Family Res	240 Rural res	240 Rural res	210 1 Family Res	240 Rural res
Neighborhood	5	3	3	3	3	3
School Code	365001	365001	365001	365001	365001	365001
Site No.	1	1	1	1	1	1
Land Size	16.32	5.02	15.26	10.95	5.40	15.74
Waterfront Frontage	0.00	0.00	0.00	0.00	0.00	0.00
Building Style	05 Colonial	05 Colonial	01 Ranch	01 Ranch	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	04 Composition	01 Wood	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1991 / 0	1989 / 0	2004 / 2000	2001 / 0	2004 / 0	1975 / 0
Condition	4 Good	4 Good	5 Excellent	5 Excellent	5 Excellent	4 Good
Grade/Grade Adj	B Good 1962	B Good	B Good	B Good	B Good	C Average
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	4 Electric No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.0	1.0	1.5	1.0
Bedrooms	5	3	2	3	3	4
Full/Half Baths	2 / 1	1 / 1	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1962	1152	2176	1998	1740	2038
2nd Sty Area	1152	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1962 0	0 0	896 0	0 0	0 0	0 0
SFLA	3114	1568	2176	1998	2730	2038
Att/Det Gar Sqft	700	576	768 720	624	560	576
Improvement Value	\$0	\$0	\$0	\$154,229	\$0	\$16,904
Sale Date		9/11/2019	7/10/2020	1/6/2022	12/9/2019	10/9/2020
Sale Price		\$260,000	\$270,000	\$425,000	\$425,000	\$324,000
Time Adj Sale Price		\$323,400	\$327,600	\$468,500	\$524,800	\$387,600
TADJSP/SQFT		\$206.25	\$150.55	\$234.48	\$192.23	\$190.19

Land Schedule Est \$36,000
Final Total Value \$475,000 (\$152.54/SFLA)

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	
						
SWIS / School Code	363200 365001	363200 365001	363200 365001	363200 365001	364600 361200	
Print Key	146.00-1-9.07	128.00-2-22.07	146.00-1-8.01	176.00-1-34.01	275.00-1-39.01	
Site No.	1	1	1	1	1	
Owner	Fassett, Francis A	Barreto, Peter	LLC, Countryside Path	Lopez, Robert D	Williamson, John	
Address	Dobbs Hill Rd	NersesianRd	Burke HillRd	2445Co Hwy 11	EastSt	
Property Class	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10	
Neighborhood	3	3	3	1	46001	
Waterfront Frontage	.	0.00	0.00	0.00	0.00	
Road Type	2 Unimproved	3 Improved	3 Improved	3 Improved	3 Improved	
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical	2 Typical	
Sewer Type	1 None	1 None	1 None	1 None	1 None	
Water Source	1 None	1 None	1 None	1 None	1 None	
Utilites Available	3 Electric	3 Electric	3 Electric	3 Electric	3 Electric	
01 Primary Acres	.	.	.	1.	.	
02 Secondary Acres	.	.	.	.	.
03 Undeveloped Acres	1.	1.	1.	.	1.	
04 Residual/05 Tillable	2.75 .	4.95 .	8.85 .	8.28 .	.95 .	
06 Pasture/07 Woodland	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	.	.
12 Rear / 13 Vineyard	.	.	.	.	.
14 Wetland / 15 Leased	.	.	.	.4	.	
Total Site Acres	3.75	5.95	9.85	9.68	1.95	
SQRT(Total Acres)	1.94	2.44	3.14	3.11	1.4	
RM5 DIM1 / DIM2	0 0	0 0	0 0	0 0	0 0	
RM5 Year Built / Age	0 0	0 0	0 0	0 0	0 0	
RM5 Condition						
RM5 Grade						
RM5 RCNLD	\$0	\$0	\$0	\$0	\$0	
Site Total RCNLD	\$0	\$0	\$0	\$0	\$0	
Sale Date		9/7/22	6/24/21	8/5/22	6/4/21	
Sale Price		\$50,000	\$57,000	\$60,000	\$32,000	
Comp Land Estimate	\$43,500					
Final Total Value	\$43,500					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	
						
SWIS / School Code	363200 365001	363200 365001	363200 365001	363200 365001	364600 361200	
Print Key	146.00-1-10.04	128.00-2-22.07	176.00-1-34.01	146.00-1-8.01	275.00-1-39.01	
Site No.	1	1	1	1	1	
Owner	Fassett, Francis A	Barreto, Peter	Lopez, Robert D	LLC, Countryside Path	Williamson, John	
Address	St Hwy 28	NersesianRd	2445Co Hwy 11	Burke HillRd	EastSt	
Property Class	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10	
Neighborhood	5	3	1	3	46001	
Waterfront Frontage	.	0.00	0.00	0.00	0.00	
Road Type	3 Improved	3 Improved	3 Improved	3 Improved	3 Improved	
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical	2 Typical	
Sewer Type	1 None	1 None	1 None	1 None	1 None	
Water Source	1 None	1 None	1 None	1 None	1 None	
Utilites Available	3 Electric	3 Electric	3 Electric	3 Electric	3 Electric	
01 Primary Acres	.	.	1.	.	.	
02 Secondary Acres	.	.	.	.	.
03 Undeveloped Acres	1.	1.	.	1.	1.	
04 Residual/05 Tillable	1.16 .	4.95 .	8.28 .	8.85 .	.95 .	
06 Pasture/07 Woodland	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	.	.
12 Rear / 13 Vineyard	.	.	.	.	.
14 Wetland / 15 Leased	.25	.	.4	.	.	
Total Site Acres	2.41	5.95	9.68	9.85	1.95	
SQRT(Total Acres)	1.55	2.44	3.11	3.14	1.4	
RM5 DIM1 / DIM2	0 0	0 0	0 0	0 0	0 0	
RM5 Year Built / Age	0 0	0 0	0 0	0 0	0 0	
RM5 Condition						
RM5 Grade						
RM5 RCNLD	\$0	\$0	\$0	\$0	\$0	
Site Total RCNLD	\$0	\$0	\$0	\$0	\$0	
Sale Date		9/7/22	8/5/22	6/24/21	6/4/21	
Sale Price		\$50,000	\$60,000	\$57,000	\$32,000	
Comp Land Estimate	\$40,500					
Final Total Value	\$40,500					

Inventory Summary

SWIS Code	363200	Owner Name	Ford and Hill Holdings, LLC		
Parcel ID	146.00-1-20.00	Parcel Address	4964 St Hwy 28	Nbhd / Zone	7 /
Site Nbr	1	Property Class	411 Apartment	2023 Base Roll Assessment	\$344,700
Municipality	Hartwick	Prim. Land	0.20		
School District	365001	Excess Land	0		
Used As	Small retail	Overall Desirability	Normal		

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	1991 /	Building Cond.	Normal
Model Number	0110	Nbr. Stories / Height	2.0 / 8 Feet	Gross Floor Area	2,406
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

Commercial Building 2 Section 1

Building Number	2	Year Built / Eff. Year Built	1954 /	Building Cond.	Normal
Model Number	0319	Nbr. Stories / Height	2.0 / 8 Feet	Gross Floor Area	2,592
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***
 Value Approach on Following Page

Parcel ID: 146.00-1-20.00

Site: 1

Value Approach Used: Income and Market

*** Income Information ***

Potential Gross Income	\$72,600
Vacancy and Credit Loss	\$4,356 (6%)
Additional Income	\$0 (0%)
Effective Gross Income	\$68,244
Total Expenses	\$40,946 (60%)
Net Operating Income	\$27,298
Rate Used	.08097
Property Tax Rate	.0145
Final Cap Rate	.09547

*** Income Calculation ***

Used As	Amount	Rent/Unit	Total Rent
Walk-up apt	6 Units	\$9,600.00	\$57,600
Small retail	1 Units	\$15,000.00	\$15,000

*** Market Multipliers ***

Used As	Amount	M.V./Unit	Total M.V.
Walk-up apt	6 Units	\$40,000.00	\$240,000
Small retail	1,188 Sq Ft	\$100.00	\$118,800

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID: 146.00-1-20.00

Site: 1

	<u>SWIS Code</u>	<u>Multi-Site Indicator</u>	<u>Site Use</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Total Sq Ft</u>	<u>Sale Price/Rentable SF</u>	<u>Potential Gross Inc</u>	<u>PGI Rent SF</u>	<u>Land Size</u>
Comparable 1	361200	N	A02	Convtrtd apt	12/30/2022	\$250,000	4,248	\$58.85	\$0	0.15
Parcel Address	15 West			Property Class	Apartment			Condition	Normal	
Owner Name	15 West Street LLC			Parcel ID	300.5-1-19			Desirability	Normal	
School Dist.	361200			Book/ Page	2023 / 48			Eff. Year Built	1980	

Use No.	Used As Code	Total Rent Area	Total Units
1	A02 Convtrtd apt	4,248	6
2	Z98 Non-contrib	560	0

Out of County Comp:

SWIS: 215400
 Print Key: 041.51-1-58
 Sale Date: 05/2022
 Sale Price: \$225,000
 Book: 2022
 Page: 2912

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID 146.00-1-20.00

Inventory displayed is for the entire economic unit. The appraised value of the selected parcel (F) was calculated using the ratio arrived at (C) by dividing the assessed value of the selection (A) by the total assessed value of the economic unit (B).

The ratio times the total appraised value of the economic unit equals the survey value for the selection.

(A)	2023	Assessed Value of Selection =	\$344,700
(B)		Assessed Value of Economic Unit =	\$352,300
(C)		A/B=Ratio =	0.9784
(D)		Economic Unit Land Appraised Value =	\$52,500
(E)		Economic Unit Total Appraised Value =	\$350,000
(F)		Selection Appraised Value (C) X (E) =	\$342,450



SWIS	363200	364600	363200	363200
Print Key	146.00-1-25.01	287.09-1-28.00	161.00-1-6.23	194.00-1-18.00
Owner	Baker, Dennis W	Vergari, David J	New Planet LLC	Kolka, Joseph
Address	160 Co Hwy 11C	102 Adams Way	446 Maples Rd	4039 St Hwy 28
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	46001	3	3
School Code	365001	361200	365001	364001
Site No.	1	1	1	1
Land Size	3.85	1.04	6.59	1.79
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	09 Cottage	09 Cottage	17 Manuf'd Housing	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1966 / 1970	1984 / 0	1971 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good
Grade/Grade Adj	D Economy	D Economy	D Economy	C Average
Heat Type/Central Air	2 Hot air No	4 Electric No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.0
Bedrooms	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	490	576	1056	962
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	630	576	1056	962
Att/Det Gar Sqft	1,641	576	576	576
Improvement Value	\$0	\$0	\$1,800	\$0
Sale Date		9/19/2022	3/19/2021	8/17/2018
Sale Price		\$80,000	\$145,000	\$98,500
Time Adj Sale Price		\$84,000	\$169,300	\$126,500
TADJSP/SQFT		\$145.83	\$160.32	\$131.50

Land Schedule Est	\$25,600
Final Total Value	\$120,000 (\$190.48/SFLA)

Inventory Summary

SWIS Code	363200	Owner Name	Florczak, James B		
Parcel ID	146.04-1-23.22	Parcel Address	4853 St Hwy 28	Nbhd / Zone	7 /
Site Nbr	1	Property Class	455 Dealer-prod.	2023 Base Roll Assessment	\$242,700
Municipality	Hartwick	Prim. Land	0.64	Appraised Land Value	\$82,000
School District	365001	Excess Land	0	Total Appraised Value	\$205,000
Used As	Small retail	Overall Desirability	Normal		

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	1980 /	Building Cond.	Normal
Model Number	0311	Nbr. Stories / Height	1.0 / 8 Feet	Gross Floor Area	1,152
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

Commercial Building 1 Section 2

Building Number	1	Year Built / Eff. Year Built	1980 /	Building Cond.	Normal
Model Number	0311	Nbr. Stories / Height	1.0 / 8 Feet	Gross Floor Area	624
No. of Struct.	2	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***
 Value Approach on Following Page

Parcel ID: 146.04-1-23.22

Site: 1

Value Approach Used: Income and Market

*** Income Information ***

Potential Gross Income	\$28,800
Vacancy and Credit Loss	\$2,880 (10%)
Additional Income	\$0 (0%)
Effective Gross Income	\$25,920
Total Expenses	\$6,480 (25%)
Net Operating Income	\$19,440
Rate Used	.09092
Property Tax Rate	.0145
Final Cap Rate	.10542

*** Income Calculation ***

Used As	Amount	Rent/Unit	Total Rent
Small retail	2,400 Sq Ft	\$12.00	\$28,800

*** Market Multipliers ***

Used As	Amount	M.V./Unit	Total M.V.
Small retail	2,400 Sq Ft	\$95.00	\$228,000

Out of County Comp:

SWIS: 365001
 Print Key: 041.51-1-58
 Sale Date: 05/2022
 Sale Price: \$ 225,000
 Book: 2022
 Page: 2912

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS / School Code	363200 365001	363200 365001	364600 361200	363600 363601	363200 365001	364600 361200
Print Key	160.00-1-8.00	176.00-1-57.01	258.00-2-26.01	245.00-1-38.01	146.00-1-8.01	287.00-2-8.00
Site No.	1	1	1	1	1	1
Owner	LoRusso, Bryan	Folts, Donald	Waltz, Jr., Joseph M.	Fischer, Linda	LLC, Countryside Path	Grust, Alan
Address	Co Hwy 11*	374Pleasant ValleyRd	706Wilber LakeRd	451LoftRd	Burke HillRd	195WoodstreamLn
Property Class	105 Vac farmland	312 Vac w/imprv	322 Rural vac>10	323 Vacant rural	314 Rural vac<10	314 Rural vac<10
Waterfront Type / Frt Ft						
Site Total RCNLD	\$0	\$14,456	\$0	\$0	\$0	0
Site BLDG RCNLD	\$0					
Barn RCNLD	\$0					
Silo RCNLD	\$0					
Misc. Farm RCNLD	\$0					
Building Style						
Year Built / No. Stories						
Construction Grade						
Overall Condition						
Total SFLA						
01 Primary Acres	.	1.	.	.	.	.
02 Secondary Acres	.	.	.	.	.	.
03 Undeveloped Acres	.	.	1.	2.	1.	5.
04 Residual Acres	.	110.85	60.92	4.75	8.85	2.87
05 Tillable Acres	.	.	.	.	.	.
06 Pasture Acres	.	.	.	.	.	.
07 Woodland Acres	.	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	0.00	.	.
12 Rear / 13 Vineyard	20.48	.	.	.	.	.
14 Wetland / 15 Leased	.	3.15	.	.	.	0
Total Site Acres	20.48	115.00	61.92	37.86	9.85	7.87
SQRT(Total Acres)	4.53	10.72	7.87	6.15	3.14	2.81
Sale Date		12/31/22	10/15/19	11/6/20	6/24/21	5/11/23
Sale Price		\$120,000	\$85,000	\$34,000	\$57,000	\$30,000
Time Adj Sale Price		\$124,200	\$108,600	\$41,500	\$65,800	\$30,300
Dollar Per Acre		\$1,080	\$1,754	\$1,096	\$6,680	\$3,850
Land Schedule Est	\$27,000					
Final Total Value	\$27,000					

	<u>Subject</u>		<u>Comp 1</u>		<u>Comp 2</u>		<u>Comp 3</u>			
										
SWIS / School Code	363200	365001	363200	365001	363200	365001	363200	365001		
Print Key	160.00-1-14.01		128.00-2-22.07		176.00-1-34.01		146.00-1-8.01			
Site No.	1		1		1		1			
Owner	Fiederer Revocable Tru		Barreto, Peter		Lopez, Robert D		LLC, Countryside Path			
Address	St Hwy 205*		NersesianRd		2445Co Hwy 11		Burke HillRd			
Property Class	311 Res vac land		314 Rural vac<10		314 Rural vac<10		314 Rural vac<10			
Neighborhood	2		3		1		3			
Waterfront Frontage	.		0.00		0.00		0.00			
Road Type	3 Improved		3 Improved		3 Improved		3 Improved			
Site Desirability	2 Typical		2 Typical		2 Typical		2 Typical			
Sewer Type	1 None		1 None		1 None		1 None			
Water Source	1 None		1 None		1 None		1 None			
Utilites Available	3 Electric		3 Electric		3 Electric		3 Electric			
01 Primary Acres	.		.		1.		.			
02 Secondary Acres	.		.		.		.
03 Undeveloped Acres	1.		1.		.		1.			
04 Residual/05 Tillable	.		4.95		8.28		8.85			
06 Pasture/07 Woodland	.		.		.		.
08 Wasteland / 09 Muck	.		.		.		.
10 Wtrfront / 11 Orchard	.		.		.		.
12 Rear / 13 Vineyard	.		.		.		.
14 Wetland / 15 Leased	2.81		.		.4		.			
Total Site Acres	3.81		5.95		9.68		9.85			
SQRT(Total Acres)	1.95		2.44		3.11		3.14			
RM5 DIM1 / DIM2	0	0	0	0	0	0	0	0		
RM5 Year Built / Age	0	0	0	0	0	0	0	0		
RM5 Condition										
RM5 Grade										
RM5 RCNLD	\$0		\$0		\$0		\$0			
Site Total RCNLD	\$0		\$0		\$0		\$0			
Sale Date			9/7/22		8/5/22		6/24/21			
Sale Price			\$50,000		\$60,000		\$57,000			
Comp Land Estimate	\$41,000									
Final Total Value	\$41,000									



SWIS / School Code	363200 365001	364289 364201	363200 365001	366000 362401
Print Key	160.00-1-51.03	236.00-1-26.01	176.00-1-14.02	28.00-1-6.01
Site No.	1	1	1	1
Owner	Del, Grosso Joy L	Yoder, Jeremy R	Sparks, III, Clinton	Byler, David R
Address	2663 Co Hwy 11	187PeetRd	129Spring FarmRd	148HindsRd
Property Class	114 Sheep farm	112 Dairy farm	113 Cattle farm	112 Dairy farm

Waterfront Type / Frt Ft

Site Total RCNLD	\$186,910	\$367,086	\$298,043	\$202,337
Site BLDG RCNLD	\$157,078	\$243,274	\$132,188	
Barn RCNLD	\$27,160	\$88,661	\$146,445	\$40,844
Silo RCNLD	\$0		\$4,258	\$4,173
Misc. Farm RCNLD	\$2,672		\$1,449	\$11,164
Building Style	08 Old style	08 Old style	08 Old style	08 Old style
Year Built / No. Stories	1840 1.5	1980 2.0	1870 2.0	1870 2.0
Construction Grade	C Average	C Average	C Average	C Average
Overall Condition	3 Normal	3 Normal	3 Normal	2 Fair
Total SFLA	2339	2360	1934	1776
01 Primary Acres	1.	1.	1.	1.
02 Secondary Acres	.	.	.	.
03 Undeveloped Acres	.	.	.	.
04 Residual Acres	50.38	46.83	40.08	.
05 Tillable Acres	.	.	.	16.96
06 Pasture Acres	.	.	.	.
07 Woodland Acres	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	0.00	.
12 Rear / 13 Vineyard	.	.	.	.
14 Wetland / 15 Leased	.	17.1	5.	.58
Total Site Acres	51.38	64.93	46.08	18.54
SQRT(Total Acres)	7.17	8.06	6.79	4.31
Sale Date		2/15/23	2/12/21	5/31/23
Sale Price		\$360,000	\$360,000	\$175,000
Time Adj Sale Price		\$369,000	\$429,300	\$176,800
Dollar Per Acre		\$5,683	\$9,316	\$9,536

Land Schedule Est	\$107,400
Final Total Value	\$300,000



SWIS / School Code	363200	365001	366000	362401	364289	364201
Print Key	160.00-1-56.01		28.00-1-24.331		236.00-1-26.01	

Site No.	1	1	1
Owner	Jaeger, Brigitte	Yoder, Noah D	Yoder, Jeremy R
Address	1403 Co Hwy 45	261 Van Alstyne Rd	187 Peet Rd
Property Class	113 Cattle farm	112 Dairy farm	112 Dairy farm

Waterfront Type / Frt Ft

Site Total RCNLD	\$543,200	\$581,673	\$367,086
Site BLDG RCNLD	\$543,200	\$513,720	\$243,274
Barn RCNLD	\$0	\$59,328	\$88,661
Silo RCNLD	\$0		
Misc. Farm RCNLD	\$0	\$6,647	
Building Style	05 Colonial	14 Other style	08 Old style
Year Built / No. Stories	2001 2.0	2013 2.0	1980 2.0
Construction Grade	B Good	C Average	C Average
Overall Condition	4 Good	3 Normal	3 Normal
Total SFLA	2199	2560	2360
01 Primary Acres	1.	1.	1.
02 Secondary Acres	.	.	.
03 Undeveloped Acres	.	.	.
04 Residual Acres	142.61	6.5	46.83
05 Tillable Acres	.	4.9	.
06 Pasture Acres	.	.	.
07 Woodland Acres	.	.	.
08 Wasteland / 09 Muck	.	.	.
10 Wtrfront / 11 Orchard	.	.	0.00
12 Rear / 13 Vineyard	.	.	.
14 Wetland / 15 Leased	.	.	17.1
Total Site Acres	143.61	12.40	64.93
SQRT(Total Acres)	11.98	3.52	8.06
Sale Date		5/9/22	2/15/23
Sale Price		\$215,000	\$360,000
Time Adj Sale Price		\$230,900	\$369,000
Dollar Per Acre		\$18,621	\$5,683

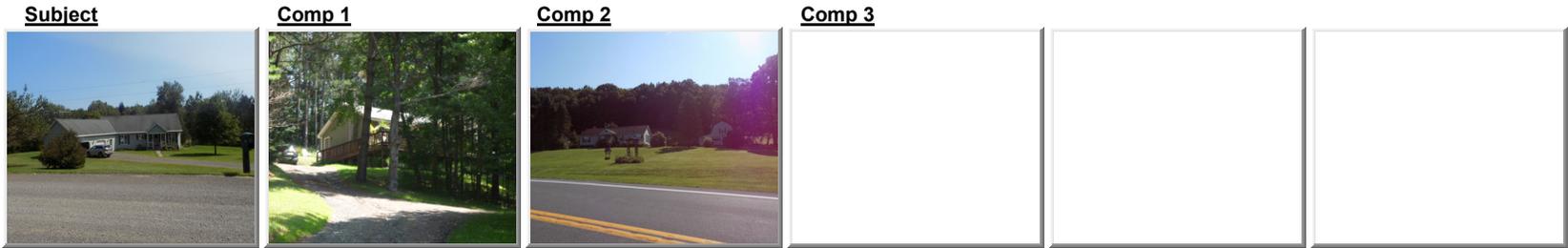
Land Schedule Est	\$103,000
Final Total Value	\$350,000



SWIS	363200	363200	363200	364889
Print Key	161.00-1-6.21	161.00-1-6.23	176.00-1-11.01	273.00-2-18.22
Owner	Hasbrouck, Kenneth J.	New Planet LLC	Perkins, Geoffrey	Youngs, III, Philip M.
Address	462 Maples Rd	446 Maples Rd	3208 St Hwy 205	2318 Co Hwy 8
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	48004
School Code	365001	365001	365001	364801
Site No.	1	1	1	1
Land Size	5.07	6.59	8.04	1.08
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1984 / 0	1999 / 0	2000 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy	D Economy	D Economy
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	1 Slab/pier 0	4 Full 1
1st Sty Area	1296	1056	1904	1560
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1296	1056	1904	1560
Att/Det Gar Sqft			864	
Improvement Value	\$3,705	\$1,800	\$0	\$0
Sale Date		3/19/2021	5/25/2023	9/16/2021
Sale Price		\$145,000	\$279,000	\$185,000
Time Adj Sale Price		\$169,300	\$281,800	\$209,200
TADJSP/SQFT		\$160.32	\$148.00	\$134.10

Land Schedule Est \$29,200
Final Total Value \$200,000 (\$154.32/SFLA)

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>		
						
SWIS / School Code	363200 365001	363200 365001	363200 365001	364600 361200		
Print Key	161.00-1-38.00	161.00-1-14.01	176.00-1-57.01	301.00-1-54.02		
Site No.	1	1	1	1		
Owner	Powers, William S Jr	Butler, Daniel K.	Folts, Donald	Spooky Hollow Holding		
Address	Burdick Rd	Co Hwy 45	374Pleasant ValleyRd	Co Hwy 47		
Property Class	910 Priv forest	910 Priv forest	312 Vac w/imprv	312 Vac w/imprv		
Neighborhood	3	3	3	46001		
Waterfront Frontage	.	0.00	0.00	0.00		
Road Type	3 Improved	3 Improved	3 Improved	3 Improved		
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical		
Sewer Type	1 None	1 None	1 None	1 None		
Water Source	1 None	1 None	1 None	1 None		
Utilites Available	3 Electric	3 Electric	3 Electric	3 Electric		
01 Primary Acres	1.	.	1.	1.		
02 Secondary Acres	.	.	.	.
03 Undeveloped Acres	.	1.	.	.		
04 Residual/05 Tillable	44.32 .	53.32 .	110.85 .	48.98 .		
06 Pasture/07 Woodland	. .	. .	. .	. .
08 Wasteland / 09 Muck	. .	. .	. .	. .
10 Wtrfront / 11 Orchard	. .	. .	. .	. .
12 Rear / 13 Vineyard	. .	. .	. .	. .
14 Wetland / 15 Leased	6.8	.	3.15	.		
Total Site Acres	52.12	54.32	115.	49.98		
SQRT(Total Acres)	7.22	7.37	10.72	7.07		
RM5 DIM1 / DIM2	0 0	0 0	0 0	0 0		
RM5 Year Built / Age	0 0	0 0	0 0	0 0		
RM5 Condition						
RM5 Grade						
RM5 RCNLD	\$0	\$0	\$0	\$0		
Site Total RCNLD	\$0	\$0	\$14,456	\$14,725		
Sale Date		10/29/20	12/31/22	3/31/22		
Sale Price		\$71,500	\$120,000	\$90,000		
Comp Land Estimate	\$79,500					
Final Total Value	\$79,500					



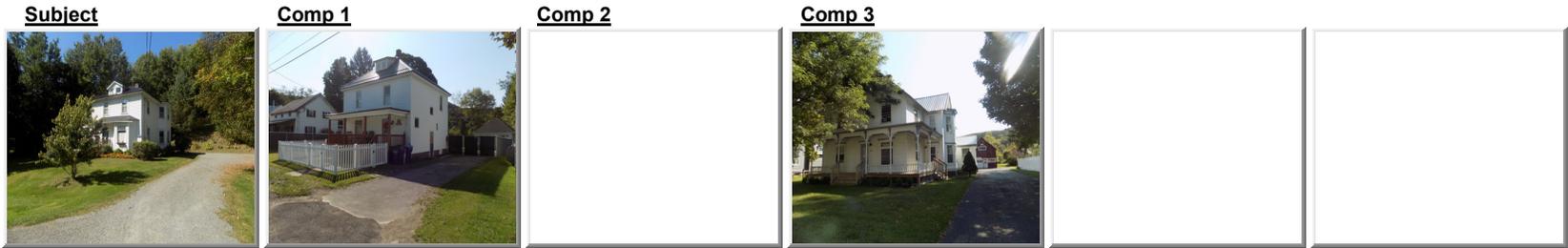
SWIS	363200	363200	363200	363200
Print Key	161.00-2-14.00	129.00-1-31.42	176.00-1-11.01	146.04-1-33.00
Owner	Boland, Michael R	Berman, Jeffrey G	Perkins, Geoffrey	DeFazio, Louis V II
Address	121 Moze Ln	146 Co Hwy 59	3208 St Hwy 205	137 Trolley Line Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	3
School Code	365001	365001	365001	365001
Site No.	1	1	1	1
Land Size	5.06	2.08	8.04	0.93
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	01 Ranch	01 Ranch	17 Manuf'd Housing	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2005 / 0	1992 / 0	1999 / 0	2002 / 0
Condition	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average 2080	C Average	D Economy	B Good
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	4 Electric No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.5
Bedrooms	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	2080	1422	1904	1232
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	2080 0	0 0	0 0	0 0
SFLA	2080	1422	1904	1848
Att/Det Gar Sqft	1,073		864	672
Improvement Value	\$5,844	\$1,817	\$0	\$6,414
Sale Date		1/6/2022	5/25/2023	5/22/2023
Sale Price		\$285,000	\$279,000	\$419,000
Time Adj Sale Price		\$314,200	\$281,800	\$423,200
TADJSP/SQFT		\$220.96	\$148.00	\$229.00

Land Schedule Est \$25,100
Final Total Value \$375,000 (\$180.29/SFLA)



SWIS	363200	363200	363200	364889
Print Key	161.00-2-16.00	176.00-1-11.01	161.00-1-6.23	273.00-2-18.22
Owner	Bridger, Sandra	Perkins, Geoffrey	New Planet LLC	Youngs, III, Philip M.
Address	443 Burdick Rd	3208 St Hwy 205	446 Maples Rd	2318 Co Hwy 8
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	48004
School Code	365001	365001	365001	364801
Site No.	1	1	1	1
Land Size	4.55	8.04	6.59	1.08
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2000 / 0	1999 / 0	1984 / 0	2000 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	D Economy	D Economy	D Economy	D Economy
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	2 Crawl 0	4 Full 1
1st Sty Area	1960	1904	1056	1560
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1960	1904	1056	1560
Att/Det Gar Sqft	720	864		
Improvement Value	\$0	\$0	\$1,800	\$0
Sale Date		5/25/2023	3/19/2021	9/16/2021
Sale Price		\$279,000	\$145,000	\$185,000
Time Adj Sale Price		\$281,800	\$169,300	\$209,200
TADJSP/SQFT		\$148.00	\$160.32	\$134.10

Land Schedule Est	\$27,700	
Final Total Value	\$255,000	(\$130.1/SFLA)



SWIS	363200	363200	363200	363200
Print Key	162.00-1-18.00	144.19-1-44.00	144.15-1-73.00	144.19-1-55.04
Owner	Yorkshire House Inc	Moore, Roxanne Marie	CJS Hartwick Rentals L	Peters, John
Address	4669 St Hwy 28	8 Poplar Ave	3165 Co Hwy 11	3566 St Hwy 205
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	5	2	2	2
School Code	365001	365001	365001	365001
Site No.	1	1	1	1
Land Size	0.65	0.19	0.23	0.56
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1800 / 0	1890 / 0
Condition	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0
Bedrooms	4	3	6	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	706	702	1128	1551
2nd Sty Area	660	702	1128	1179
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1366	1404	2256	2730
Att/Det Gar Sqft		432		960
Improvement Value	\$0	\$0	\$748	\$356
Sale Date		8/10/2021	10/24/2022	3/30/2022
Sale Price		\$129,000	\$300,000	\$254,000
Time Adj Sale Price		\$146,800	\$313,500	\$276,400
TADJSP/SQFT		\$104.56	\$138.96	\$101.25

Land Schedule Est \$11,100
Final Total Value \$190,000 (\$139.09/SFLA)

Inventory Summary

SWIS Code	363200	Owner Name	Enck, Gary C		
Parcel ID	162.00-1-45.02	Parcel Address	4622 St Hwy 28	Nbhd / Zone	7 /
Site Nbr	1	Property Class	431 Auto dealer	2023 Base Roll Assessment	\$1,064,800
Municipality	Hartwick	Prim. Land	1.00	Appraised Land Value	\$180,000
School District	365001	Excess Land	3.36	Total Appraised Value	\$990,000
Used As	Auto dealer	Overall Desirability	Normal		

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	1997 /	Building Cond.	Good
Model Number	0721	Nbr. Stories / Height	1.0 / 16 Feet	Gross Floor Area	1,560
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

Commercial Building 1 Section 2

Building Number	1	Year Built / Eff. Year Built	1997 /	Building Cond.	Good
Model Number	0721	Nbr. Stories / Height	1.0 / 8 Feet	Gross Floor Area	2,015
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

Commercial Building 1 Section 3

Building Number	1	Year Built / Eff. Year Built	1997 /	Building Cond.	Good
Model Number	0721	Nbr. Stories / Height	1.0 / 16 Feet	Gross Floor Area	4,225
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	0 / 0

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***
 Value Approach on Following Page

Parcel ID: 162.00-1-45.02

Site: 1

Value Approach Used: Income

*** Income Information ***

Potential Gross Income	\$128,700
Vacancy and Credit Loss	\$12,870 (10%)
Additional Income	\$0 (0%)
Effective Gross Income	\$115,830
Total Expenses	\$17,375 (15%)
Net Operating Income	\$98,455
Rate Used	.08495
Property Tax Rate	.0145
Final Cap Rate	.09945

*** Income Calculation ***

Used As	Amount	Rent/Unit	Total Rent
Dstr warehouse	7,800 Sq Ft	\$16.50	\$128,700

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS / School Code	363200 365001	364600 361200	363200 365001	363200 365001	363200 365001	363200 365001
Print Key	162.00-1-50.03	275.00-1-39.01	176.00-1-72.00	162.00-1-36.01	128.00-2-22.07	161.00-2-9.00
Site No.	1	1	1	1	1	1
Owner	Woodbury Hotel Corp	Williamson, John	Quinn, Gregory F	Goey Straits, LLC	Barreto, Peter	Banner, Kayla
Address	St Hwy 28*	EastSt	Co Hwy 11	Goey Pond EastRd	NersesianRd	142MozeLn
Property Class	105 Vac farmland	314 Rural vac<10	311 Res vac land	105 Vac farmland	314 Rural vac<10	314 Rural vac<10
Waterfront Type / Frt Ft						
Site Total RCNLD	\$0	\$0	\$4,988	\$0	\$0	0
Site BLDG RCNLD	\$0					
Barn RCNLD	\$0					
Silo RCNLD	\$0					
Misc. Farm RCNLD	\$0					
Building Style						
Year Built / No. Stories						
Construction Grade						
Overall Condition						
Total SFLA						
01 Primary Acres	.	.	.	.	.	.
02 Secondary Acres	.	.	.	.	.	.
03 Undeveloped Acres	1.	1.	.91	1.	1.	1.
04 Residual Acres	.26	.95	.	43.3	4.95	4.56
05 Tillable Acres	.	.	.	.	.	.
06 Pasture Acres	.	.	.	.	.	.
07 Woodland Acres	.	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	0.00	.	.
12 Rear / 13 Vineyard	.	.	.	.	.	.
14 Wetland / 15 Leased	.	.	.	16.1	.	0
Total Site Acres	1.26	1.95	0.91	60.40	5.95	5.56
SQRT(Total Acres)	1.12	1.40	0.95	7.77	2.44	2.36
Sale Date		6/4/21	6/20/22	2/22/19	9/7/22	6/1/22
Sale Price		\$32,000	\$8,700	\$100,000	\$50,000	\$18,383
Time Adj Sale Price		\$36,900	\$9,300	\$127,900	\$52,500	\$19,600
Dollar Per Acre		\$18,923	\$10,220	\$2,118	\$8,824	\$3,525
Land Schedule Est	\$25,000					
Final Total Value	\$25,000					

Inventory Summary

SWIS Code	363200	Owner Name	Crown Hospitality Group, LLC	
Parcel ID	162.00-1-51.00	Parcel Address	52 Commons	Nbhd / Zone 7 /
Site Nbr	1	Property Class	415 Motel	2023 Base Roll Assessment \$1,620,000
Municipality	Hartwick	Prim. Land	2.00	
School District	365001	Excess Land	3.10	
Used As	Seasonal	Overall Desirability	Normal	

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	1999 /	Building Cond.	Normal
Model Number	0152	Nbr. Stories / Height	1.0 / 8 Feet	Gross Floor Area	720
No. of Struct.	1	Const. Quality / Adj.	Above Average / 0	Basement Type / Sq Ft	0 / 0

Commercial Building 1 Section 2

Building Number	1	Year Built / Eff. Year Built	1999 /	Building Cond.	Normal
Model Number	0152	Nbr. Stories / Height	2.0 / 8 Feet	Gross Floor Area	19,778
No. of Struct.	1	Const. Quality / Adj.	Above Average / 0	Basement Type / Sq Ft	Partial fin / 4,051

Commercial Building 2 Section 2

Building Number	2	Year Built / Eff. Year Built	1995 /	Building Cond.	Normal
Model Number	0152	Nbr. Stories / Height	2.0 / 8 Feet	Gross Floor Area	34,420
No. of Struct.	1	Const. Quality / Adj.	Above Average / 0	Basement Type / Sq Ft	0 / 0

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***
 Value Approach on Following Page

Parcel ID: 162.00-1-51.00

Site: 1

Value Approach Used: Cost and Income and Market

*** Income Information ***

Potential Gross Income	\$4,239,872
Vacancy and Credit Loss	\$1,271,962 (30%)
Additional Income	\$35,070 (1%)
Effective Gross Income	\$3,002,980
Total Expenses	\$1,951,937 (65%)
Net Operating Income	\$1,051,043
Rate Used	.11000
Property Tax Rate	.0145
Final Cap Rate	.12450

*** Income Calculation ***

Used As	Amount	Rent/Unit	Total Rent
Hotel	64 Units	\$66,248.00	\$4,239,872

*** Market Multipliers ***

Used As	Amount	M.V./Unit	Total M.V.
Hotel	64 Units	\$65,000.00	\$4,160,000

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID 162.00-1-51.00

Inventory displayed is for the entire economic unit. The appraised value of the selected parcel (F) was calculated using the ratio arrived at (C) by dividing the assessed value of the selection (A) by the total assessed value of the economic unit (B).

The ratio times the total appraised value of the economic unit equals the survey value for the selection.

(A)	2023	Assessed Value of Selection =	\$1,620,000
(B)		Assessed Value of Economic Unit =	\$4,829,900
(C)		A/B=Ratio =	0.3354
(D)		Economic Unit Land Appraised Value =	\$750,000
(E)		Economic Unit Total Appraised Value =	\$5,100,000
(F)		Selection Appraised Value (C) X (E) =	\$1,710,594

Out of County Comp:

Swis: 460300
Print Key: 317.27-01-080.100
Sale Date: 04/2019
Sale Price: \$3,300,000
Book: 2763
Page: 58

Out of County Comp:

SWIS:462489
Print Key: 280.00-01-014.100
Sale Date: 04/2023
Sale Price: \$ 3,512,250
Book: 3025
Page: 213

Out of County Comp:

SWIS: 500700
Print Key: 125.-1-3.1
Sale Date: 06/2022
Sale Price: \$5,975,000
Book: 2022
Page: 7540

Inventory Summary

SWIS Code	363200	Owner Name	Rainbow Group of Cooperstown, Inc.	
Parcel ID	162.00-1-53.21	Parcel Address	4758 St hwy 28	Nbhd / Zone 7 /
Site Nbr	1	Property Class	414 Hotel	2023 Base Roll Assessment \$4,400,000
Municipality	Hartwick	Prim. Land	15.86	
School District	365001	Excess Land	8.05	
Used As	Hotel	Overall Desirability	Normal	

Commercial Building 1 Section 1

Building Number	1	Year Built / Eff. Year Built	2001 /	Building Cond.	Normal
Model Number	0142	Nbr. Stories / Height	2.0 / 11 Feet	Gross Floor Area	41,620
No. of Struct.	1	Const. Quality / Adj.	Average / 0	Basement Type / Sq Ft	Partial fin / 10,884

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
*** and Market Value - Total Appraised Value - as of July 1, 2023 ***
Value Approach on Following Page

Parcel ID: 162.00-1-53.21

Site: 1

Value Approach Used: Cost and Income and Market

*** Income Information ***

*** Income Calculation ***

*** Market Multipliers ***

		<u>Used As</u>	<u>Amount</u>	<u>Rent/Unit</u>	<u>Total Rent</u>	<u>Used As</u>	<u>Amount</u>	<u>M.V./Unit</u>	<u>Total M.V.</u>
Potential Gross Income	\$4,915,820								
Vacancy and Credit Loss	\$1,474,746 (30%)	Hotel	74 Units	\$66,430.00	\$4,915,820	Hotel	74 Units	\$65,000.00	\$4,810,000
Additional Income	\$35,070 (1%)								
Effective Gross Income	\$3,476,144								
Total Expenses	\$2,259,494 (65%)								
Net Operating Income	\$1,216,650								
Rate Used	.11000								
Property Tax Rate	.0145								
Final Cap Rate	.12450								

*** Reflects Inventories as of the Taxable Status Date of the 2023 Base Year Roll ***
 *** and Market Value - Total Appraised Value - as of July 1, 2023 ***

Parcel ID 162.00-1-53.21

Inventory displayed is for the entire economic unit. The appraised value of the selected parcel (F) was calculated using the ratio arrived at (C) by dividing the assessed value of the selection (A) by the total assessed value of the economic unit (B).

The ratio times the total appraised value of the economic unit equals the survey value for the selection.

(A)	2023	Assessed Value of Selection =	\$4,400,000
(B)		Assessed Value of Economic Unit =	\$4,676,300
(C)		A/B=Ratio =	0.9409
(D)		Economic Unit Land Appraised Value =	\$1,000,000
(E)		Economic Unit Total Appraised Value =	\$5,300,000
(F)		Selection Appraised Value (C) X (E) =	\$4,986,849

Out of County Comp:

SWIS: 460300
Print Key: 317.27-01-080.100
Sale Date: 04/2019
Sale Price: \$3,300,000
Book: 2763
Page: 58

Out of County Comp:

Swis: 464289
Print Key: 280.00-01-014.100
Sale Date: 04/2023
Sale Price: \$3,512,250
Book: 3025
Page: 213

Out of County Comp:

SWIS: 500700
Print Key: 125.-1-3.1
Sale Date: 06/2022
Sale Price: \$5,975,000
Book: 2022
Page: 7540

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS / School Code	363200 365001	364889 364801	363200 365001	363200 365001	363200 365001	363200 365001
Print Key	176.00-1-32.00	325.00-1-5.02	176.00-1-72.00	176.00-1-34.01	161.00-2-9.00	128.00-2-22.07
Site No.	1	1	1	1	1	1
Owner	Walrath, Tim	Burgess, Jack	Quinn, Gregory F	Lopez, Robert D	Banner, Kayla	Barreto, Peter
Address	2475 Co Hwy 11	320Co Hwy 48	Co Hwy 11	2445Co Hwy 11	142MozeLn	NersesianRd
Property Class	270 Mfg housing	270 Mfg housing	311 Res vac land	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10
Neighborhood	1	48004	1	1	3	3
Waterfront Frontage	.	0.00	0.00	0.00	0.00	0.00
Road Type	3 Improved	3 Improved	3 Improved	3 Improved	3 Improved	3 Improved
Site Desirability	2 Typical	2 Typical	2 Typical	2 Typical	2 Typical	2 Typical
Sewer Type	2 Private	1 None	1 None	1 None	1 None	1 None
Water Source	2 Private	1 None	1 None	1 None	1 None	1 None
Utilites Available	3 Electric	3 Electric	3 Electric	3 Electric	3 Electric	3 Electric
01 Primary Acres	.91	1.	.	1.	.	.
02 Secondary Acres	.	.	.	.	.	.
03 Undeveloped Acres	.	.	.91	.	1.	1.
04 Residual/05 Tillable	.	2.6	.	8.28	4.56	4.95
06 Pasture/07 Woodland	.	.	.	.	.	.
08 Wasteland / 09 Muck	.	.	.	.	.	.
10 Wtrfront / 11 Orchard	.	.	.	.	.	.
12 Rear / 13 Vineyard	.	.	.	.	.	.
14 Wetland / 15 Leased	.	.	.	.4	.	.
Total Site Acres	.91	3.6	.91	9.68	5.56	5.95
SQRT(Total Acres)	.95	1.9	.95	3.11	2.36	2.44
RM5 DIM1 / DIM2	56.00 14.00	66.00 14.00	0 0	0 0	0 0	0 0
RM5 Year Built / Age	1989 34	1998 25	0 0	0 0	0 0	0 0
RM5 Condition	3 Normal	1 Poor				
RM5 Grade	D Economy	D Economy				
RM5 RCNLD	\$15,696	\$524	\$0	\$0	\$0	\$0
Site Total RCNLD	\$27,435	\$151,718	\$4,988	\$0	\$0	\$0
Sale Date		12/4/21	6/20/22	8/5/22	6/1/22	9/7/22
Sale Price		\$98,000	\$8,700	\$60,000	\$18,383	\$50,000
Comp Land Estimate	\$15,000					
Final Total Value	\$60,000					



SWIS	363200	363200	363200
Print Key	178.00-1-25.00	194.00-1-18.00	144.18-1-26.22
Owner	Winchester, Anthony	Kolka, Joseph	Ford, Kerry J
Address	4311 St Hwy 28	4039 St Hwy 28	3024 Co Hwy 11
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	2
School Code	364001	364001	365001
Site No.	1	1	1
Land Size	0.79	1.79	0.33
Waterfront Frontage	0.00	0.00	0.00
Building Style	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1971 / 0	1982 / 0
Condition	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average	C Average
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0
Bedrooms	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	779	962	1120
2nd Sty Area	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0
SFLA	779	962	1120
Att/Det Gar Sqft	576	576	312
Improvement Value	\$0	\$0	\$0
Sale Date		8/17/2018	11/1/2022
Sale Price		\$98,500	\$116,600
Time Adj Sale Price		\$126,500	\$121,300
TADJSP/SQFT		\$131.50	\$108.30

Land Schedule Est	\$13,400
Final Total Value	\$100,000 (\$128.37/SFLA)



SWIS	363200	363200	363200	364889
Print Key	192.00-2-2.01	176.00-1-11.01	161.00-1-6.23	273.00-2-18.22
Owner	Riker, John Francis	Perkins, Geoffrey	New Planet LLC	Youngs, III, Philip M.
Address	2236 Co Hwy 11	3208 St Hwy 205	446 Maples Rd	2318 Co Hwy 8
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	1	3	3	48004
School Code	365001	365001	365001	364801
Site No.	1	1	1	1
Land Size	5.23	8.04	6.59	1.08
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing	17 Manuf'd Housing
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2000 / 0	1999 / 0	1984 / 0	2000 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	D Economy	D Economy	D Economy	D Economy
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	2 Crawl 0	4 Full 1
1st Sty Area	1680	1904	1056	1560
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1680	1904	1056	1560
Att/Det Gar Sqft		864		
Improvement Value	\$35,036	\$0	\$1,800	\$0
Sale Date		5/25/2023	3/19/2021	9/16/2021
Sale Price		\$279,000	\$145,000	\$185,000
Time Adj Sale Price		\$281,800	\$169,300	\$209,200
TADJSP/SQFT		\$148.00	\$160.32	\$134.10

Land Schedule Est \$29,700
Final Total Value \$225,000 (\$133.93/SFLA)



SWIS / School Code	363200	365001	366000	362401	364289	364201
Print Key	192.00-2-4.00		28.00-1-24.331		236.00-1-26.01	

Site No.	1	1	1
Owner	Haaapj Corporation	Yoder, Noah D	Yoder, Jeremy R
Address	157 Pleasant Valley Rd	261 Van Alstyne Rd	187 Peet Rd
Property Class	170 Nursery	112 Dairy farm	112 Dairy farm

Waterfront Type / Frt Ft

Site Total RCNLD	\$528,609	\$581,673	\$367,086
Site BLDG RCNLD	\$361,158	\$513,720	\$243,274
Barn RCNLD	\$0	\$59,328	\$88,661
Silo RCNLD	\$0		
Misc. Farm RCNLD	\$9,071	\$6,647	
Building Style	05 Colonial	14 Other style	08 Old style
Year Built / No. Stories	1979 2.0	2013 2.0	1980 2.0
Construction Grade	B Good	C Average	C Average
Overall Condition	4 Good	3 Normal	3 Normal
Total SFLA	2826	2560	2360
01 Primary Acres	1.	1.	1.
02 Secondary Acres	.	.	.
03 Undeveloped Acres	.	.	.
04 Residual Acres	68.07	6.5	46.83
05 Tillable Acres	4.76	4.9	.
06 Pasture Acres	.	.	.
07 Woodland Acres	.	.	.
08 Wasteland / 09 Muck	.	.	.
10 Wtrfront / 11 Orchard	.	.	0.00
12 Rear / 13 Vineyard	.	.	.
14 Wetland / 15 Leased	.	.	17.1
Total Site Acres	73.83	12.40	64.93
SQRT(Total Acres)	8.59	3.52	8.06
Sale Date		5/9/22	2/15/23
Sale Price		\$215,000	\$360,000
Time Adj Sale Price		\$230,900	\$369,000
Dollar Per Acre		\$18,621	\$5,683

Land Schedule Est	\$87,700
Final Total Value	\$330,000



SWIS	363200	363200	363200	363200
Print Key	192.00-2-22.01	129.00-1-31.42	146.04-1-33.00	128.00-2-22.04
Owner	Crouthamel, James R.	Berman, Jeffrey G	DeFazio, Louis V II	Schonfield, Melisa R.
Address	137 Marlette Rd	146 Co Hwy 59	137 Trolley Line Rd	271 Nersesian Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	3	3
School Code	365001	365001	365001	365001
Site No.	1	1	1	1
Land Size	8.26	2.08	0.93	5.02
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	01 Ranch	01 Ranch	04 Cape cod	05 Colonial
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1982 / 1993	1992 / 0	2002 / 0	1989 / 0
Condition	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	B Good	C Average	B Good	B Good
Heat Type/Central Air	4 Electric No	3 Hot wtr/stm No	4 Electric No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.5	1.5
Bedrooms	3	3	3	3
Full/Half Baths	3 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2100	1422	1232	1152
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	2100	1422	1848	1568
Att/Det Gar Sqft	600 312		672	576
Improvement Value	\$0	\$1,817	\$6,414	\$0
Sale Date		1/6/2022	5/22/2023	9/11/2019
Sale Price		\$285,000	\$419,000	\$260,000
Time Adj Sale Price		\$314,200	\$423,200	\$323,400
TADJSP/SQFT		\$220.96	\$229.00	\$206.25

Land Schedule Est \$38,800
Final Total Value \$430,000 (\$204.76/SFLA)



	363200	363200	363200	363200
SWIS	193.02-1-14.00	144.19-1-44.00	144.19-1-55.04	144.15-1-73.00
Print Key				
Owner	Duthaler, Todd	Moore, Roxanne Marie	Peters, John	CJS Hartwick Rentals L
Address	85 Lake Rd	8 Poplar Ave	3566 St Hwy 205	3165 Co Hwy 11
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	4	2	2	2
School Code	364001	365001	365001	365001
Site No.	1	1	1	1
Land Size	0.20	0.19	0.56	0.23
Waterfront Frontage	57.00	0.00	0.00	0.00
Building Style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1929 / 0	1900 / 0	1890 / 0	1800 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	1.5	2.0	2.0	2.0
Bedrooms	2	3	4	6
Full/Half Baths	1 / 0	1 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	900	702	1551	1128
2nd Sty Area	0	702	1179	1128
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0
SFLA	1350	1404	2730	2256
Att/Det Gar Sqft	360	432	960	
Improvement Value	\$0	\$0	\$356	\$748
Sale Date		8/10/2021	3/30/2022	10/24/2022
Sale Price		\$129,000	\$254,000	\$300,000
Time Adj Sale Price		\$146,800	\$276,400	\$313,500
TADJSP/SQFT		\$104.56	\$101.25	\$138.96

Land Schedule Est	\$3,400	
Final Total Value	\$178,000	(\$131.85/SFLA)



SWIS	363200	363200	364600	363200
Print Key	194.00-1-9.00	129.00-1-31.42	287.09-1-25.00	128.00-2-22.04
Owner	Johnson, Kenneth A	Berman, Jeffrey G	Doyle, Barbara Celeste	Schonfield, Melisa R.
Address	4071 St Hwy 28	146 Co Hwy 59	103 Adams Way	271 Nersesian Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	3	3	46001	3
School Code	364001	365001	361200	365001
Site No.	1	1	1	1
Land Size	0.87	2.08	0.84	5.02
Waterfront Frontage	0.00	0.00	0.00	0.00
Building Style	02 Raised ranch	01 Ranch	02 Raised ranch	05 Colonial
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1992 / 0	1980 / 2000	1989 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average	C Average	B Good
Heat Type/Central Air	4 Electric 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
Stories	1.0	1.0	1.0	1.5
Bedrooms	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1595	1422	1200	1152
2nd Sty Area	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	800 0	0 0
SFLA	1595	1422	2000	1568
Att/Det Gar Sqft	456		480	576
Improvement Value	\$0	\$1,817	\$0	\$0
Sale Date		1/6/2022	10/15/2021	9/11/2019
Sale Price		\$285,000	\$251,000	\$260,000
Time Adj Sale Price		\$314,200	\$282,000	\$323,400
TADJSP/SQFT		\$220.96	\$141.00	\$206.25

Land Schedule Est	\$14,800	
Final Total Value	\$300,000	(\$188.09/SFLA)