

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	37552 00120	37541 00530			37578 00130			37565 00400		
<b>Address</b>	64 MOLYNEXAUX RD VALLEY STREAM, NY 11580	137 JUDITH LN VALLEY STREAM, NY 11580			395 SALEM RD VALLEY STREAM, NY 11580			86 ALBERT RD VALLEY STREAM, NY 11580		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2022	1904	\$12,259	2.18 %	1803	\$23,386	4.19 %	1752	\$30,515	5.27 %
Upper Living Area	950	832	-\$1,168	-0.21 %	482	-\$5,072	-0.91 %	825	-\$1,276	-0.22 %
Rec Room	713	400	\$8,415	1.49 %	0	\$22,521	4.04 %	0	\$23,382	4.04 %
Year Built Depreciation	1948-92.43	1950-92.72	-\$1,760	-0.31 %	1949-92.43	0	0.00 %	1950-92.72	-\$1,811	-0.31 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$8,473	1.52 %	Colonial	0	0.00 %
Quality	C+	C	\$9,488	1.68 %	C+	0	0.00 %	C	\$9,760	1.68 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-6	\$8,755	1.57 %	2-0-7	\$4,202	0.73 %
Parking	Det-308	Det-280	\$215	0.04 %	Det-294	\$106	0.02 %	Det-400	-\$751	-0.13 %
Ext Wall	Mas/Frame	Composition	\$4,699	0.83 %	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Terrace Or Patio	0	Pto-64	-\$1,153	-0.20 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-72	0	\$5,544	0.98 %	0	\$5,493	0.98 %	0	\$5,703	0.98 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	549	-\$11,606	-2.00 %
Land Size	5700	4929	\$8,822	1.57 %	6000	-\$3,053	-0.55 %	5350	\$3,940	0.68 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	37552 00120	37551 00160			37565 00420			37583 00070		
<b>Address</b>	64 MOLYNEXAUX RD VALLEY STREAM, NY 11580	87 BIRCHWOOD DR VALLEY STREAM, NY 11580			234 DOGWOOD RD VALLEY STREAM, NY 11580			372 SHERBOURNE RD VALLEY STREAM, NY 11580		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2022	1616	\$45,798	8.36 %	1900	\$10,945	2.25 %	1750	\$23,751	5.31 %
Upper Living Area	950	656	-\$2,971	-0.54 %	950	0	0.00 %	875	-\$583	-0.13 %
Rec Room	713	0	\$22,115	4.04 %	0	\$19,600	4.04 %	0	\$18,051	4.04 %
Year Built Depreciation	1948-92.43	1948-92.43	0	0.00 %	1962-94.40	-\$10,109	-2.08 %	1949-92.43	0	0.00 %
Style	Colonial	Cape	\$8,321	1.52 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C+	C+	0	0.00 %	C-	\$18,408	3.79 %	C	\$7,535	1.68 %
Bathrooms And Fixtures	2-1-8	2-0-7	\$3,974	0.73 %	1-1-5	\$12,510	2.58 %	2-0-6	\$7,018	1.57 %
Parking	Det-308	Att-440	-\$7,022	-1.28 %	0	\$2,317	0.48 %	Det-252	\$345	0.08 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Composition	\$4,052	0.83 %	Mas/Frame	0	0.00 %
Terrace Or Patio	0	Pto-290	-\$3,751	-0.68 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-72	0	\$5,394	0.98 %	Op-32	\$2,375	0.49 %	0	\$4,403	0.98 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	300	-\$6,100	-1.36 %
Land Size	5700	6000	-\$2,998	-0.55 %	5394	\$2,874	0.59 %	5600	\$847	0.19 %

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Sales Comparison				
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<b>Parcel ID #</b>	37552 00120	37541 00530	37578 00130	37565 00400
<b>Address</b>	64 MOLYNEXAUX RD VALLEY STREAM, NY 11580	137 JUDITH LN VALLEY STREAM, NY 11580	395 SALEM RD VALLEY STREAM, NY 11580	86 ALBERT RD VALLEY STREAM, NY 11580
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 13, 2018	Dec 16, 2016	Oct 20, 2016
Sale Price	N/A	\$555,000	\$509,000	\$520,000
adjRate	N/A	1.01494	1.09651	1.11436
Time Adjustment	N/A	\$8,291	\$49,121	\$59,469
Time Adjusted Sale Price	N/A	\$563,291	\$558,121	\$579,469
Total % Adjustment	N/A	8.05 %	10.86 %	10.71 %
Total Dollar Adjustment	N/A	\$45,361	\$60,610	\$62,059
Adjusted Sales Price	\$573,000	\$608,651	\$618,731	\$641,528
Adj Sales Price / SQFT	\$0.00	\$301.01	\$306.00	\$317.27
Gross \$ Adjustment	N/A	\$53,524	\$76,859	\$92,946
# of adjustments	N/A	10	8	10
# of adjustments over 1 %	N/A	4	4	4
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	37552 00120	37551 00160	37565 00420	37583 00070
<b>Address</b>	64 MOLYNEXAUX RD VALLEY STREAM, NY 11580	87 BIRCHWOOD DR VALLEY STREAM, NY 11580	234 DOGWOOD RD VALLEY STREAM, NY 11580	372 SHERBOURNE RD VALLEY STREAM, NY 11580
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 28, 2018	Mar 27, 2018	Sep 28, 2016
Sale Price	N/A	\$540,000	\$480,000	\$399,489
adjRate	N/A	1.01494	1.01193	1.11983
Time Adjustment	N/A	\$8,067	\$5,728	\$47,872
Time Adjusted Sale Price	N/A	\$548,067	\$485,728	\$447,361
Total % Adjustment	N/A	12.56 %	12.96 %	12.35 %
Total Dollar Adjustment	N/A	\$68,860	\$62,971	\$55,267
Adjusted Sales Price	\$573,000	\$616,926	\$548,699	\$502,628
Adj Sales Price / SQFT	\$0.00	\$305.11	\$271.36	\$248.58
Gross \$ Adjustment	N/A	\$102,343	\$83,189	\$68,633

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# of adjustments	N/A	9	9	9
# of adjustments over 1 %	N/A	4	5	5

TENTATIVE