

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	63283 00390	63294 00030			63294 00130			63294 00130		
Address	2075 ELLEN DR MERRICK, NY 11566	2044 ELLEN DR MERRICK, NY 11566			2100 ELLEN DR MERRICK, NY 11566			2100 ELLEN DR MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2404	2404	0	0.00 %	2380	\$2,039	0.26 %	2380	\$1,824	0.26 %
Unf Bsmt	384	384	0	0.00 %	368	\$402	0.05 %	368	\$359	0.05 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-1-8	0	0.00 %
Ext Wall	Frame	Frame	0	0.00 %	Frame	0	0.00 %	Frame	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Central AC	-\$43,675	-5.61 %	Central AC	-\$39,080	-5.61 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %
Year Built Depreciation	1964-98.09	1964-98.59	-\$3,518	-0.50 %	1964-98.59	-\$3,922	-0.50 %	1964-98.59	-\$3,510	-0.50 %
Parking	Att-380	Att-380	0	0.00 %	Att-380	0	0.00 %	Att-380	0	0.00 %
Porch	Op-60	Op-60	0	0.00 %	Op-60	0	0.00 %	Op-60	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	63283 00390	63321 00190			63127 00040			63294 00190		
Address	2075 ELLEN DR MERRICK, NY 11566	2080 VINE DR MERRICK, NY 11566			2745 FRANKEL BLVD MERRICK, NY 11566			3016 WYNSUM AVE MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2404	3194	-\$5,449	-7.14 %	2487	-\$4,946	-0.88 %	2404	0	0.00 %
Unf Bsmt	384	285	\$2,609	0.34 %	224	\$3,174	0.57 %	384	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-9	-\$5,411	-0.70 %	2-1-9	-\$3,911	-0.70 %	2-1-8	0	0.00 %
Ext Wall	Frame	Alum/Vinyl	0	0.00 %	Composition	\$5,550	0.99 %	Alum/Vinyl	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Fireplace	0	2	-\$6,823	-0.88 %	2	-\$4,932	-0.88 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6431	-\$8,752	-1.42 %
Year Built Depreciation	1964-98.09	1966-98.75	-\$5,185	-0.67 %	1969-97.75	\$1,948	0.35 %	1964-98.59	-\$3,111	-0.50 %
Parking	Att-380	Att-408	-\$1,248	-0.16 %	Att-440	-\$1,898	-0.34 %	Att-380	0	0.00 %
Porch	Op-60	Op-120	-\$2,768	-0.36 %	0	\$2,892	0.52 %	Op-60	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	459	-\$9,836	-1.59 %

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Address	2075 ELLEN DR MERRICK, NY 11566	2044 ELLEN DR MERRICK, NY 11566	2100 ELLEN DR MERRICK, NY 11566	2100 ELLEN DR MERRICK, NY 11566
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 14, 2018	Oct 15, 2018	Jun 23, 2017
Sale Price	N/A	\$695,000	\$778,000	\$660,000
adjRate	N/A	1.00411	1.00000	1.05477
Time Adjustment	N/A	\$2,856	\$	\$36,147
Time Adjusted Sale Price	N/A	\$697,856	\$778,000	\$696,147
Total % Adjustment	N/A	-0.50 %	-5.80 %	-5.80 %
Total Dollar Adjustment	N/A	-\$3,518	-\$45,157	-\$40,406
Adjusted Sales Price	\$640,000	\$694,338	\$732,843	\$655,741
Adj Sales Price / SQFT	\$0.00	\$288.83	\$304.84	\$272.77
Gross \$ Adjustment	N/A	\$3,518	\$50,038	\$44,773
# of adjustments	N/A	1	4	4
# of adjustments over 1 %	N/A	0	1	1

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	63283 00390	63321 00190	63127 00040	63294 00190
Address	2075 ELLEN DR MERRICK, NY 11566	2080 VINE DR MERRICK, NY 11566	2745 FRANKEL BLVD MERRICK, NY 11566	3016 WYNSUM AVE MERRICK, NY 11566
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 15, 2017	Apr 15, 2016	Apr 19, 2016
Sale Price	N/A	\$745,000	\$499,999	\$550,000
adjRate	N/A	1.04187	1.12212	1.12212
Time Adjustment	N/A	\$31,192	\$61,061	\$67,168
Time Adjusted Sale Price	N/A	\$776,192	\$561,060	\$617,168
Total % Adjustment	N/A	-9.57 %	-0.38 %	-3.52 %
Total Dollar Adjustment	N/A	-\$74,274	-\$2,121	-\$21,700
Adjusted Sales Price	\$640,000	\$701,919	\$558,939	\$595,468
Adj Sales Price / SQFT	\$0.00	\$291.98	\$232.50	\$247.70
Gross \$ Adjustment	N/A	\$79,492	\$29,251	\$21,700
# of adjustments	N/A	7	8	3
# of adjustments over 1 %	N/A	1	0	2

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TENTATIVE