

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	56428 00250	56511 00090			50377 00120			50295 00410		
Address	816 JERUSALEM AVE MERRICK, NY 11566	1792 JERUSALEM AVE MERRICK, NY 11566			32 IRIS AVE MERRICK, NY 11566			1080 MERRICK AVE MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1142	1428	-\$24,602	-5.66 %	1380	-\$24,641	-4.82 %	1352	-\$19,306	-4.31 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	396	-\$19,485	-4.35 %
Bathrooms And Fixtures	2-0-6	1-0-3	\$18,257	4.20 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Ext Wall	Frame	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Land Size	5100	6039	-\$12,186	-2.81 %	5000	\$1,708	0.33 %	5824	-\$9,905	-2.21 %
Year Built Depreciation	1949-93.27	1960-93.93	-\$3,036	-0.70 %	1948-93.93	-\$3,575	-0.70 %	1953-93.49	-\$1,063	-0.24 %
Parking	Det-399	Att-210	\$2,656	0.61 %	Det-280	\$3,127	0.61 %	0	\$11,036	2.46 %
Detached Gar Depr	0.97	1	-\$11,007	-2.53 %	0.98	-\$1,666	-0.33 %	1	-\$11,355	-2.53 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	60	-\$1,483	-0.33 %
Wood Deck	0	162	-\$1,756	-0.40 %	180	-\$2,251	-0.44 %	144	-\$1,643	-0.37 %
Location	MajorHwy	MajorHwy	0	0.00 %	0	-\$33,123	-6.48 %	MajorHwy	0	0.00 %
Fronting	MajorStrip	MajorStrip	0	0.00 %	ResidentialStreet	-\$34,735	-6.79 %	MajorStrip	0	0.00 %
Traffic	Heavy	Heavy	0	0.00 %	Light	-\$18,580	-3.63 %	Medium	-\$1,505	-0.34 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	56428 00250	56428 00230			56428 00090			50357 00080		
Address	816 JERUSALEM AVE MERRICK, NY 11566	808 JERUSALEM AVE NORTH MERRICK, NY 11566			1621 FOXGLOVE RD MERRICK, NY 11566			8 CROCUS AVE MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1142	1428	-\$27,453	-5.66 %	1142	0	0.00 %	1428	-\$24,719	-5.66 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Ext Wall	Frame	Composition	\$4,796	0.99 %	Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Land Size	5100	5160	-\$954	-0.20 %	5917	-\$12,005	-2.47 %	6000	-\$11,781	-2.70 %
Year Built Depreciation	1949-93.27	1949-93.27	0	0.00 %	1949-93.93	-\$3,396	-0.70 %	1947-93.93	-\$3,051	-0.70 %
Parking	Det-399	Det-308	\$2,230	0.46 %	Det-280	\$2,970	0.61 %	Det-280	\$2,668	0.61 %
Detached Gar Depr	0.97	0.98	-\$1,580	-0.33 %	0.98	-\$1,583	-0.33 %	0.98	-\$1,422	-0.33 %
Porch	0	Op-216	-\$6,231	-1.29 %	0	0	0.00 %	0	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	238	-\$2,663	-0.55 %	0	0	0.00 %
Location	MajorHwy	MajorHwy	0	0.00 %	0	-\$31,469	-6.48 %	0	-\$28,270	-6.48 %
Fronting	MajorStrip	MajorStrip	0	0.00 %	Culdesac	-\$33,001	-6.79 %	ResidentialStreet	-\$29,646	-6.79 %
Traffic	Heavy	Light	-\$17,611	-3.63 %	Light	-\$17,652	-3.63 %	Light	-\$15,857	-3.63 %

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Address	816 JERUSALEM AVE MERRICK, NY 11566	1792 JERUSALEM AVE MERRICK, NY 11566	32 IRIS AVE MERRICK, NY 11566	1080 MERRICK AVE MERRICK, NY 11566
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 17, 2017	Aug 23, 2016	Mar 14, 2018
Sale Price	N/A	\$413,000	\$460,000	\$440,000
adjRate	N/A	1.05190	1.11182	1.01857
Time Adjustment	N/A	\$21,433	\$51,436	\$8,170
Time Adjusted Sale Price	N/A	\$434,433	\$511,436	\$448,170
Total % Adjustment	N/A	-7.29 %	-22.24 %	-12.21 %
Total Dollar Adjustment	N/A	-\$31,675	-\$113,736	-\$54,709
Adjusted Sales Price	\$369,000	\$402,758	\$397,700	\$393,461
Adj Sales Price / SQFT	\$0.00	\$352.68	\$348.25	\$344.54
Gross \$ Adjustment	N/A	\$73,500	\$123,405	\$76,781
# of adjustments	N/A	7	9	9
# of adjustments over 1 %	N/A	4	4	5

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Parcel ID #	56428 00250	56428 00230	56428 00090	50357 00080
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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 28, 2014	Jul 28, 2016	Aug 28, 2018
Sale Price	N/A	\$399,000	\$435,000	\$436,500
adjRate	N/A	1.21496	1.11702	1.00000
Time Adjustment	N/A	\$85,767	\$50,904	\$
Time Adjusted Sale Price	N/A	\$484,767	\$485,904	\$436,500
Total % Adjustment	N/A	-9.65 %	-20.33 %	-25.68 %
Total Dollar Adjustment	N/A	-\$46,803	-\$98,799	-\$112,078
Adjusted Sales Price	\$369,000	\$437,964	\$387,104	\$324,422
Adj Sales Price / SQFT	\$0.00	\$383.51	\$338.97	\$284.08
Gross \$ Adjustment	N/A	\$60,853	\$104,740	\$117,415
# of adjustments	N/A	7	8	8
# of adjustments over 1 %	N/A	3	4	5

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TENTATIVE