

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	51263 00040	51126 00170			51153 00220			51113 00080		
Address	3144 EUSTON LN LEVITTOWN, NY 11756	29 FOX LN LEVITTOWN, NY 11756			13 MOSS LN LEVITTOWN, NY 11756			22 ACADEMY LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1700	1717	-\$1,347	-0.29 %	1691	\$771	0.16 %	1850	-\$8,704	-2.44 %
Upper Living Area	850	750	-\$644	-0.14 %	750	-\$690	-0.14 %	750	-\$495	-0.14 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-5	\$4,567	0.92 %	2-0-6	0	0.00 %
Year Built Depreciation	1950-87.80	1948-87.80	0	0.00 %	1948-87.80	0	0.00 %	1950-88.17	-\$1,497	-0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$2,041	0.44 %	2	0	0.00 %	0	\$1,569	0.44 %
Parking	Att-350	0	\$12,505	2.70 %	Att-301	\$1,471	0.30 %	0	\$9,613	2.70 %
Terrace Or Patio	Pto-160	0	\$1,615	0.35 %	0	\$1,730	0.35 %	Pto-110	\$285	0.08 %
Porch	0	Op-33	-\$1,285	-0.28 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	120	-\$2,606	-0.56 %	0	0	0.00 %	0	0	0.00 %
Land Size	6700	6000	\$3,933	0.85 %	6000	\$4,213	0.85 %	6000	\$3,023	0.85 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51263 00040	51092 00120			51113 00060			51115 00100		
Address	3144 EUSTON LN LEVITTOWN, NY 11756	54 RIDGE LN LEVITTOWN, NY 11756			16 ACADEMY LN LEVITTOWN, NY 11756			29 HARVEST LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1700	1868	-\$13,044	-2.72 %	1992	-\$22,479	-4.53 %	1681	\$1,886	0.33 %
Upper Living Area	850	750	-\$666	-0.14 %	750	-\$689	-0.14 %	750	-\$795	-0.14 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1950-87.80	1922-87.80	0	0.00 %	1950-88.17	-\$2,085	-0.42 %	1948-87.80	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$9,397	1.64 %
Fireplace	2	0	\$2,112	0.44 %	2	0	0.00 %	0	\$2,521	0.44 %
Parking	Att-350	Att-136	\$7,005	1.46 %	Att-308	\$1,254	0.25 %	Att-337	\$440	0.08 %
Terrace Or Patio	Pto-160	0	\$1,672	0.35 %	0	\$1,729	0.35 %	0	\$1,995	0.35 %
Porch	0	0	0	0.00 %	Op-210	-\$5,709	-1.15 %	Op-120	-\$4,527	-0.79 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	150	-\$3,791	-0.66 %
Land Size	6700	7000	-\$1,606	-0.33 %	6000	\$4,210	0.85 %	6000	\$4,859	0.85 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 12, 2018			Nov 12, 2015			Aug 07, 2017		
Sale Price	N/A	\$450,000			\$425,000			\$337,500		
adjRate	N/A	1.03007			1.16837			1.05582		
Time Adjustment	N/A	\$13,532			\$71,557			\$18,839		
Time Adjusted Sale Price	N/A	\$463,532			\$496,557			\$356,339		
Total % Adjustment	N/A	3.07 %			2.43 %			1.06 %		
Total Dollar Adjustment	N/A	\$14,211			\$12,062			\$3,794		
Adjusted Sales Price	\$468,000	\$477,743			\$508,620			\$360,133		
Adj Sales Price / SQFT	\$0.00	\$281.03			\$299.19			\$211.84		
Gross \$ Adjustment	N/A	\$25,975			\$13,441			\$25,186		
# of adjustments	N/A	8			6			7		
# of adjustments over 1 %	N/A	1			0			2		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51263 00040	51092 00120			51113 00060			51115 00100		
Address	3144 EUSTON LN LEVITTOWN, NY 11756	54 RIDGE LN LEVITTOWN, NY 11756			16 ACADEMY LN LEVITTOWN, NY 11756			29 HARVEST LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 16, 2017			Aug 11, 2017			Jan 14, 2016		
Sale Price	N/A	\$450,000			\$470,000			\$494,100		
adjRate	N/A	1.06630			1.05582			1.15907		
Time Adjustment	N/A	\$29,833			\$26,234			\$78,595		
Time Adjusted Sale Price	N/A	\$479,833			\$496,234			\$572,695		
Total % Adjustment	N/A	-0.94 %			-4.79 %			2.09 %		
Total Dollar Adjustment	N/A	-\$4,527			-\$23,769			\$11,984		
Adjusted Sales Price	\$468,000	\$475,306			\$472,465			\$584,680		
Adj Sales Price / SQFT	\$0.00	\$279.59			\$277.92			\$343.93		
Gross \$ Adjustment	N/A	\$26,106			\$38,156			\$30,210		
# of adjustments	N/A	6			7			9		
# of adjustments over 1 %	N/A	2			2			1		

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TENTATIVE