

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	42037 00210	42037 00070			42019 00280			42039 00070		
Address	14 KIRGAN CT EAST ROCKAWAY, NY 11518	2 EAST SAMPSON ST EAST ROCKAWAY, NY 11518			12 NORTH BLVD EAST ROCKAWAY, NY 11518			2 DEWEY ST EAST ROCKAWAY, NY 11518		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	392	432	-\$3,960	-2.34 %	664	-\$41,055	-12.07 %	775	-\$24,917	-15.32 %
Bathrooms And Fixtures	1-0-3	1-0-4	-\$2,610	-1.54 %	1-0-3	0	0.00 %	1-0-4	-\$2,512	-1.54 %
Parking	0	0	0	0.00 %	Det-280	-\$1,486	-0.44 %	0	0	0.00 %
Heat System	None	None	0	0.00 %	Steam/Vapor	-\$16,125	-4.74 %	Hot Wtr	-\$8,667	-5.33 %
Terrace Or Patio	Pto-144	0	\$690	0.41 %	0	\$1,389	0.41 %	0	\$664	0.41 %
Porch	Op-114/Ep-24	Ep-139	-\$55	-0.03 %	0	\$5,487	1.61 %	Ep-128	\$95	0.06 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	1650	1350	\$29,224	17.29 %	4000	\$15,075	4.43 %	4000	\$7,206	4.43 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	42037 00210	42029 00060			42021 00080			42027 01090		
Address	14 KIRGAN CT EAST ROCKAWAY, NY 11518	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518			48 NORTH BLVD EAST ROCKAWAY, NY 11518			4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	392	704	-\$26,513	-13.31 %	544	-\$7,212	-7.68 %	1190	-\$42,293	-23.73 %
Bathrooms And Fixtures	1-0-3	1-0-4	-\$3,076	-1.54 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Parking	0	Det-216	-\$685	-0.34 %	0	0	0.00 %	Det-216	-\$613	-0.34 %
Heat System	None	Hot Wtr	-\$10,614	-5.33 %	Hot Wtr	-\$5,002	-5.33 %	Hot Wtr	-\$9,497	-5.33 %
Terrace Or Patio	Pto-144	Pto-375	-\$811	-0.41 %	0	\$383	0.41 %	0	\$727	0.41 %
Porch	Op-114/Ep-24	0	\$3,211	1.61 %	Ep-32	\$1,032	1.10 %	0	\$2,874	1.61 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	100	-\$1,041	-0.58 %
Land Size	1650	4000	\$8,824	4.43 %	1350	\$16,229	17.29 %	5541	\$1,523	0.85 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 04, 2018			Jul 24, 2018			Jun 29, 2017		
Sale Price	N/A	\$169,000			\$340,236			\$140,000		
adjRate	N/A	1.00000			1.00000			1.16161		
Time Adjustment	N/A	\$			\$			\$22,625		
Time Adjusted Sale Price	N/A	\$169,000			\$340,236			\$162,625		
Total % Adjustment	N/A	13.78 %			-10.79 %			-17.30 %		
Total Dollar Adjustment	N/A	\$23,289			-\$36,715			-\$28,131		
Adjusted Sales Price	\$286,500	\$192,289			\$303,521			\$134,494		
Adj Sales Price / SQFT	\$0.00	\$490.53			\$774.29			\$343.10		
Gross \$ Adjustment	N/A	\$36,538			\$80,617			\$44,060		
# of adjustments	N/A	5			6			6		
# of adjustments over 1 %	N/A	3			4			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	42037 00210	42029 00060			42021 00080			42027 01090		
Address	14 KIRGAN CT EAST ROCKAWAY, NY 11518	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518			48 NORTH BLVD EAST ROCKAWAY, NY 11518			4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 03, 2018			Aug 08, 2017			Nov 22, 2017		
Sale Price	N/A	\$199,149			\$82,680			\$162,500		
adjRate	N/A	1.00000			1.13514			1.09657		
Time Adjustment	N/A	\$			\$11,173			\$15,693		
Time Adjusted Sale Price	N/A	\$199,149			\$93,853			\$178,193		
Total % Adjustment	N/A	-14.89 %			5.79 %			-27.12 %		
Total Dollar Adjustment	N/A	-\$29,663			\$5,431			-\$48,320		
Adjusted Sales Price	\$286,500	\$169,486			\$99,284			\$129,873		
Adj Sales Price / SQFT	\$0.00	\$432.36			\$253.28			\$331.31		
Gross \$ Adjustment	N/A	\$53,734			\$29,859			\$58,567		
# of adjustments	N/A	7			5			7		
# of adjustments over 1 %	N/A	5			4			3		

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TENTATIVE