

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12323 00570	12301 00020			12315 00040			12318 00050		
Address	66 TWINLAWNS AVE HICKSVILLE, NY 11801	6 QUEEN ST HICKSVILLE, NY 11801			64 MOELLER ST HICKSVILLE, NY 11801			38 BRIGGS ST HICKSVILLE, NY 11801		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1104	1270	-\$20,006	-4.01 %	1085	\$2,388	0.51 %	1163	-\$7,102	-1.51 %
Upper Living Area	368	0	-\$3,891	-0.78 %	0	-\$3,662	-0.78 %	388	\$171	0.04 %
Attic	0	0	0	0.00 %	310	\$6,361	1.36 %	0	0	0.00 %
Style	Cape	Ranch	-\$408	-0.08 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1948-89.95	1950-90.30	-\$1,906	-0.38 %	1952-90.64	-\$3,555	-0.76 %	1952-90.64	-\$3,561	-0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,543	0.54 %	Cntrl Ht	\$2,548	0.54 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-308	-\$4,730	-1.01 %
Porch	0	Op-20	-\$903	-0.18 %	0	0	0.00 %	Op-128	-\$3,894	-0.83 %
Shed	100	0	\$530	0.11 %	0	\$499	0.11 %	0	\$500	0.11 %
Land Size	6720	7200	-\$2,626	-0.53 %	5000	\$10,741	2.29 %	5000	\$10,760	2.29 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12323 00570	12308 00130			12324 00030			12174 03810		
Address	66 TWINLAWNS AVE HICKSVILLE, NY 11801	23 ADAMS ST HICKSVILLE, NY 11801			4 LAYTON AVE HICKSVILLE, NY 11801			59 TWINLAWNS AVE HICKSVILLE, NY 11801		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1104	1163	-\$6,981	-1.51 %	1100	\$557	0.11 %	1224	-\$13,824	-2.97 %
Upper Living Area	368	388	\$168	0.04 %	0	-\$4,091	-0.78 %	408	\$335	0.07 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Ranch	-\$429	-0.08 %	Cape	0	0.00 %
Year Built Depreciation	1948-89.95	1952-90.64	-\$3,501	-0.76 %	1954-90.98	-\$5,902	-1.13 %	1951-90.30	-\$1,778	-0.38 %
Ext Wall	Alum/Vinyl	Masonry	-\$5,658	-1.22 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,505	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	0	Det-280	-\$4,103	-0.89 %	Att-240	-\$10,229	-1.95 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-20/Ep-120	-\$4,698	-0.90 %	Op-35	-\$1,360	-0.29 %
Shed	100	0	\$492	0.11 %	100	0	0.00 %	0	\$495	0.11 %
Land Size	6720	5000	\$10,577	2.29 %	7700	-\$5,434	-1.04 %	6105	\$3,430	0.74 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 18, 2018			Dec 12, 2017			Oct 18, 2018		
Sale Price	N/A	\$480,000			\$449,000			\$470,000		
adjRate	N/A	1.03840			1.04494			1.00000		
Time Adjustment	N/A	\$18,432			\$20,179			\$		
Time Adjusted Sale Price	N/A	\$498,432			\$469,179			\$470,000		
Total % Adjustment	N/A	-5.86 %			3.26 %			-1.13 %		
Total Dollar Adjustment	N/A	-\$29,209			\$15,316			-\$5,308		
Adjusted Sales Price	\$448,000	\$469,223			\$484,495			\$464,692		
Adj Sales Price / SQFT	\$0.00	\$425.02			\$438.85			\$420.92		
Gross \$ Adjustment	N/A	\$30,270			\$29,751			\$33,266		
# of adjustments	N/A	7			7			8		
# of adjustments over 1 %	N/A	1			2			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 01, 2018			May 26, 2017			Nov 05, 2014		
Sale Price	N/A	\$462,000			\$480,000			\$370,000		
adjRate	N/A	1.00000			1.09190			1.25693		
Time Adjustment	N/A	\$			\$44,114			\$95,065		
Time Adjusted Sale Price	N/A	\$462,000			\$524,114			\$465,065		
Total % Adjustment	N/A	-1.41 %			-5.77 %			-2.73 %		
Total Dollar Adjustment	N/A	-\$6,501			-\$30,227			-\$12,702		
Adjusted Sales Price	\$448,000	\$455,499			\$493,887			\$452,363		
Adj Sales Price / SQFT	\$0.00	\$412.59			\$447.36			\$409.75		
Gross \$ Adjustment	N/A	\$33,983			\$31,341			\$21,223		
# of adjustments	N/A	8			7			6		
# of adjustments over 1 %	N/A	3			3			1		

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TENTATIVE