

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	59193 00190	59194 00140			59194 00170			59194 00400		
Address	110 TAFT AVE LONG BEACH, NY 11561	120 WILSON ST LONG BEACH, NY 11561			114 WILSON AVE LONG BEACH, NY 11561			117 COOLIDGE AVE LONG BEACH, NY 11561		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	884	884	0	0.00 %	884	0	0.00 %	884	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Quality	D	C-	-\$886	-0.10 %	D	0	0.00 %	D	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat Type	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Terrace Or Patio	Pto-214	Pto-84	\$2,534	0.29 %	0	\$2,436	0.55 %	Pto-91	\$1,505	0.27 %
Porch	Op-91	Op-91	0	0.00 %	Op-198	-\$3,716	-0.85 %	Op-169	-\$3,568	-0.65 %
Wood Deck	0	0	0	0.00 %	52	-\$1,444	-0.33 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	59193 00190	59193 00440			59193 00290			59192 00210		
Address	110 TAFT AVE LONG BEACH, NY 11561	109 WILSON AVE LONG BEACH, NY 11561			139 WILSON AVE LONG BEACH, NY 11561			106 ROOSEVELT BLVD LONG BEACH, NY 11561		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	884	884	0	0.00 %	968	-\$9,427	-2.19 %	975	-\$11,870	-2.36 %
Rec Room	0	0	0	0.00 %	472	-\$12,056	-2.80 %	0	0	0.00 %
Quality	D	D	0	0.00 %	D	0	0.00 %	D+	-\$257	-0.05 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-190	-\$4,527	-0.90 %
Ext Wall	Alum/Vinyl	Stucco	-\$12,079	-2.44 %	Alum/Vinyl	0	0.00 %	Stucco	-\$12,263	-2.44 %
Heat Type	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$23,656	-4.71 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Steam/Vapor	\$2,682	0.62 %	Central AC	0	0.00 %
Terrace Or Patio	Pto-214	Pto-91	\$1,358	0.27 %	Pto-75	\$1,366	0.32 %	0	\$2,784	0.55 %
Porch	Op-91	Op-91	0	0.00 %	0	\$5,112	1.19 %	Op-120	-\$1,330	-0.26 %
Wood Deck	0	140	-\$3,818	-0.77 %	144	-\$3,395	-0.79 %	0	0	0.00 %

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Parcel ID #	59193 00190	59194 00140	59194 00170	59194 00400
Address	110 TAFT AVE LONG BEACH, NY 11561	120 WILSON ST LONG BEACH, NY 11561	114 WILSON AVE LONG BEACH, NY 11561	117 COOLIDGE AVE LONG BEACH, NY 11561
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 06, 2017	Aug 21, 2017	Jun 22, 2016
Sale Price	N/A	\$830,000	\$420,000	\$485,000
adjRate	N/A	1.04249	1.04684	1.13120
Time Adjustment	N/A	\$35,268	\$19,672	\$63,634
Time Adjusted Sale Price	N/A	\$865,268	\$439,672	\$548,634
Total % Adjustment	N/A	0.19 %	-0.62 %	-0.38 %
Total Dollar Adjustment	N/A	\$1,648	-\$2,724	-\$2,063
Adjusted Sales Price	\$439,000	\$866,915	\$436,948	\$546,571
Adj Sales Price / SQFT	\$0.00	\$980.67	\$494.29	\$618.29
Gross \$ Adjustment	N/A	\$3,420	\$7,596	\$5,072
# of adjustments	N/A	2	3	2
# of adjustments over 1 %	N/A	0	0	0
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	59193 00190	59193 00440	59193 00290	59192 00210
Address	110 TAFT AVE LONG BEACH, NY 11561	109 WILSON AVE LONG BEACH, NY 11561	139 WILSON AVE LONG BEACH, NY 11561	106 ROOSEVELT BLVD LONG BEACH, NY 11561
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jan 28, 2016	Apr 26, 2018	Aug 15, 2017
Sale Price	N/A	\$424,000	\$425,000	\$480,000
adjRate	N/A	1.16740	1.01256	1.04684
Time Adjustment	N/A	\$70,979	\$5,339	\$22,482
Time Adjusted Sale Price	N/A	\$494,979	\$430,339	\$502,482
Total % Adjustment	N/A	-2.94 %	-3.65 %	-10.17 %
Total Dollar Adjustment	N/A	-\$14,540	-\$15,718	-\$51,119
Adjusted Sales Price	\$439,000	\$480,440	\$414,621	\$451,364
Adj Sales Price / SQFT	\$0.00	\$543.48	\$469.03	\$510.59
Gross \$ Adjustment	N/A	\$17,255	\$34,037	\$56,687
# of adjustments	N/A	3	6	7
# of adjustments over 1 %	N/A	1	3	3

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TENTATIVE