

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	57247 00120	57233 00140			57053 02300			57228 00140		
Address	1662 TEMPLE DR WANTAGH, NY 11793	3520 PRINCETON DR WANTAGH, NY 11793			1580 ARGYLE RD WANTAGH, NY 11793			3425 DE MOTT AVE WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1425	1925	-\$42,087	-7.55 %	1198	\$26,727	4.63 %	1359	\$5,672	1.24 %
Bsmt Type	None	None	0	0.00 %	3/4 Bsmt	-\$23,653	-4.10 %	Full	-\$18,674	-4.10 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	-\$5,464	-0.98 %	Mas/Frame	-\$5,654	-0.98 %	Alum/Vinyl	-\$4,464	-0.98 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	9396	9060	\$1,266	0.23 %	10000	-\$2,235	-0.39 %	8450	\$3,021	0.66 %
Year Built Depreciation	1951-95.17	1950-95.37	-\$1,159	-0.21 %	1937-95.17	0	0.00 %	1949-95.17	0	0.00 %
Parking	0	0	0	0.00 %	Att-180	-\$9,161	-1.59 %	Att-231	-\$8,906	-1.95 %
Porch	Op-207	Op-24	\$5,790	1.04 %	Ep-80	\$3,493	0.61 %	0	\$5,774	1.27 %
Patio	0	0	0	0.00 %	0	0	0.00 %	120	-\$2,745	-0.60 %
Wood Deck	711	0	\$6,488	1.16 %	0	\$6,714	1.16 %	0	\$5,301	1.16 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	57247 00120	57243 00010			57250 00010			57233 00140		
Address	1662 TEMPLE DR WANTAGH, NY 11793	3563 SURELE RD WANTAGH, NY 11793			1639 GEORGE RD WANTAGH, NY 11793			3520 PRINCETON DR WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1425	1165	\$21,944	5.40 %	1463	-\$3,923	-0.68 %	1925	-\$41,175	-7.55 %
Bsmt Type	None	None	0	0.00 %	3/4 Bsmt	-\$23,497	-4.10 %	None	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-6	-\$23,125	-4.03 %	1-0-3	0	0.00 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$5,617	-0.98 %	Alum/Vinyl	-\$5,346	-0.98 %
Fireplace	0	0	0	0.00 %	2	-\$5,041	-0.88 %	0	0	0.00 %
Land Size	9396	5900	\$18,904	4.65 %	9310	\$328	0.06 %	9060	\$1,239	0.23 %
Year Built Depreciation	1951-95.17	1950-95.37	-\$845	-0.21 %	1950-95.37	-\$1,191	-0.21 %	1950-95.37	-\$1,134	-0.21 %
Parking	0	Att-200	-\$7,055	-1.73 %	Att-240	-\$11,562	-2.02 %	0	0	0.00 %
Porch	Op-207	0	\$5,153	1.27 %	0	\$7,265	1.27 %	Op-24	\$5,664	1.04 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	711	0	\$4,731	1.16 %	160	\$4,350	0.76 %	0	\$6,348	1.16 %

Nassau County Comparable Sales Report

Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	57247 00120	57233 00140	57053 02300	57228 00140
Address	1662 TEMPLE DR WANTAGH, NY 11793	3520 PRINCETON DR WANTAGH, NY 11793	1580 ARGYLE RD WANTAGH, NY 11793	3425 DE MOTT AVE WANTAGH, NY 11793
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 22, 2016	Apr 06, 2018	Apr 26, 2018
Sale Price	N/A	\$515,000	\$570,000	\$450,000
adjRate	N/A	1.08309	1.01268	1.01268
Time Adjustment	N/A	\$42,793	\$7,229	\$5,707
Time Adjusted Sale Price	N/A	\$557,793	\$577,229	\$455,707
Total % Adjustment	N/A	-6.30 %	-0.65 %	-3.30 %
Total Dollar Adjustment	N/A	-\$35,165	-\$3,770	-\$15,022
Adjusted Sales Price	\$473,000	\$522,628	\$573,460	\$440,686
Adj Sales Price / SQFT	\$0.00	\$366.76	\$402.43	\$309.25
Gross \$ Adjustment	N/A	\$62,254	\$77,638	\$54,557
# of adjustments	N/A	6	7	8
# of adjustments over 1 %	N/A	3	4	5
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	57247 00120	57243 00010	57250 00010	57233 00140
Address	1662 TEMPLE DR WANTAGH, NY 11793	3563 SURELE RD WANTAGH, NY 11793	1639 GEORGE RD WANTAGH, NY 11793	3520 PRINCETON DR WANTAGH, NY 11793
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 06, 2017	Jun 08, 2018	Sep 18, 2014
Sale Price	N/A	\$390,000	\$571,000	\$475,000
adjRate	N/A	1.04291	1.00421	1.14888
Time Adjustment	N/A	\$16,734	\$2,404	\$70,716
Time Adjusted Sale Price	N/A	\$406,734	\$573,404	\$545,716
Total % Adjustment	N/A	10.53 %	-10.81 %	-6.30 %
Total Dollar Adjustment	N/A	\$42,833	-\$62,012	-\$34,404
Adjusted Sales Price	\$473,000	\$449,566	\$511,392	\$511,312
Adj Sales Price / SQFT	\$0.00	\$315.49	\$358.87	\$358.82
Gross \$ Adjustment	N/A	\$58,633	\$85,898	\$60,906
# of adjustments	N/A	6	10	6
# of adjustments over 1 %	N/A	5	4	3

Nassau County Comparable Sales Report

TENTATIVE