

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49264 00100	49234 00230			49234 00210			49264 00030		
Address	8 AVON RD FARMINGDALE, NY 11735	25 FLORGATE RD FARMINGDALE, NY 11735			29 FLORGATE RD FARMINGDALE, NY 11735			22 AVON RD FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2014	1369	\$69,734	11.95 %	1369	\$58,155	11.95 %	1378	\$56,599	11.74 %
Upper Living Area	645	0	-\$7,218	-1.24 %	0	-\$6,019	-1.24 %	0	-\$5,965	-1.24 %
Basement	352	352	0	0.00 %	352	0	0.00 %	355	-\$116	-0.02 %
Year Built Depreciation	1955-87.80	1955-89.25	-\$9,515	-1.63 %	1954-88.89	-\$6,011	-1.24 %	1955-89.25	-\$7,864	-1.63 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$3,195	-0.55 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,640	-0.55 %
Fireplace	0	0	0	0.00 %	2	-\$2,133	-0.44 %	0	0	0.00 %
Terrace Or Patio	Pto-228	Pto-325	-\$579	-0.10 %	Pto-216	\$69	0.01 %	0	\$2,107	0.44 %
Porch	Op-156	0	\$5,584	0.96 %	0	\$4,657	0.96 %	0	\$4,615	0.96 %
Wood Deck	84	0	\$2,499	0.43 %	0	\$2,084	0.43 %	0	\$2,065	0.43 %
Pool	576	0	\$21,080	3.61 %	0	\$17,580	3.61 %	0	\$17,422	3.61 %
Land Size	7770	7280	\$2,917	0.50 %	7420	\$1,720	0.35 %	7760	\$48	0.01 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49264 00100	49234 00260			49264 00170			49233 00250		
Address	8 AVON RD FARMINGDALE, NY 11735	19 FLORGATE RD FARMINGDALE, NY 11735			5 CHAPIN RD FARMINGDALE, NY 11735			50 MILLER RD FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2014	1374	\$59,162	11.83 %	1378	\$50,697	11.74 %	1369	\$61,809	11.95 %
Upper Living Area	645	0	-\$6,185	-1.24 %	0	-\$5,343	-1.24 %	0	-\$6,397	-1.24 %
Basement	352	355	-\$120	-0.02 %	355	-\$104	-0.02 %	352	0	0.00 %
Year Built Depreciation	1955-87.80	1954-88.89	-\$6,177	-1.24 %	1955-89.25	-\$7,044	-1.63 %	1955-89.25	-\$8,434	-1.63 %
Ext Wall	Alum/Vinyl	Brick	-\$6,123	-1.22 %	Mas/Frame	-\$2,365	-0.55 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-228	Pto-384	-\$747	-0.15 %	0	\$1,887	0.44 %	Pto-240	-\$71	-0.01 %
Porch	Op-156	Op-160	-\$84	-0.02 %	0	\$4,134	0.96 %	0	\$4,949	0.96 %
Wood Deck	84	292	-\$3,012	-0.60 %	0	\$1,850	0.43 %	0	\$2,215	0.43 %
Pool	576	0	\$18,065	3.61 %	0	\$15,605	3.61 %	0	\$18,684	3.61 %
Land Size	7770	7000	\$4,011	0.80 %	7980	-\$881	-0.20 %	9590	-\$8,266	-1.60 %

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Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	49264 00100	49234 00230	49234 00210	49264 00030
Address	8 AVON RD FARMINGDALE, NY 11735	25 FLORGATE RD FARMINGDALE, NY 11735	29 FLORGATE RD FARMINGDALE, NY 11735	22 AVON RD FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 09, 2018	Mar 27, 2017	Jan 19, 2017
Sale Price	N/A	\$567,000	\$444,000	\$435,000
adjRate	N/A	1.02903	1.09590	1.10852
Time Adjustment	N/A	\$16,461	\$42,580	\$47,206
Time Adjusted Sale Price	N/A	\$583,461	\$486,580	\$482,206
Total % Adjustment	N/A	13.94 %	14.41 %	13.74 %
Total Dollar Adjustment	N/A	\$81,306	\$70,101	\$66,269
Adjusted Sales Price	\$582,000	\$664,767	\$556,682	\$548,475
Adj Sales Price / SQFT	\$0.00	\$330.07	\$276.41	\$272.33
Gross \$ Adjustment	N/A	\$122,320	\$98,427	\$99,439
# of adjustments	N/A	9	9	10
# of adjustments over 1 %	N/A	4	4	4
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	49264 00100	49234 00260	49264 00170	49233 00250
Address	8 AVON RD FARMINGDALE, NY 11735	19 FLORGATE RD FARMINGDALE, NY 11735	5 CHAPIN RD FARMINGDALE, NY 11735	50 MILLER RD FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 23, 2018	Dec 09, 2015	Sep 12, 2016
Sale Price	N/A	\$500,000	\$365,000	\$457,000
adjRate	N/A	1.00000	1.18336	1.13162
Time Adjustment	N/A	\$	\$66,927	\$60,151
Time Adjusted Sale Price	N/A	\$500,000	\$431,927	\$517,151
Total % Adjustment	N/A	11.76 %	13.53 %	12.47 %
Total Dollar Adjustment	N/A	\$58,790	\$58,436	\$64,489
Adjusted Sales Price	\$582,000	\$558,790	\$490,363	\$581,640
Adj Sales Price / SQFT	\$0.00	\$277.45	\$243.48	\$288.80
Gross \$ Adjustment	N/A	\$103,686	\$89,909	\$110,825

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# of adjustments	N/A	10	10	8
# of adjustments over 1 %	N/A	5	4	5

TENTATIVE