

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	35126 01630	35133 02200			35179 00560			35203 01120		
Address	222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010			40 SEMTON BLVD FRANKLIN SQUARE, NY 11010			277 RINTIN ST FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1326	1313	\$1,541	0.29 %	1373	-\$4,865	-1.01 %	1363	-\$3,929	-0.80 %
Upper Living Area	442	563	\$1,077	0.20 %	413	-\$244	-0.05 %	563	\$989	0.20 %
Basement	0	0	0	0.00 %	0	0	0.00 %	25	-\$1,309	-0.27 %
Year Built Depreciation	1940-93.25	1940-93.25	0	0.00 %	1949-93.25	0	0.00 %	1943-93.25	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,684	-0.55 %
Parking	Det-220	0	\$3,326	0.62 %	Det-280	-\$1,301	-0.27 %	0	\$3,052	0.62 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	4000	4000	0	0.00 %	4000	0	0.00 %	4500	-\$4,400	-0.90 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	35126 01630	35133 02200			35144 01590			35200 00150		
Address	222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010			948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010			661 PROPP AVE FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1326	1313	\$1,572	0.29 %	1350	-\$2,768	-0.52 %	1341	-\$1,725	-0.33 %
Upper Living Area	442	563	\$1,099	0.20 %	450	\$73	0.01 %	438	-\$36	-0.01 %
Basement	0	0	0	0.00 %	0	0	0.00 %	14	-\$790	-0.15 %
Year Built Depreciation	1940-93.25	1940-93.25	0	0.00 %	1942-93.25	0	0.00 %	1951-93.56	-\$1,746	-0.33 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,876	-0.55 %
Parking	Det-220	0	\$3,393	0.62 %	Det-252	-\$780	-0.15 %	0	\$3,270	0.62 %
Terrace Or Patio	0	0	0	0.00 %	Pto-120	-\$1,506	-0.28 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-160	-\$5,066	-0.96 %
Land Size	4000	4000	0	0.00 %	5300	-\$11,276	-2.13 %	4000	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	35126 01630	35133 02200			35179 00560			35203 01120		
Address	222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010			40 SEMTON BLVD FRANKLIN SQUARE, NY 11010			277 RINTIN ST FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 13, 2017			Sep 06, 2018			Mar 30, 2018		
Sale Price	N/A	\$508,000			\$480,000			\$478,000		
adjRate	N/A	1.05153			1.00000			1.02544		
Time Adjustment	N/A	\$26,175			\$			\$12,160		
Time Adjusted Sale Price	N/A	\$534,175			\$480,000			\$490,160		
Total % Adjustment	N/A	1.11 %			-1.34 %			-1.69 %		
Total Dollar Adjustment	N/A	\$5,944			-\$6,410			-\$8,282		
Adjusted Sales Price	\$500,000	\$540,119			\$473,590			\$481,878		
Adj Sales Price / SQFT	\$0.00	\$407.33			\$357.16			\$363.41		
Gross \$ Adjustment	N/A	\$5,944			\$6,410			\$16,363		
# of adjustments	N/A	3			3			6		
# of adjustments over 1 %	N/A	0			1			0		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	35126 01630	35133 02200			35144 01590			35200 00150		
Address	222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010			948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010			661 PROPP AVE FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 07, 2016			Sep 17, 2018			Aug 25, 2016		
Sale Price	N/A	\$472,500			\$529,000			\$457,500		
adjRate	N/A	1.15335			1.00000			1.14798		
Time Adjustment	N/A	\$72,457			\$			\$67,699		
Time Adjusted Sale Price	N/A	\$544,957			\$529,000			\$525,199		
Total % Adjustment	N/A	1.11 %			-3.07 %			-1.71 %		
Total Dollar Adjustment	N/A	\$6,064			-\$16,256			-\$8,970		
Adjusted Sales Price	\$500,000	\$551,022			\$512,744			\$516,230		
Adj Sales Price / SQFT	\$0.00	\$415.55			\$386.68			\$389.31		
Gross \$ Adjustment	N/A	\$6,064			\$16,403			\$15,509		

Nassau County Comparable Sales Report

# of adjustments	N/A	3	5	7
# of adjustments over 1 %	N/A	0	1	0