

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	32351 00560	32342 00810			32334 00130			32334 00210		
Address	252 LOUIS AVE SOUTH FLORAL PARK, NY 11001	340 ROQUETTE AVE SOUTH FLORAL PARK, NY 11001			219 FREDERICK AVE SOUTH FLORAL PARK, NY 11001			239 FREDERICK AVE SOUTH FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1039	1036	\$434	0.08 %	1036	\$382	0.08 %	1036	\$43	0.08 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1959-88.53	1954-88.89	-\$2,088	-0.41 %	1954-88.89	-\$1,836	-0.41 %	1954-88.89	-\$209	-0.41 %
Ext Wall	Alum/Vinyl	Brick	-\$6,285	-1.22 %	Alum/Vinyl	0	0.00 %	Composition	\$841	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Det-294	Det-280	\$309	0.06 %	0	\$4,317	0.96 %	Det-308	-\$30	-0.06 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6090	4872	\$8,843	1.72 %	4872	\$7,775	1.72 %	4872	\$883	1.72 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	32351 00560	32335 00230			32332 00680			32342 01070		
Address	252 LOUIS AVE SOUTH FLORAL PARK, NY 11001	387 MARGUERITE AVE SOUTH FLORAL PARK, NY 11001			167 ARTHUR AVE SOUTH FLORAL PARK, NY 11001			300 ROQUETTE AVE SOUTH FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1039	1040	-\$101	-0.03 %	974	\$6,769	1.91 %	1036	\$355	0.08 %
Attic	0	0	0	0.00 %	278	\$4,369	1.23 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	259	-\$5,893	-1.40 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$291	0.08 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-1-5	-\$10,640	-2.53 %
Year Built Depreciation	1959-88.53	1956-89.25	-\$2,900	-0.81 %	1951-88.17	\$1,473	0.42 %	1956-89.25	-\$3,385	-0.81 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$1,971	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$1,924	0.54 %	Cntrl Ht	0	0.00 %
Parking	Det-294	Att-364	-\$6,390	-1.78 %	Det-308	-\$210	-0.06 %	Det-294	0	0.00 %
Porch	0	0	0	0.00 %	Ep-32	-\$984	-0.28 %	0	0	0.00 %
Land Size	6090	7308	-\$4,990	-1.39 %	5428	\$3,141	0.88 %	4872	\$7,240	1.72 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 29, 2018			Mar 19, 2018			Mar 23, 2018		
Sale Price	N/A	\$510,000			\$440,000			\$50,000		
adjRate	N/A	1.00630			1.02544			1.02544		
Time Adjustment	N/A	\$3,213			\$11,193			\$1,272		
Time Adjusted Sale Price	N/A	\$513,213			\$451,193			\$51,272		
Total % Adjustment	N/A	0.24 %			2.36 %			2.98 %		
Total Dollar Adjustment	N/A	\$1,214			\$10,638			\$1,529		
Adjusted Sales Price	\$426,000	\$514,427			\$461,831			\$52,801		
Adj Sales Price / SQFT	\$0.00	\$495.12			\$444.50			\$50.82		
Gross \$ Adjustment	N/A	\$17,959			\$14,309			\$2,007		
# of adjustments	N/A	5			4			5		
# of adjustments over 1 %	N/A	2			1			2		
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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	32351 00560	32335 00230			32332 00680			32342 01070		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 27, 2018			Dec 27, 2016			Mar 17, 2017		
Sale Price	N/A	\$360,000			\$315,000			\$380,000		
adjRate	N/A	1.00000			1.12674			1.10571		
Time Adjustment	N/A	\$			\$39,922			\$40,168		
Time Adjusted Sale Price	N/A	\$360,000			\$354,922			\$420,168		
Total % Adjustment	N/A	-4.54 %			4.73 %			-2.93 %		
Total Dollar Adjustment	N/A	-\$16,353			\$16,774			-\$12,322		
Adjusted Sales Price	\$426,000	\$343,647			\$371,695			\$407,846		
Adj Sales Price / SQFT	\$0.00	\$330.75			\$357.74			\$392.54		
Gross \$ Adjustment	N/A	\$16,353			\$19,161			\$27,513		
# of adjustments	N/A	5			8			5		
# of adjustments over 1 %	N/A	2			2			3		

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TENTATIVE