

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	59006 01670	59072 00550			59025 00390			59062 00510		
Address	715 W PENN ST LONG BEACH, NY 11561	145 OLIVE ST LONG BEACH, NY 11561			. WASHINGTON BLVD LONG BEACH, NY 11561			253 WEST PENN ST LONG BEACH, NY 11561		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3887	4666	-\$63,492	-6.33 %	2921	\$85,280	10.77 %	4940	-\$76,219	-8.23 %
Upper Living Area	1280	2228	\$11,665	1.16 %	1150	-\$1,545	-0.20 %	1514	\$3,016	0.33 %
Attic	512	0	-\$27,595	-2.75 %	0	-\$21,785	-2.75 %	303	-\$9,257	-1.00 %
Basement	0	44	-\$5,214	-0.52 %	0	0	0.00 %	63	-\$6,829	-0.74 %
Rec Room	960	0	\$50,845	5.07 %	1150	-\$5,365	-0.68 %	0	\$46,980	5.07 %
Year Built Depreciation	1924-89.34	1915-89.34	0	0.00 %	1930-89.34	0	0.00 %	1913-89.34	0	0.00 %
Style	Old Style	Colonial	-\$14,997	-1.50 %	Old Style	0	0.00 %	Colonial	-\$13,857	-1.50 %
Quality	B-	B	-\$5,033	-0.50 %	C+	\$54,737	6.91 %	B+	-\$56,702	-6.12 %
Bathrooms And Fixtures	4-2-18	2-1-10	\$32,405	3.23 %	4-0-13	\$14,063	1.78 %	6-0-19	-\$2,707	-0.29 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-400	-\$5,594	-0.60 %
Ext Wall	Alum/Vinyl	Stucco	-\$24,473	-2.44 %	Stucco	-\$19,320	-2.44 %	Stucco	-\$22,613	-2.44 %
Heat Type	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Heat System	Steam/Vapor	Steam/Vapor	0	0.00 %	Hot Wtr	-\$4,904	-0.62 %	Steam/Vapor	0	0.00 %
Fireplace	4	2	\$17,605	1.76 %	2	\$13,898	1.76 %	6	-\$9,385	-1.01 %
Terrace Or Patio	Ter-118	0	\$15,110	1.51 %	0	\$11,929	1.51 %	Pto-165	\$9,705	1.05 %
Porch	0	Op-86	-\$11,265	-1.12 %	0	0	0.00 %	Op-430	-\$28,852	-3.11 %
Wood Deck	132	424	-\$9,866	-0.98 %	0	\$5,866	0.74 %	55	\$3,639	0.39 %
Land Size	10000	8000	\$11,018	1.10 %	4000	\$8,698	1.10 %	10000	0	0.00 %
Living Area Bldg2	3316	0	\$9,557	0.95 %	2921	\$117	0.01 %	0	\$8,830	0.95 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	59006 01670	59085 00010			59072 00190			59127 00060		
Address	715 W PENN ST LONG BEACH, NY 11561	80 WALNUT ST LONG BEACH, NY 11561			148 WALNUT ST LONG BEACH, NY 11561			201 BEECH ST LONG BEACH, NY 11561		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3887	3766	\$16,228	1.14 %	2570	\$107,234	15.97 %	3067	\$70,390	8.85 %
Upper Living Area	1280	1712	\$8,248	0.58 %	1092	-\$1,920	-0.29 %	1033	-\$3,026	-0.38 %
Attic	512	342	-\$11,425	-0.80 %	0	-\$18,480	-2.75 %	0	-\$21,876	-2.75 %
Basement	0	0	0	0.00 %	24	-\$1,926	-0.29 %	467	-\$36,043	-4.53 %
Rec Room	960	0	\$72,249	5.07 %	819	\$3,695	0.55 %	550	\$13,831	1.74 %
Year Built Depreciation	1924-89.34	1950-89.67	-\$5,188	-0.36 %	1920-89.34	0	0.00 %	1937-89.34	0	0.00 %
Style	Old Style	Contemporary	-\$46,654	-3.27 %	Old Style	0	0.00 %	Cape	0	0.00 %
Quality	B-	B	-\$7,152	-0.50 %	B-	0	0.00 %	C-	\$87,177	10.97 %
Bathrooms And Fixtures	4-2-18	5-0-15	\$14,126	0.99 %	3-0-10	\$21,700	3.23 %	2-1-10	\$25,689	3.23 %
Parking	0	0	0	0.00 %	Det-342	-\$3,533	-0.53 %	0	0	0.00 %
Ext Wall	Alum/Vinyl	Brick	0	0.00 %	Brick	0	0.00 %	Mas/Frame	0	0.00 %
Heat Type	Cntrl Ht	Cntrl HtAC	-\$67,087	-4.71 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Heat System	Steam/Vapor	Central AC	-\$8,827	-0.62 %	Steam/Vapor	0	0.00 %	Steam/Vapor	0	0.00 %
Fireplace	4	1	\$50,472	3.54 %	2	\$11,790	1.76 %	2	\$13,957	1.76 %
Terrace Or Patio	Ter-118	Pto-540	\$6,768	0.47 %	Pto-80	\$8,421	1.25 %	Ter-128	-\$865	-0.11 %
Porch	0	Op-224	-\$30,873	-2.17 %	0	0	0.00 %	Op-104	-\$10,257	-1.29 %
Wood Deck	132	0	\$10,559	0.74 %	128	\$123	0.02 %	0	\$5,891	0.74 %
Land Size	10000	6000	\$36,094	2.53 %	4000	\$47,520	7.08 %	10000	0	0.00 %
Living Area Bldg2	3316	0	\$13,580	0.95 %	0	\$6,400	0.95 %	0	\$7,576	0.95 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	59006 01670	59072 00550	59025 00390	59062 00510
<b>Address</b>	715 W PENN ST LONG BEACH, NY 11561	145 OLIVE ST LONG BEACH, NY 11561	. WASHINGTON BLVD LONG BEACH, NY 11561	253 WEST PENN ST LONG BEACH, NY 11561
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Nov 01, 2017	Jun 29, 2017	Dec 27, 2017
<b>Sale Price</b>	N/A	\$970,000	\$750,000	\$900,000
<b>adjRate</b>	N/A	1.03385	1.05559	1.02956
<b>Time Adjustment</b>	N/A	\$32,835	\$41,690	\$26,602
<b>Time Adjusted Sale Price</b>	N/A	\$1,002,835	\$791,690	\$926,602
<b>Total % Adjustment</b>	N/A	-1.37 %	17.89 %	-17.25 %
<b>Total Dollar Adjustment</b>	N/A	-\$13,732	\$141,668	-\$159,843
<b>Adjusted Sales Price</b>	\$1,271,000	\$989,103	\$933,359	\$766,759
<b>Adj Sales Price / SQFT</b>	\$0.00	\$254.46	\$240.12	\$197.26
<b>Gross \$ Adjustment</b>	N/A	\$310,142	\$247,507	\$304,184
<b># of adjustments</b>	N/A	15	13	15
<b># of adjustments over 1 %</b>	N/A	11	8	8

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	59006 01670	59085 00010	59072 00190	59127 00060
<b>Address</b>	715 W PENN ST LONG BEACH, NY 11561	80 WALNUT ST LONG BEACH, NY 11561	148 WALNUT ST LONG BEACH, NY 11561	201 BEECH ST LONG BEACH, NY 11561
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Jul 02, 2018	Sep 27, 2016	Aug 29, 2018
<b>Sale Price</b>	N/A	\$1,425,000	\$605,000	\$795,000
<b>adjRate</b>	N/A	1.00000	1.11002	1.00000
<b>Time Adjustment</b>	N/A	\$	\$66,565	\$
<b>Time Adjusted Sale Price</b>	N/A	\$1,425,000	\$671,565	\$795,000
<b>Total % Adjustment</b>	N/A	3.59 %	26.96 %	19.18 %
<b>Total Dollar Adjustment</b>	N/A	\$51,118	\$181,024	\$152,443
<b>Adjusted Sales Price</b>	\$1,271,000	\$1,476,118	\$852,589	\$947,443
<b>Adj Sales Price / SQFT</b>	\$0.00	\$379.76	\$219.34	\$243.75
<b>Gross \$ Adjustment</b>	N/A	\$405,531	\$232,741	\$296,578
<b># of adjustments</b>	N/A	16	12	12
<b># of adjustments over 1 %</b>	N/A	7	6	8

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TENTATIVE