

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	32271 01210	32223 00150			32272 00110			32063 00290		
Address	47 CUNNINGHAM AVE FLORAL PARK, NY 11001	28 HICKORY ST FLORAL PARK, NY 11001			48 CUNNINGHAM AVE FLORAL PARK, NY 11001			17 REVERE DR FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1645	1730	-\$11,536	-1.46 %	1681	-\$4,740	-0.63 %	1620	\$3,189	0.45 %
Upper Living Area	783	744	-\$436	-0.06 %	822	\$407	0.05 %	720	-\$639	-0.09 %
Basement	20	96	-\$6,115	-0.78 %	26	-\$477	-0.06 %	0	\$1,525	0.21 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-6	-\$6,474	-0.91 %
Ext Wall	Stucco	Stucco	0	0.00 %	Stucco	0	0.00 %	Mas/Frame	\$16,113	2.27 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$36,842	4.91 %	Cntrl Ht	\$34,848	4.91 %
Parking	Det-216	Det-216	\$833	0.11 %	Det-418	-\$6,290	-0.84 %	Att-152	-\$5,847	-0.82 %
Terrace Or Patio	Pto-88	0	\$1,790	0.23 %	0	\$1,705	0.23 %	0	\$1,612	0.23 %
Porch	0	0	0	0.00 %	Op-84	-\$4,558	-0.61 %	Op-18	-\$1,167	-0.16 %
Shed	0	0	0	0.00 %	0	0	0.00 %	48	-\$380	-0.05 %
Land Size	4200	4000	\$2,952	0.37 %	4400	-\$2,670	-0.36 %	4725	-\$6,377	-0.90 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	32271 01210	32216 00240			32152 00480			32214 00320		
Address	47 CUNNINGHAM AVE FLORAL PARK, NY 11001	132 CHERRY ST FLORAL PARK, NY 11001			58 SPRUCE AVE FLORAL PARK, NY 11001			80 CHERRY ST FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1645	1802	-\$18,991	-2.63 %	1640	\$572	0.09 %	1504	\$16,296	2.66 %
Upper Living Area	783	713	-\$723	-0.10 %	650	-\$1,244	-0.19 %	720	-\$552	-0.09 %
Basement	20	0	\$1,550	0.21 %	0	\$1,379	0.21 %	0	\$1,318	0.21 %
Quality	C+	B-	-\$6,468	-0.90 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-0-5	0	0.00 %	1-0-4	\$7,237	1.13 %	1-1-5	0	0.00 %
Ext Wall	Stucco	Mas/Frame	\$16,374	2.27 %	Mas/Frame	\$14,568	2.27 %	Mas/Frame	\$13,920	2.27 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$31,508	4.91 %	Cntrl Ht	\$30,105	4.91 %
Parking	Det-216	Det-216	0	0.00 %	Det-216	0	0.00 %	Att-40	\$747	0.12 %
Terrace Or Patio	Pto-88	Pto-160	-\$874	-0.12 %	0	\$1,458	0.23 %	0	\$1,393	0.23 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	4200	4040	\$2,150	0.30 %	4000	\$2,404	0.37 %	4040	\$1,828	0.30 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 17, 2015	Oct 26, 2016	Dec 21, 2017
Sale Price	N/A	\$662,000	\$667,000	\$682,500
adjRate	N/A	1.19140	1.12601	1.04088
Time Adjustment	N/A	\$126,705	\$84,051	\$27,900
Time Adjusted Sale Price	N/A	\$788,705	\$751,051	\$710,400
Total % Adjustment	N/A	-1.59 %	2.69 %	5.12 %
Total Dollar Adjustment	N/A	-\$12,512	\$20,218	\$36,402
Adjusted Sales Price	\$729,000	\$776,193	\$771,270	\$746,802
Adj Sales Price / SQFT	\$0.00	\$471.85	\$468.86	\$453.98
Gross \$ Adjustment	N/A	\$23,661	\$57,688	\$78,172
# of adjustments	N/A	6	8	11
# of adjustments over 1 %	N/A	1	1	2
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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 18, 2015	May 21, 2018	Mar 15, 2017
Sale Price	N/A	\$629,000	\$635,000	\$560,000
adjRate	N/A	1.14771	1.01151	1.09590
Time Adjustment	N/A	\$92,910	\$7,311	\$53,705
Time Adjusted Sale Price	N/A	\$721,910	\$642,311	\$613,705
Total % Adjustment	N/A	-0.97 %	9.01 %	10.60 %
Total Dollar Adjustment	N/A	-\$6,982	\$57,882	\$65,054
Adjusted Sales Price	\$729,000	\$714,928	\$700,193	\$678,759
Adj Sales Price / SQFT	\$0.00	\$434.61	\$425.65	\$412.62
Gross \$ Adjustment	N/A	\$47,129	\$60,370	\$66,157
# of adjustments	N/A	7	8	8
# of adjustments over 1 %	N/A	2	3	3

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TENTATIVE