

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	32407 01130	32417 03590			32379 00670			32626 00210		
Address	46 HATHAWAY AVE ELMONT, NY 11003	2144 BAYLIS AVE ELMONT, NY 11003			10 SUSSEX RD ELMONT, NY 11003			116-23 237TH ST ELMONT, NY 11003		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1756	1776	-\$1,576	-0.33 %	1595	\$14,624	2.85 %	1766	-\$568	-0.17 %
Upper Living Area	768	888	\$783	0.16 %	775	\$51	0.01 %	805	\$177	0.05 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	23	-\$1,261	-0.25 %	10	-\$369	-0.11 %
Rec Room	576	666	-\$1,620	-0.34 %	388	\$4,010	0.78 %	604	-\$370	-0.11 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Old Style	\$12,457	3.64 %
Bathrooms And Fixtures	3-0-10	3-0-10	0	0.00 %	3-0-10	0	0.00 %	3-0-10	0	0.00 %
Year Built Depreciation	1947-87.80	1956-89.25	-\$7,773	-1.63 %	1938-87.80	0	0.00 %	1940-87.80	0	0.00 %
Parking	Det-252	Det-273	-\$445	-0.09 %	Det-216	\$854	0.17 %	Det-190	\$1,002	0.29 %
Terrace Or Patio	Pto-60	Pto-80	-\$206	-0.04 %	Pto-80	-\$221	-0.04 %	0	\$574	0.17 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	5300	3956	\$10,793	2.26 %	4000	\$11,167	2.18 %	4000	\$7,461	2.18 %
Location	MajorHwy	0	-\$10,261	-2.15 %	0	-\$11,038	-2.15 %	0	-\$7,375	-2.15 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	32407 01130	32390 00490			32386 01180			32399 00890		
Address	46 HATHAWAY AVE ELMONT, NY 11003	123 WELLINGTON RD ELMONT, NY 11003			99 WARWICK RD ELMONT, NY 11003			159 LOCUSTWOOD BLVD ELMONT, NY 11003		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1756	1632	\$11,552	2.16 %	1482	\$25,308	5.09 %	1805	-\$3,792	-0.80 %
Upper Living Area	768	816	\$358	0.07 %	494	-\$2,091	-0.42 %	0	-\$6,693	-1.41 %
Attic	0	0	0	0.00 %	0	0	0.00 %	447	\$8,797	1.86 %
Basement	0	0	0	0.00 %	0	0	0.00 %	120	-\$5,770	-1.22 %
Rec Room	576	0	\$15,095	2.83 %	741	-\$3,029	-0.61 %	0	\$13,380	2.83 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$23,125	4.65 %	Cape	\$21,984	4.65 %
Bathrooms And Fixtures	3-0-10	2-0-7	\$9,643	1.81 %	3-0-10	0	0.00 %	2-1-9	\$2,509	0.53 %
Year Built Depreciation	1947-87.80	1954-88.89	-\$6,592	-1.24 %	1946-87.80	0	0.00 %	1948-87.80	0	0.00 %
Parking	Det-252	Det-420	-\$3,627	-0.68 %	Det-280	-\$616	-0.12 %	Det-273	-\$441	-0.09 %
Terrace Or Patio	Pto-60	Pto-108	-\$516	-0.10 %	0	\$834	0.17 %	0	\$793	0.17 %
Porch	0	0	0	0.00 %	Op-55	-\$2,161	-0.43 %	Ep-120	-\$3,807	-0.80 %
Land Size	5300	4000	\$11,622	2.18 %	4000	\$10,837	2.18 %	5900	-\$3,868	-0.82 %
Location	MajorHwy	0	-\$11,488	-2.15 %	0	-\$10,711	-2.15 %	0	-\$10,183	-2.15 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 04, 2018			Mar 08, 2018			Feb 14, 2018		
Sale Price	N/A	\$473,638			\$500,000			\$332,000		
adjRate	N/A	1.00630			1.02544			1.03190		
Time Adjustment	N/A	\$2,984			\$12,720			\$10,590		
Time Adjusted Sale Price	N/A	\$476,622			\$512,720			\$342,590		
Total % Adjustment	N/A	-2.16 %			3.55 %			3.79 %		
Total Dollar Adjustment	N/A	-\$10,304			\$18,185			\$12,990		
Adjusted Sales Price	\$488,000	\$466,318			\$530,905			\$355,581		
Adj Sales Price / SQFT	\$0.00	\$265.56			\$302.34			\$202.49		
Gross \$ Adjustment	N/A	\$33,457			\$43,225			\$30,355		
# of adjustments	N/A	8			8			9		
# of adjustments over 1 %	N/A	3			3			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 30, 2017			Mar 31, 2017			Jul 24, 2018		
Sale Price	N/A	\$498,000			\$450,000			\$473,000		
adjRate	N/A	1.07153			1.10571			1.00000		
Time Adjustment	N/A	\$35,619			\$47,568			\$		
Time Adjusted Sale Price	N/A	\$533,619			\$497,568			\$473,000		
Total % Adjustment	N/A	4.88 %			8.34 %			2.73 %		
Total Dollar Adjustment	N/A	\$26,047			\$41,496			\$12,909		
Adjusted Sales Price	\$488,000	\$559,667			\$539,064			\$485,909		
Adj Sales Price / SQFT	\$0.00	\$318.72			\$306.98			\$276.71		
Gross \$ Adjustment	N/A	\$70,491			\$78,713			\$82,016		
# of adjustments	N/A	9			9			12		
# of adjustments over 1 %	N/A	6			4			6		

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