

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	33349 01360	33199 00390			33349 00320			33347 00260		
Address	225 SCHENCK BLVD FLORAL PARK, NY 11001	621 13TH ST NEW HYDE PARK, NY 11040			157 SCHENCK BLVD FLORAL PARK, NY 11001			221 AVERILL BLVD FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2261	2567	-\$32,080	-4.09 %	1748	\$57,521	7.82 %	2285	-\$2,182	-0.31 %
Upper Living Area	533	656	\$1,516	0.19 %	630	\$1,130	0.15 %	0	-\$7,521	-1.06 %
Attic	0	0	0	0.00 %	0	0	0.00 %	403	\$12,053	1.70 %
Basement	30	0	\$2,516	0.32 %	0	\$2,360	0.32 %	0	\$2,269	0.32 %
Rec Room	0	0	0	0.00 %	630	-\$21,722	-2.95 %	252	-\$9,687	-1.37 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	3-1-13	3-0-10	\$10,403	1.33 %	4-0-13	0	0.00 %	3-0-10	\$9,384	1.33 %
Year Built Depreciation	1941-87.80	1946-91.31	-\$30,215	-3.85 %	1958-89.61	-\$14,856	-2.02 %	1951-88.17	-\$2,974	-0.42 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Frame	\$11,906	1.62 %	Mas/Frame	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$4,253	0.54 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$33,092	-4.68 %
Fireplace	2	2	0	0.00 %	0	\$3,240	0.44 %	0	\$3,116	0.44 %
Parking	Att-400	Att-171	\$11,579	1.48 %	Att-220	\$8,232	1.12 %	Att-484	-\$3,129	-0.44 %
Terrace Or Patio	Pto-400	0	\$4,706	0.60 %	0	\$4,414	0.60 %	0	\$4,245	0.60 %
Porch	Op-78	Op-86	-\$364	-0.05 %	Op-228	-\$4,710	-0.64 %	0	\$4,072	0.58 %
Wood Deck	0	132	-\$4,734	-0.60 %	0	0	0.00 %	0	0	0.00 %
Land Size	7000	10000	-\$21,134	-2.69 %	6000	\$8,737	1.19 %	8000	-\$7,198	-1.02 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	33349 01360	33352 00410			33198 00320			33199 00390		
Address	225 SCHENCK BLVD FLORAL PARK, NY 11001	177 AVERILL BLVD FRANKLIN SQUARE, NY 11010			635 SO 12TH ST NEW HYDE PARK, NY 11040			621 13TH ST NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2261	1665	\$55,670	9.36 %	2806	-\$62,787	-8.00 %	2567	-\$31,063	-4.09 %
Upper Living Area	533	420	-\$1,138	-0.19 %	1144	\$6,613	0.84 %	656	\$1,468	0.19 %
Attic	0	0	0	0.00 %	458	\$14,902	1.90 %	0	0	0.00 %
Basement	30	0	\$1,907	0.32 %	0	\$2,517	0.32 %	0	\$2,436	0.32 %
Rec Room	0	630	-\$17,554	-2.95 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Old Style	-\$7,588	-0.97 %	Cape	0	0.00 %
Quality	C	C-	\$17,107	2.88 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	3-1-13	3-0-10	\$7,886	1.33 %	2-1-8	\$19,372	2.47 %	3-0-10	\$10,074	1.33 %
Year Built Depreciation	1941-87.80	1957-89.61	-\$12,005	-2.02 %	1926-91.31	-\$30,233	-3.85 %	1946-91.31	-\$29,257	-3.85 %
Ext Wall	Mas/Frame	Stucco	-\$13,189	-2.22 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$4,118	0.54 %
Fireplace	2	0	\$2,618	0.44 %	0	\$3,456	0.44 %	2	0	0.00 %
Parking	Att-400	Det-618	\$4,915	0.83 %	Det-360	\$14,377	1.83 %	Att-171	\$11,212	1.48 %
Terrace Or Patio	Pto-400	Ter-560/Pto-645	-\$17,711	-2.98 %	Ter-180	-\$5,066	-0.65 %	0	\$4,557	0.60 %
Porch	Op-78	Op-28	\$1,997	0.34 %	Op-30	\$2,511	0.32 %	Op-86	-\$352	-0.05 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	132	-\$4,584	-0.60 %
Land Size	7000	6000	\$7,060	1.19 %	4000	\$9,320	1.19 %	10000	-\$20,464	-2.69 %

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Sale Type	N/A	Valid	Valid	Valid
Sales Comparison				
Sale Date	N/A	May 19, 2017	Sep 30, 2015	Jun 02, 2014
Sale Price	N/A	\$718,500	\$610,000	\$552,500
adjRate	N/A	1.09190	1.20642	1.28089
Time Adjustment	N/A	\$66,033	\$125,917	\$155,193
Time Adjusted Sale Price	N/A	\$784,533	\$735,917	\$707,693
Total % Adjustment	N/A	-6.83 %	7.64 %	-4.33 %
Total Dollar Adjustment	N/A	-\$53,554	\$56,251	-\$30,644
Adjusted Sales Price	\$640,000	\$730,979	\$792,169	\$677,049
Adj Sales Price / SQFT	\$0.00	\$323.30	\$350.36	\$299.45
Gross \$ Adjustment	N/A	\$123,499	\$138,827	\$100,921
# of adjustments	N/A	11	11	13
# of adjustments over 1 %	N/A	5	6	6
Sales Comparison				
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Sale Type	N/A	Valid	Valid	Valid
Sales Comparison				
Sale Date	N/A	Aug 11, 2017	Sep 14, 2018	Sep 20, 2013
Sale Price	N/A	\$555,000	\$785,000	\$580,000
adjRate	N/A	1.07153	1.00000	1.30977
Time Adjustment	N/A	\$39,696	\$	\$179,665
Time Adjusted Sale Price	N/A	\$594,696	\$785,000	\$759,665
Total % Adjustment	N/A	6.32 %	-4.15 %	-6.83 %
Total Dollar Adjustment	N/A	\$37,563	-\$32,607	-\$51,856
Adjusted Sales Price	\$640,000	\$632,260	\$752,393	\$707,809
Adj Sales Price / SQFT	\$0.00	\$279.64	\$332.77	\$313.05
Gross \$ Adjustment	N/A	\$160,757	\$178,741	\$119,584
# of adjustments	N/A	13	12	11
# of adjustments over 1 %	N/A	8	6	5

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TENTATIVE