

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52406 00020	46318 00380			49185 00210			49156 00980		
Address	213 WHELAN PL SEAFORD, NY 11783	40 LINCOLN BLVD BETHPAGE, NY 11714			137 E ZORANNE DR FARMINGDALE, NY 11735			32 CEDAR DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1260	1338	-\$7,583	-1.74 %	1260	0	0.00 %	1324	-\$6,842	-1.44 %
Upper Living Area	420	446	\$198	0.05 %	420	0	0.00 %	372	-\$409	-0.09 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,665	-0.38 %	1953-90.64	-\$3,210	-0.76 %	1948-89.95	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,604	-0.55 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Det-294/Cpt-200	Att-200	-\$1,477	-0.34 %	Att-374	-\$6,087	-1.44 %	Det-392	\$36	0.01 %
Terrace Or Patio	0	Pto-136	-\$1,354	-0.31 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-140	0	\$3,881	0.89 %	Ep-260	-\$1,900	-0.45 %	0	\$4,238	0.89 %
Land Size	6936	7200	-\$1,244	-0.29 %	6000	\$4,728	1.12 %	5500	\$8,523	1.79 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52406 00020	52320 00180			49212 00100			49156 00510		
Address	213 WHELAN PL SEAFORD, NY 11783	3979 STEVEN CT SEAFORD, NY 11783			20 MARLON AVE BETHPAGE, NY 11714			132 EAST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1260	1260	0	0.00 %	1398	-\$7,916	-2.99 %	1290	-\$3,252	-0.69 %
Upper Living Area	420	420	0	0.00 %	396	-\$113	-0.04 %	0	-\$4,140	-0.87 %
Attic	0	0	0	0.00 %	0	0	0.00 %	336	\$6,901	1.46 %
Year Built Depreciation	1953-89.95	1954-90.98	-\$5,800	-1.13 %	1953-90.64	-\$2,004	-0.76 %	1951-90.30	-\$1,813	-0.38 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,792	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Det-294/Cpt-200	Det-308	\$1,764	0.34 %	0	\$3,603	1.36 %	Att-220	-\$2,274	-0.48 %
Terrace Or Patio	0	Pto-350	-\$2,862	-0.56 %	Pto-170	-\$956	-0.36 %	0	0	0.00 %
Porch	Op-140	Op-14	\$3,914	0.76 %	Op-396	-\$2,047	-0.77 %	Op-192	-\$970	-0.20 %
Land Size	6936	10500	-\$16,093	-3.12 %	6815	\$357	0.13 %	6000	\$5,293	1.12 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 22, 2018			Oct 02, 2017			May 19, 2017		
Sale Price	N/A	\$430,000			\$399,990			\$435,000		
adjRate	N/A	1.01284			1.05910			1.09342		
Time Adjustment	N/A	\$5,522			\$23,638			\$40,639		
Time Adjusted Sale Price	N/A	\$435,522			\$423,628			\$475,639		
Total % Adjustment	N/A	-2.12 %			-1.53 %			0.62 %		
Total Dollar Adjustment	N/A	-\$9,245			-\$6,468			\$2,942		
Adjusted Sales Price	\$463,000	\$426,276			\$417,160			\$478,582		
Adj Sales Price / SQFT	\$0.00	\$338.31			\$331.08			\$379.83		
Gross \$ Adjustment	N/A	\$17,402			\$15,924			\$22,653		
# of adjustments	N/A	7			4			6		
# of adjustments over 1 %	N/A	1			2			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 28, 2018			Mar 28, 2018			Jun 12, 2018		
Sale Price	N/A	\$515,000			\$257,764			\$471,200		
adjRate	N/A	1.00000			1.02585			1.00640		
Time Adjustment	N/A	\$			\$6,662			\$3,016		
Time Adjusted Sale Price	N/A	\$515,000			\$264,426			\$474,216		
Total % Adjustment	N/A	-3.16 %			-3.43 %			-0.05 %		
Total Dollar Adjustment	N/A	-\$16,285			-\$9,075			-\$256		
Adjusted Sales Price	\$463,000	\$498,715			\$255,351			\$473,960		
Adj Sales Price / SQFT	\$0.00	\$395.81			\$202.66			\$376.16		
Gross \$ Adjustment	N/A	\$33,225			\$16,994			\$24,642		
# of adjustments	N/A	6			7			7		
# of adjustments over 1 %	N/A	2			2			2		

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TENTATIVE