

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	33179 02210	32083 01100			32083 00250			32096 01060		
Address	309 S 8TH ST NEW HYDE PARK, NY 11040	25 LEWIS AVE NEW HYDE PARK, NY 11040			43 LEWIS AVE NEW HYDE PARK, NY 11040			502 5TH AVE NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1611	1800	-\$21,957	-3.19 %	1339	\$30,389	5.56 %	1638	-\$2,735	-0.48 %
Upper Living Area	700	900	\$1,916	0.28 %	448	-\$2,190	-0.40 %	702	\$17	0.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	72	-\$4,102	-0.75 %	0	0	0.00 %
Rec Room	525	450	\$2,131	0.31 %	250	\$6,709	1.23 %	0	\$14,789	2.62 %
Style	Colonial	Colonial	0	0.00 %	Old Style	\$19,884	3.64 %	Cape	\$26,218	4.65 %
Bathrooms And Fixtures	2-1-8	4-0-12	-\$13,862	-2.02 %	3-0-9	-\$3,224	-0.59 %	2-0-6	\$8,207	1.45 %
Year Built Depreciation	1963-92.62	1958-92.93	-\$2,348	-0.34 %	1925-91.31	\$7,797	1.43 %	1958-89.95	\$16,685	2.96 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Frame	\$5,805	1.06 %	Composition	\$9,256	1.64 %
Heat System	Cntrl Ht	Cntrl HtAC	-\$32,163	-4.68 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Cpt-144	-\$2,596	-0.46 %
Porch	Op-113	Op-69	\$1,652	0.24 %	0	\$4,166	0.76 %	0	\$4,298	0.76 %
Wood Deck	0	240	-\$6,252	-0.91 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	100	-\$600	-0.11 %
Land Size	3984	4200	-\$2,775	-0.40 %	2940	\$12,872	2.35 %	3900	\$921	0.16 %
Location	Commercial	0	-\$30,319	-4.41 %	Commercial	0	0.00 %	LIRR	\$9,466	1.68 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	33179 02210	33181 00790			32099 01670			33179 02180		
Address	309 S 8TH ST NEW HYDE PARK, NY 11040	318 SOUTH NINTH ST NEW HYDE PARK, NY 11040			676 SIXTH AVE NEW HYDE PARK, NY 11040			311 EIGHTH ST NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1611	1718	-\$12,110	-1.86 %	1656	-\$4,198	-0.80 %	1425	\$17,761	3.65 %
Upper Living Area	700	672	-\$270	-0.04 %	768	\$513	0.10 %	700	0	0.00 %
Attic	0	134	\$4,089	0.63 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	60	-\$3,291	-0.63 %	0	0	0.00 %
Rec Room	525	0	\$17,041	2.62 %	0	\$13,715	2.62 %	0	\$12,746	2.62 %
Style	Colonial	Old Style	\$23,635	3.64 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$9,457	1.45 %	1-1-5	\$12,493	2.39 %	1-1-5	\$11,610	2.39 %
Year Built Depreciation	1963-92.62	1926-91.31	\$9,268	1.43 %	1926-88.17	\$26,395	5.05 %	1962-93.56	-\$4,898	-1.01 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Frame	\$5,553	1.06 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,293	-0.44 %	0	0	0.00 %
Parking	0	Det-360	-\$7,312	-1.12 %	Det-216	-\$2,665	-0.51 %	0	0	0.00 %
Porch	Op-113	0	\$4,952	0.76 %	Op-48/Ep-28	\$1,001	0.19 %	0	\$3,704	0.76 %
Wood Deck	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	3984	5000	-\$11,207	-1.72 %	4171	-\$1,834	-0.35 %	4000	-\$149	-0.03 %
Location	Commercial	0	-\$28,651	-4.41 %	MajorHwy	-\$12,057	-2.30 %	0	-\$21,431	-4.41 %
Traffic	Light	Light	0	0.00 %	Medium	\$14,814	2.83 %	Light	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 17, 2018	Apr 13, 2018	Oct 03, 2016
Sale Price	N/A	\$675,000	\$536,635	\$496,000
adjRate	N/A	1.01902	1.01902	1.13731
Time Adjustment	N/A	\$12,838	\$10,206	\$68,104
Time Adjusted Sale Price	N/A	\$687,838	\$546,841	\$564,104
Total % Adjustment	N/A	-15.12 %	14.28 %	14.88 %
Total Dollar Adjustment	N/A	-\$103,978	\$78,106	\$83,926
Adjusted Sales Price	\$618,000	\$583,860	\$624,947	\$648,030
Adj Sales Price / SQFT	\$0.00	\$362.42	\$387.92	\$402.25
Gross \$ Adjustment	N/A	\$115,374	\$97,139	\$95,788
# of adjustments	N/A	10	10	12
# of adjustments over 1 %	N/A	4	6	6
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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 14, 2018	Oct 20, 2016	Jan 12, 2015
Sale Price	N/A	\$650,000	\$460,000	\$390,000
adjRate	N/A	1.00000	1.13731	1.24666
Time Adjustment	N/A	\$	\$63,161	\$96,199
Time Adjusted Sale Price	N/A	\$650,000	\$523,161	\$486,199
Total % Adjustment	N/A	1.37 %	9.20 %	3.98 %
Total Dollar Adjustment	N/A	\$8,893	\$48,145	\$19,344
Adjusted Sales Price	\$618,000	\$658,893	\$571,307	\$505,543
Adj Sales Price / SQFT	\$0.00	\$409.00	\$354.63	\$313.81
Gross \$ Adjustment	N/A	\$127,992	\$100,823	\$72,299
# of adjustments	N/A	11	13	7
# of adjustments over 1 %	N/A	8	6	5

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TENTATIVE