

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	04094 00420	04094 00420			04 C 02080			04 E 01010		
Address	1 TIBBITS LN PORT WASHINGTON, NY 11050	1 TIBBITS LN PORT WASHINGTON, NY 11050			20 WEST CREEK FARMS RD PORT WASHINGTON, NY 11050			21 CORNWALL LN PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2596	2412	\$51,581	3.14 %	2769	-\$27,728	-3.23 %	2532	\$17,033	1.28 %
Attic	0	210	\$16,705	1.02 %	0	0	0.00 %	171.4	\$11,242	0.84 %
Basement	60	60	0	0.00 %	0	\$3,343	0.39 %	0	\$5,188	0.39 %
Year Built Depreciation	1955-95.62	1955-96.71	-\$18,496	-1.12 %	1949-95.62	0	0.00 %	1938-95.62	0	0.00 %
Quality	A	A	0	0.00 %	A	0	0.00 %	A-	\$12,105	0.91 %
Bathrooms And Fixtures	3-1-12	2-1-8	\$49,699	3.02 %	3-1-12	0	0.00 %	4-1-14	-\$15,022	-1.13 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Masonry	-\$22,364	-2.60 %	Frame	0	0.00 %
Fireplace	3	3	0	0.00 %	3	0	0.00 %	3	0	0.00 %
Parking	Att-525	Att-525	0	0.00 %	Att-460	\$3,464	0.40 %	Att-360	\$14,467	1.08 %
Terrace Or Patio	Pto-132	Pto-132	0	0.00 %	Pto-195	-\$2,799	-0.33 %	0	\$14,724	1.10 %
Porch	Op-66/Ep-18	Op-66/Ep-18	0	0.00 %	Op-52/Ep-324	-\$20,962	-2.44 %	Op-335	-\$28,892	-2.17 %
Pool	595	595	0	0.00 %	800	-\$3,756	-0.44 %	0	\$23,904	1.79 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	43560	43560	0	0.00 %	67082	-\$41,894	-4.87 %	43560	0	0.00 %
Location	SecondarySt	SecondarySt	0	0.00 %	0	-\$40,848	-4.75 %	0	-\$63,396	-4.75 %
Fronting	ResidentialStreet	ResidentialStreet	0	0.00 %	0	0	0.00 %	ResidentialStreet	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	04094 00420	04 C 05950			04 E 02380			05073 00770		
Address	1 TIBBITS LN PORT WASHINGTON, NY 11050	39A BARKERS POINT RD PORT WASHINGTON, NY 11050			41 CORNWALL LN PORT WASHINGTON, NY 11050			11 SOUTH RD PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2596	2395	\$48,524	3.38 %	2515	\$27,685	1.62 %	2585	\$4,174	0.22 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	60	0	\$5,587	0.39 %	0	\$6,629	0.39 %	0	\$7,512	0.39 %
Year Built Depreciation	1955-95.62	1966-98.27	-\$38,762	-2.70 %	1953-96.44	-\$14,488	-0.85 %	1952-94.20	\$29,070	1.50 %
Quality	A	A-	\$13,038	0.91 %	B	\$78,753	4.62 %	B	\$89,247	4.62 %
Bathrooms And Fixtures	3-1-12	2-0-8	\$43,440	3.02 %	2-0-7	\$68,847	4.04 %	2-1-9	\$41,258	2.14 %
Ext Wall	Alum/Vinyl	Brick	-\$37,382	-2.60 %	Frame	0	0.00 %	Frame	0	0.00 %
Fireplace	3	2	\$16,877	1.17 %	2	\$20,022	1.17 %	2	\$22,690	1.17 %
Parking	Att-525	Att-460	\$5,789	0.40 %	Att-440	\$9,083	0.53 %	Att-525	0	0.00 %
Terrace Or Patio	Pto-132	Pto-361	-\$13,471	-0.94 %	Pto-569	-\$24,749	-1.45 %	0	\$21,321	1.10 %
Porch	Op-66/Ep-18	0	\$21,108	1.47 %	Op-80	\$948	0.06 %	Op-45/Ep-486	-\$61,090	-3.16 %
Pool	595	0	\$25,745	1.79 %	0	\$30,544	1.79 %	800	-\$8,441	-0.44 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	27638	-\$27,638	-1.43 %
Land Size	43560	43604	-\$167	-0.01 %	45302	-\$7,670	-0.45 %	50530	-\$32,698	-1.69 %
Location	SecondarySt	0	-\$68,279	-4.75 %	0	-\$81,004	-4.75 %	0	-\$91,797	-4.75 %
Fronting	ResidentialStreet	ResidentialStreet	0	0.00 %	PrivateRoad	-\$38,784	-2.27 %	ResidentialStreet	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 14, 2016	Feb 14, 2018	Jul 25, 2016
Sale Price	N/A	\$1,549,000	\$850,000	\$1,250,000
adjRate	N/A	1.06137	1.01141	1.06740
Time Adjustment	N/A	\$95,054	\$9,697	\$84,253
Time Adjusted Sale Price	N/A	\$1,644,054	\$859,697	\$1,334,253
Total % Adjustment	N/A	6.05 %	-17.86 %	-0.65 %
Total Dollar Adjustment	N/A	\$99,489	-\$153,545	-\$8,646
Adjusted Sales Price	\$1,306,000	\$1,743,544	\$706,151	\$1,325,606
Adj Sales Price / SQFT	\$0.00	\$671.63	\$272.02	\$510.63
Gross \$ Adjustment	N/A	\$136,480	\$167,158	\$205,973
# of adjustments	N/A	4	9	10
# of adjustments over 1 %	N/A	4	5	7
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	04094 00420	04 C 05950	04 E 02380	05073 00770
Address	1 TIBBITS LN PORT WASHINGTON, NY 11050	39A BARKERS POINT RD PORT WASHINGTON, NY 11050	41 CORNWALL LN PORT WASHINGTON, NY 11050	11 SOUTH RD PORT WASHINGTON, NY 11050
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 19, 2017	May 23, 2018	Jun 15, 2018
Sale Price	N/A	\$1,385,000	\$1,700,000	\$1,932,000
adjRate	N/A	1.03756	1.00284	1.00000
Time Adjustment	N/A	\$52,015	\$4,828	\$
Time Adjusted Sale Price	N/A	\$1,437,015	\$1,704,828	\$1,932,000
Total % Adjustment	N/A	1.53 %	4.45 %	-0.33 %
Total Dollar Adjustment	N/A	\$22,048	\$75,816	-\$6,392
Adjusted Sales Price	\$1,306,000	\$1,459,064	\$1,780,644	\$1,925,608
Adj Sales Price / SQFT	\$0.00	\$562.04	\$685.92	\$741.76
Gross \$ Adjustment	N/A	\$338,169	\$409,205	\$436,936
# of adjustments	N/A	13	13	12
# of adjustments over 1 %	N/A	8	8	9

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TENTATIVE