

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	16 A 00810	16 A 08600			27057 00020			24014 00040		
Address	2 WALNUT AVE EAST NORWICH, NY 11732	15 VERNON AVE EAST NORWICH, NY 11732			5 GABRIELE DR EAST NORWICH, NY 11732			43 RICHARD RD EAST NORWICH, NY 11732		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1641	1681	-\$5,974	-0.79 %	1590	\$3,202	1.04 %	1531	\$17,456	2.30 %
Basement	0	33	-\$1,642	-0.22 %	693	-\$10,609	-3.45 %	0	0	0.00 %
Year Built Depreciation	1940-93.62	1961-95.34	-\$13,755	-1.81 %	1958-93.32	\$982	0.32 %	1954-92.71	\$7,383	0.97 %
Style	Cape	Cape	0	0.00 %	Split Level	-\$13,100	-4.25 %	Cape	0	0.00 %
Quality	C+	C	\$26,721	3.52 %	B-	-\$2,227	-0.72 %	C	\$26,686	3.52 %
Bathrooms And Fixtures	2-1-8	2-0-8	0	0.00 %	3-0-9	-\$2,652	-0.86 %	2-0-7	\$7,481	0.99 %
Heat System	Central AC	Hot Wtr	\$35,626	4.69 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	1	\$15,302	2.02 %
Parking	0	Att-220	-\$17,049	-2.24 %	Att-240	-\$7,416	-2.41 %	Det-280	-\$12,247	-1.61 %
Terrace Or Patio	Pto-304	Pto-102	\$7,213	0.95 %	Pto-325	-\$216	-0.07 %	Pto-72	\$8,842	1.16 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-36	-\$5,444	-0.72 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	15694	13504	\$13,250	1.74 %	10000	\$16,379	5.32 %	6324	\$83,630	11.02 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	16 A 00810	16 A 09680			16 A 08800			27057 00090		
Address	2 WALNUT AVE EAST NORWICH, NY 11732	4 HAHL LN EAST NORWICH, NY 11732			6244 NORTHERN BLVD EAST NORWICH, NY 11732			35 GABRIELE DR EAST NORWICH, NY 11732		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1641	1278	\$54,299	8.54 %	1863	-\$23,754	-4.07 %	1477	\$25,875	3.51 %
Basement	0	0	0	0.00 %	56	-\$2,113	-0.36 %	693	-\$25,395	-3.45 %
Year Built Depreciation	1940-93.62	1979-97.76	-\$26,948	-4.24 %	1964-94.20	-\$3,630	-0.62 %	1958-93.32	\$2,350	0.32 %
Style	Cape	Ranch	0	0.00 %	Colonial	\$45,882	7.87 %	Split Level	-\$31,358	-4.25 %
Quality	C+	C+	0	0.00 %	B-	-\$4,219	-0.72 %	B-	-\$5,331	-0.72 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$13,581	2.14 %	2-1-8	0	0.00 %	2-0-6	\$15,739	2.14 %
Heat System	Central AC	Central AC	0	0.00 %	Hot Wtr	\$27,341	4.69 %	Hot Wtr	\$34,549	4.69 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	0	0	0	0.00 %	Att-256	-\$14,800	-2.54 %	Att-240	-\$17,753	-2.41 %
Terrace Or Patio	Pto-304	0	\$11,915	1.87 %	0	\$10,928	1.87 %	0	\$13,809	1.87 %
Porch	0	0	0	0.00 %	Op-140	-\$12,265	-2.10 %	0	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	5563	-\$5,563	-0.75 %
Land Size	15694	13000	\$13,924	2.19 %	10780	\$25,744	4.41 %	10168	-\$29,266	-3.97 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 28, 2018	Mar 08, 2018	Oct 09, 2018
Sale Price	N/A	\$760,000	\$303,000	\$759,000
adjRate	N/A	1.00000	1.01614	1.00000
Time Adjustment	N/A	\$	\$4,889	\$
Time Adjusted Sale Price	N/A	\$760,000	\$307,889	\$759,000
Total % Adjustment	N/A	5.84 %	-5.09 %	19.64 %
Total Dollar Adjustment	N/A	\$44,390	-\$15,658	\$149,088
Adjusted Sales Price	\$717,000	\$804,390	\$292,232	\$908,088
Adj Sales Price / SQFT	\$0.00	\$490.18	\$178.08	\$553.37
Gross \$ Adjustment	N/A	\$121,230	\$56,782	\$184,470
# of adjustments	N/A	8	9	9
# of adjustments over 1 %	N/A	5	5	6

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 10, 2015	Jul 03, 2017	Nov 21, 2017
Sale Price	N/A	\$580,825	\$550,000	\$710,000
adjRate	N/A	1.09495	1.06045	1.03806
Time Adjustment	N/A	\$55,149	\$33,248	\$27,020
Time Adjusted Sale Price	N/A	\$635,974	\$583,248	\$737,020
Total % Adjustment	N/A	10.50 %	8.42 %	-3.03 %
Total Dollar Adjustment	N/A	\$66,771	\$49,113	-\$22,344
Adjusted Sales Price	\$717,000	\$702,745	\$632,361	\$714,675
Adj Sales Price / SQFT	\$0.00	\$428.24	\$385.35	\$435.51
Gross \$ Adjustment	N/A	\$120,668	\$170,675	\$206,988
# of adjustments	N/A	5	10	11
# of adjustments over 1 %	N/A	5	7	8

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TENTATIVE