

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	326410200270	33114 00060			33179 02120			32096 00260		
Address	27 1ST ST NEW HYDE PARK, NY 11040	127 12TH ST NEW HYDE PARK, NY 11040			317 S 8TH ST NEW HYDE PARK, NY 11040			551 6TH AVE NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1504	1691	-\$23,584	-3.37 %	1400	\$11,221	2.12 %	1731	-\$29,200	-4.03 %
Upper Living Area	520	644	\$1,374	0.20 %	520	0	0.00 %	680	\$1,817	0.25 %
Basement	0	0	0	0.00 %	90	-\$4,923	-0.93 %	60	-\$4,561	-0.63 %
Rec Room	0	0	0	0.00 %	420	-\$11,273	-2.13 %	170	-\$6,947	-0.96 %
Style	Old Style	Old Style	0	0.00 %	Old Style	0	0.00 %	Old Style	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$5,397	-0.77 %	2-0-7	-\$4,085	-0.77 %	3-0-10	-\$18,359	-2.53 %
Year Built Depreciation	1900-91.31	1918-91.31	0	0.00 %	1918-91.31	0	0.00 %	1926-91.31	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	-\$11,300	-1.61 %	Alum/Vinyl	-\$8,554	-1.61 %	Alum/Vinyl	-\$11,704	-1.61 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-95	-\$1,271	-0.24 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	104	-\$2,672	-0.50 %	144	-\$4,660	-0.64 %
Shed	484	0	\$2,749	0.39 %	0	\$2,081	0.39 %	120	\$1,935	0.27 %
Land Size	4320	4000	\$4,137	0.59 %	4256	\$606	0.11 %	4000	\$4,285	0.59 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	326410200270	32096 00400			32082 01390			33109 00140		
Address	27 1ST ST NEW HYDE PARK, NY 11040	520 FIFTH AVE NEW HYDE PARK, NY 11040			42 LEWIS AVE NEW HYDE PARK, NY 11040			18 SO 12TH ST NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1504	1412	\$10,837	1.86 %	2122	-\$48,683	-9.58 %	1596	-\$10,652	-1.72 %
Upper Living Area	520	560	\$378	0.06 %	1050	\$3,817	0.75 %	798	\$2,605	0.42 %
Basement	0	70	-\$4,247	-0.73 %	11	-\$602	-0.12 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Old Style	Old Style	0	0.00 %	Colonial	-\$17,836	-3.51 %	Old Style	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$3,919	-0.77 %	2-0-6	0	0.00 %
Year Built Depreciation	1900-91.31	1927-91.31	0	0.00 %	1961-93.25	-\$10,540	-2.07 %	1920-91.31	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	-\$9,390	-1.61 %	Alum/Vinyl	-\$8,206	-1.61 %	Mas/Frame	-\$13,323	-2.15 %
Parking	0	Det-216	-\$2,963	-0.51 %	Det-252	-\$3,890	-0.77 %	Det-528	-\$11,185	-1.81 %
Terrace Or Patio	0	0	0	0.00 %	Pto-36	-\$552	-0.11 %	0	0	0.00 %
Porch	0	Op-64/Ep-117	-\$6,141	-1.06 %	Op-144	-\$4,557	-0.90 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	484	110	\$1,607	0.28 %	0	\$1,996	0.39 %	0	\$2,430	0.39 %
Land Size	4320	4000	\$3,438	0.59 %	4360	-\$359	-0.07 %	8400	-\$30,716	-4.96 %

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Parcel ID #	326410200270	33114 00060			33179 02120			32096 00260		
Address	27 1ST ST NEW HYDE PARK, NY 11040	127 12TH ST NEW HYDE PARK, NY 11040			317 S 8TH ST NEW HYDE PARK, NY 11040			551 6TH AVE NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 26, 2018			Apr 23, 2018			Jul 11, 2018		
Sale Price	N/A	\$700,000			\$520,000			\$725,000		
adjRate	N/A	1.00000			1.01902			1.00000		
Time Adjustment	N/A	\$			\$9,890			\$		
Time Adjusted Sale Price	N/A	\$700,000			\$529,890			\$725,000		
Total % Adjustment	N/A	-4.57 %			-3.56 %			-9.30 %		
Total Dollar Adjustment	N/A	-\$32,022			-\$18,871			-\$67,395		
Adjusted Sales Price	\$556,000	\$667,978			\$511,019			\$657,605		
Adj Sales Price / SQFT	\$0.00	\$444.13			\$339.77			\$437.24		
Gross \$ Adjustment	N/A	\$48,542			\$46,687			\$83,468		
# of adjustments	N/A	6			9			9		
# of adjustments over 1 %	N/A	2			3			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	326410200270	32096 00400			32082 01390			33109 00140		
Address	27 1ST ST NEW HYDE PARK, NY 11040	520 FIFTH AVE NEW HYDE PARK, NY 11040			42 LEWIS AVE NEW HYDE PARK, NY 11040			18 SO 12TH ST NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 22, 2014			Jan 29, 2017			Feb 21, 2013		
Sale Price	N/A	\$459,000			\$454,000			\$455,000		
adjRate	N/A	1.26729			1.11968			1.35999		
Time Adjustment	N/A	\$122,684			\$54,336			\$163,796		
Time Adjusted Sale Price	N/A	\$581,684			\$508,336			\$618,796		
Total % Adjustment	N/A	-1.11 %			-18.36 %			-9.83 %		
Total Dollar Adjustment	N/A	-\$6,481			-\$93,330			-\$60,841		
Adjusted Sales Price	\$556,000	\$575,203			\$415,006			\$557,955		
Adj Sales Price / SQFT	\$0.00	\$382.45			\$275.93			\$370.98		
Gross \$ Adjustment	N/A	\$39,002			\$104,956			\$70,910		
# of adjustments	N/A	8			12			6		
# of adjustments over 1 %	N/A	3			4			4		

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TENTATIVE