

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	04036 05580	04009 00610			05 J 09820			04035 01130		
Address	111 HARBOR RD PORT WASHINGTON, NY 11050	1540 MIDDLE NECK RD PORT WASHINGTON, NY 11050			11 MARINO AVE PORT WASHINGTON, NY 11050			6 PULASKI PL PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1134	1098	\$5,994	1.06 %	1265	-\$22,535	-3.52 %	968	\$26,444	5.32 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bsmt Type	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Year Built Depreciation	1908-93.62	1951-93.91	-\$1,769	-0.31 %	1955-94.49	-\$5,931	-0.93 %	1926-91.78	\$9,917	2.00 %
Quality	C-	C	-\$20,082	-3.56 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-7	-\$38,637	-6.03 %	1-0-3	0	0.00 %
Heat System	Pipeless	Hot Wtr	\$2,872	0.51 %	Hot Wtr	\$3,261	0.51 %	Hot Air	-\$6,354	-1.28 %
Parking	Det-504	Att-200	\$2,525	0.45 %	Det-396	\$2,641	0.41 %	Det-400	\$1,968	0.40 %
Porch	Op-102	Op-36	\$5,455	0.97 %	Op-114	-\$946	-0.15 %	Op-96	\$318	0.06 %
Living Area Bldg2	1232	0	\$12,169	2.16 %	0	\$13,818	2.16 %	0	\$10,719	2.16 %
Land Size	9720	7500	\$17,068	3.03 %	5000	\$50,872	7.94 %	5250	\$36,462	7.34 %
Location	MajorHwy	MajorHwy	0	0.00 %	Commercial	-\$726	-0.11 %	Commercial	-\$564	-0.11 %
Fronting	SecondaryArtery	MajorStrip	-\$8,928	-1.58 %	ResidentialStreet	-\$52,143	-8.14 %	ResidentialStreet	-\$40,448	-8.14 %
Neighborhood	Port Washington-226	Port Washington-226	0	0.00 %	Port Washington-226	0	0.00 %	Port Washington-226	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	04036 05580	04040 00700			05 A 02600			04017 00900		
Address	111 HARBOR RD PORT WASHINGTON, NY 11050	76 JUNIPER RD PORT WASHINGTON, NY 11050			25 SCHOOL ST PORT WASHINGTON, NY 11050			2 RADCLIFF AVE PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1134	1088	\$6,808	1.37 %	936	\$35,388	6.49 %	1274	-\$26,572	-3.74 %
Attic	0	128	\$3,193	0.64 %	0	0	0.00 %	364	\$11,785	1.66 %
Bsmt Type	Full	None	\$26,682	5.35 %	Full	0	0.00 %	Full	0	0.00 %
Year Built Depreciation	1908-93.62	1948-93.62	0	0.00 %	1918-95.62	-\$11,426	-2.10 %	1949-93.62	0	0.00 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C	-\$25,280	-3.56 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	2-0-6	-\$35,238	-4.96 %
Heat System	Pipeless	Hot Wtr	\$2,537	0.51 %	Hot Wtr	\$2,776	0.51 %	Hot Wtr	\$3,615	0.51 %
Parking	Det-504	Det-800	-\$4,618	-0.93 %	Det-720	-\$3,817	-0.70 %	Det-440	\$1,692	0.24 %
Porch	Op-102	Ep-70	\$1,970	0.40 %	Op-432/Ep-276	-\$19,346	-3.55 %	0	\$12,045	1.70 %
Living Area Bldg2	1232	1088	\$186	0.04 %	936	\$450	0.08 %	0	\$15,319	2.16 %
Land Size	9720	6100	\$6,300	1.26 %	5936	\$28,173	5.17 %	7107	\$26,028	3.67 %
Location	MajorHwy	0	-\$29,683	-5.96 %	0	-\$32,480	-5.96 %	MajorHwy	0	0.00 %
Fronting	SecondaryArtery	DeadEnd	-\$40,575	-8.14 %	ResidentialStreet	-\$44,399	-8.14 %	0	-\$57,807	-8.14 %
Neighborhood	Port Washington-226	Port Washington-223	\$18,360	3.68 %	Port Washington-226	0	0.00 %	Port Washington-226	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 27, 2016			Oct 13, 2017			Nov 09, 2016		
Sale Price	N/A	\$515,000			\$622,800			\$465,000		
adjRate	N/A	1.09503			1.02818			1.06823		
Time Adjustment	N/A	\$48,940			\$17,551			\$31,728		
Time Adjusted Sale Price	N/A	\$563,940			\$640,351			\$496,728		
Total % Adjustment	N/A	2.71 %			-7.86 %			7.74 %		
Total Dollar Adjustment	N/A	\$15,304			-\$50,326			\$38,463		
Adjusted Sales Price	\$569,000	\$579,244			\$590,025			\$535,191		
Adj Sales Price / SQFT	\$0.00	\$510.80			\$520.30			\$471.95		
Gross \$ Adjustment	N/A	\$76,861			\$191,509			\$133,193		
# of adjustments	N/A	9			10			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	Aug 22, 2017			Dec 04, 2017			Apr 25, 2018		
Sale Price	N/A	\$490,000			\$534,000			\$705,000		
adjRate	N/A	1.01693			1.02106			1.00697		
Time Adjustment	N/A	\$8,293			\$11,248			\$4,915		
Time Adjusted Sale Price	N/A	\$498,293			\$545,248			\$709,915		
Total % Adjustment	N/A	-1.77 %			-8.19 %			-10.48 %		
Total Dollar Adjustment	N/A	-\$8,839			-\$44,680			-\$74,414		
Adjusted Sales Price	\$569,000	\$489,454			\$500,567			\$635,501		
Adj Sales Price / SQFT	\$0.00	\$431.62			\$441.42			\$560.41		
Gross \$ Adjustment	N/A	\$140,913			\$178,256			\$215,381		
# of adjustments	N/A	11			9			10		
# of adjustments over 1 %	N/A	6			6			8		

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