

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12389 00390	12389 00310			12407 00210			12388 00150		
Address	122 ORCHARD ST PLAINVIEW, NY 11803	31 FOREST DR PLAINVIEW, NY 11803			6 SHATEL RD PLAINVIEW, NY 11803			38 FOREST DR PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1373	1373	0	0.00 %	1381	-\$941	-0.17 %	1367	\$791	0.13 %
Basement	418	343	\$3,109	0.59 %	329	\$3,904	0.70 %	342	\$3,694	0.60 %
Rec Room	368	0	\$10,217	1.94 %	0	\$10,750	1.94 %	0	\$11,975	1.94 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$5,930	-1.13 %	1955-90.98	-\$6,240	-1.13 %	1955-90.98	-\$6,951	-1.13 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,988	-0.54 %	Cntrl Ht	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-140	-\$1,757	-0.32 %	Pto-120	-\$1,757	-0.28 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	256	-\$4,985	-0.95 %	0	0	0.00 %	200	-\$4,982	-0.81 %
Land Size	8300	6500	\$9,949	1.89 %	7000	\$7,274	1.31 %	6200	\$13,940	2.26 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12389 00390	12467 00160			12389 00390			12539 00180		
Address	122 ORCHARD ST PLAINVIEW, NY 11803	47 PASADENA DR PLAINVIEW, NY 11803			122 ORCHARD ST PLAINVIEW, NY 11803			50 PHIPPS LA PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1373	1450	-\$9,024	-1.58 %	1373	0	0.00 %	1167	\$30,487	4.87 %
Basement	418	361	\$2,538	0.45 %	343	\$3,049	0.59 %	405	\$625	0.10 %
Rec Room	368	0	\$11,059	1.94 %	0	\$10,021	1.94 %	0	\$12,148	1.94 %
Bathrooms And Fixtures	2-0-6	2-1-8	-\$8,174	-1.43 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-89.95	1955-90.98	-\$6,419	-1.13 %	1954-90.98	-\$5,817	-1.13 %	1955-90.98	-\$7,051	-1.13 %
Heat System	Cntrl Ht	Cntrl Ht	-\$3,073	-0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Terrace Or Patio	0	Pto-204	-\$2,315	-0.41 %	0	0	0.00 %	Pto-320	-\$3,314	-0.53 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-44	-\$2,245	-0.36 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	8300	8624	-\$1,669	-0.29 %	8300	0	0.00 %	7632	\$4,035	0.64 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12389 00390	12389 00310			12407 00210			12388 00150		
Address	122 ORCHARD ST PLAINVIEW, NY 11803	31 FOREST DR PLAINVIEW, NY 11803			6 SHATEL RD PLAINVIEW, NY 11803			38 FOREST DR PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 31, 2017			Oct 03, 2017			Dec 30, 2016		
Sale Price	N/A	\$503,720			\$530,000			\$562,000		
adjRate	N/A	1.04544			1.04544			1.09827		
Time Adjustment	N/A	\$22,890			\$24,084			\$55,229		
Time Adjusted Sale Price	N/A	\$526,610			\$554,084			\$617,229		
Total % Adjustment	N/A	2.35 %			1.81 %			2.71 %		
Total Dollar Adjustment	N/A	\$12,359			\$10,002			\$16,710		
Adjusted Sales Price	\$622,000	\$538,969			\$564,087			\$633,939		
Adj Sales Price / SQFT	\$0.00	\$392.55			\$410.84			\$461.72		
Gross \$ Adjustment	N/A	\$34,190			\$33,853			\$44,091		
# of adjustments	N/A	5			7			7		
# of adjustments over 1 %	N/A	3			3			3		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12389 00390	12467 00160			12389 00390			12539 00180		
Address	122 ORCHARD ST PLAINVIEW, NY 11803	47 PASADENA DR PLAINVIEW, NY 11803			122 ORCHARD ST PLAINVIEW, NY 11803			50 PHIPPS LA PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 31, 2018			Jun 27, 2014			May 31, 2018		
Sale Price	N/A	\$570,000			\$420,000			\$620,000		
adjRate	N/A	1.00000			1.22978			1.00993		
Time Adjustment	N/A	\$			\$96,506			\$6,154		
Time Adjusted Sale Price	N/A	\$570,000			\$516,506			\$626,154		
Total % Adjustment	N/A	-3.00 %			1.40 %			5.54 %		
Total Dollar Adjustment	N/A	-\$17,077			\$7,253			\$34,685		
Adjusted Sales Price	\$622,000	\$552,923			\$523,759			\$660,838		
Adj Sales Price / SQFT	\$0.00	\$402.71			\$381.47			\$481.31		
Gross \$ Adjustment	N/A	\$44,272			\$18,887			\$59,907		
# of adjustments	N/A	8			3			7		
# of adjustments over 1 %	N/A	4			2			3		

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TENTATIVE