

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	51497 00210	51472 00060			51473 00240			51497 00080		
Address	3720 FERNDAL DR WANTAGH, NY 11793	3583 SHERRY AVE WANTAGH, NY 11793			3648 SHERRY AVE WANTAGH, NY 11793			973 WHITE BIRCH LN WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1344	1310	\$3,460	0.75 %	1310	\$3,009	0.75 %	1344	0	0.00 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	384	374	-\$166	-0.04 %	374	-\$145	-0.04 %	384	0	0.00 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,827	-0.83 %	1953-88.53	-\$3,328	-0.83 %	1954-88.89	-\$6,078	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$2,025	0.44 %	0	\$1,761	0.44 %	0	\$2,166	0.44 %
Parking	Det-294	0	\$4,402	0.96 %	Att-330	-\$6,314	-1.58 %	Det-280	\$296	0.06 %
Terrace Or Patio	Pto-144	0	\$1,492	0.32 %	0	\$1,298	0.32 %	0	\$1,596	0.32 %
Porch	Ep-240	Op-209	\$557	0.12 %	Op-177	\$947	0.24 %	0	\$6,311	1.28 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	512	0	\$15,335	3.33 %	0	\$13,335	3.33 %	0	\$16,402	3.33 %
Shed	0	120	-\$577	-0.13 %	0	0	0.00 %	0	0	0.00 %
Land Size	7140	6000	\$6,167	1.34 %	6000	\$5,363	1.34 %	7140	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51497 00210	51485 00250			51492 00040			52434 00080		
Address	3720 FERNDAL DR WANTAGH, NY 11793	3702 HUNT RD WANTAGH, NY 11793			3786 SARAH DR WANTAGH, NY 11793			653 BRIAN LN SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1344	1344	0	0.00 %	1312	\$3,456	0.71 %	1311	\$2,620	0.73 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	437	\$3,270	0.91 %
Attic	384	384	0	0.00 %	375	-\$159	-0.03 %	0	-\$5,772	-1.61 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,822	-1.24 %	1954-88.89	-\$6,038	-1.24 %	1953-88.53	-\$2,987	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$1,966	-0.55 %
Fireplace	2	0	\$2,075	0.44 %	0	\$2,152	0.44 %	0	\$1,580	0.44 %
Parking	Det-294	Det-375	-\$1,545	-0.33 %	Att-308	-\$7,070	-1.45 %	Att-200	-\$2,649	-0.74 %
Terrace Or Patio	Pto-144	0	\$1,529	0.32 %	Pto-320	-\$1,010	-0.21 %	Pto-216	-\$351	-0.10 %
Porch	Ep-240	0	\$6,045	1.28 %	0	\$6,269	1.28 %	0	\$4,605	1.28 %
Wood Deck	0	300	-\$4,915	-1.04 %	0	0	0.00 %	0	0	0.00 %
Pool	512	0	\$15,710	3.33 %	544	-\$670	-0.14 %	0	\$11,968	3.33 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7140	6300	\$4,538	0.96 %	6000	\$6,553	1.34 %	6363	\$3,181	0.89 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 30, 2018			Aug 24, 2018			Jun 29, 2016		
Sale Price	N/A	\$460,000			\$400,000			\$435,000		
adjRate	N/A	1.00000			1.00000			1.13103		
Time Adjustment	N/A	\$			\$			\$56,997		
Time Adjusted Sale Price	N/A	\$460,000			\$400,000			\$491,997		
Total % Adjustment	N/A	6.28 %			3.98 %			4.21 %		
Total Dollar Adjustment	N/A	\$28,868			\$15,926			\$20,693		
Adjusted Sales Price	\$477,000	\$488,868			\$415,926			\$512,691		
Adj Sales Price / SQFT	\$0.00	\$363.74			\$309.47			\$381.47		
Gross \$ Adjustment	N/A	\$38,008			\$35,499			\$32,849		
# of adjustments	N/A	10			9			6		
# of adjustments over 1 %	N/A	2			3			3		
Sales Comparison										
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Parcel ID #	51497 00210	51485 00250			51492 00040			52434 00080		
Address	3720 FERNDALE DR WANTAGH, NY 11793	3702 HUNT RD WANTAGH, NY 11793			3786 SARAH DR WANTAGH, NY 11793			653 BRIAN LN SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 17, 2017			Dec 21, 2016			Oct 22, 2018		
Sale Price	N/A	\$453,000			\$445,000			\$359,000		
adjRate	N/A	1.04029			1.09827			1.00000		
Time Adjustment	N/A	\$18,253			\$43,731			\$		
Time Adjusted Sale Price	N/A	\$471,253			\$488,731			\$359,000		
Total % Adjustment	N/A	3.74 %			0.71 %			3.76 %		
Total Dollar Adjustment	N/A	\$17,614			\$3,483			\$13,499		
Adjusted Sales Price	\$477,000	\$488,866			\$492,214			\$372,499		
Adj Sales Price / SQFT	\$0.00	\$363.74			\$366.23			\$277.16		
Gross \$ Adjustment	N/A	\$42,179			\$33,377			\$40,948		
# of adjustments	N/A	8			9			11		
# of adjustments over 1 %	N/A	4			4			3		

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TENTATIVE