

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	33560 00120	33281 00130			33560 00120			33201 01530		
Address	135 STEWART AVE GARDEN CITY, NY 11530	120 NEW HYDE PARK RD GARDEN CITY, NY 11530			135 STEWART AVE GARDEN CITY, NY 11530			212 NEW HYDE PARK RD GARDEN CITY, NY 11530		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1882	1766	\$11,936	1.76 %	1882	0	0.00 %	1533	\$41,180	5.78 %
Basement	181	0	\$11,518	1.70 %	181	0	0.00 %	0	\$12,087	1.70 %
Year Built Depreciation	1955-93.45	1933-93.45	0	0.00 %	1955-94.20	-\$5,074	-0.79 %	1951-93.70	-\$1,917	-0.27 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$7,529	-1.06 %
Bathrooms And Fixtures	2-1-8	2-1-9	-\$7,333	-1.08 %	2-1-8	0	0.00 %	2-0-6	\$19,151	2.69 %
Ext Wall	Alum/Vinyl	Brick	-\$11,255	-1.66 %	Alum/Vinyl	0	0.00 %	Frame	0	0.00 %
Heat System	Central AC	Steam/Vapor	\$37,750	5.56 %	Hot Wtr	\$37,297	5.83 %	Central AC	0	0.00 %
Land Size	9260	8000	\$12,304	1.81 %	9260	0	0.00 %	7900	\$14,033	1.97 %
Parking	Att-276	Att-257	\$689	0.10 %	Att-276	0	0.00 %	Att-252	\$917	0.13 %
Patio	0	163	-\$5,507	-0.81 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	72	-\$8,735	-1.23 %
Wood Deck	276	0	\$3,558	0.52 %	276	0	0.00 %	0	\$3,734	0.52 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	33560 00120	33228 00050			33329 00110			33193 00280		
Address	135 STEWART AVE GARDEN CITY, NY 11530	110 STEWART AVE GARDEN CITY, NY 11530			22 VASSAR ST GARDEN CITY, NY 11530			244 NEW HYDE PARK RD GARDEN CITY, NY 11530		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1882	1859	\$3,026	0.34 %	2049	-\$21,407	-2.30 %	1831	\$6,421	0.76 %
Basement	181	896	-\$41,917	-4.67 %	486	-\$21,353	-2.30 %	0	\$14,418	1.70 %
Year Built Depreciation	1955-93.45	1955-94.20	-\$7,119	-0.79 %	1956-94.44	-\$9,762	-1.05 %	1960-94.92	-\$13,171	-1.55 %
Style	Cape	Split Level	-\$31,242	-3.48 %	Split Level	-\$32,395	-3.48 %	Colonial	-\$39,564	-4.65 %
Bathrooms And Fixtures	2-1-8	2-1-9	-\$9,686	-1.08 %	3-1-11	-\$26,906	-2.89 %	2-1-9	-\$9,180	-1.08 %
Ext Wall	Alum/Vinyl	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Heat System	Central AC	Hot Wtr	\$52,321	5.83 %	Central AC	0	0.00 %	Hot Wtr	\$49,586	5.83 %
Land Size	9260	12000	-\$28,094	-3.13 %	6000	\$50,894	5.47 %	6000	\$46,516	5.47 %
Parking	Att-276	Att-460	-\$7,753	-0.86 %	0	\$16,989	1.83 %	Att-231	\$2,081	0.24 %
Patio	0	120	-\$5,894	-0.66 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	24	-\$4,461	-0.48 %	0	0	0.00 %
Wood Deck	276	0	\$4,700	0.52 %	0	\$4,874	0.52 %	0	\$4,454	0.52 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 26, 2018			Sep 25, 2012			Nov 01, 2016		
Sale Price	N/A	\$679,000			\$528,000			\$700,000		
adjRate	N/A	1.00000			1.21089			1.01796		
Time Adjustment	N/A	\$			\$111,349			\$12,572		
Time Adjusted Sale Price	N/A	\$679,000			\$639,349			\$712,572		
Total % Adjustment	N/A	7.90 %			5.04 %			10.23 %		
Total Dollar Adjustment	N/A	\$53,660			\$32,223			\$72,923		
Adjusted Sales Price	\$822,000	\$732,660			\$671,572			\$785,495		
Adj Sales Price / SQFT	\$0.00	\$389.30			\$356.84			\$417.37		
Gross \$ Adjustment	N/A	\$101,850			\$42,372			\$109,283		
# of adjustments	N/A	9			2			9		
# of adjustments over 1 %	N/A	6			1			6		
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Address	135 STEWART AVE GARDEN CITY, NY 11530	110 STEWART AVE GARDEN CITY, NY 11530			22 VASSAR ST GARDEN CITY, NY 11530			244 NEW HYDE PARK RD GARDEN CITY, NY 11530		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 20, 2016			Nov 30, 2017			Jul 24, 2017		
Sale Price	N/A	\$885,000			\$930,000			\$850,000		
adjRate	N/A	1.01344			1.00000			1.00000		
Time Adjustment	N/A	\$11,894			\$			\$		
Time Adjusted Sale Price	N/A	\$896,894			\$930,000			\$850,000		
Total % Adjustment	N/A	-7.99 %			-4.68 %			7.24 %		
Total Dollar Adjustment	N/A	-\$71,657			-\$43,527			\$61,563		
Adjusted Sales Price	\$822,000	\$825,237			\$886,473			\$911,563		
Adj Sales Price / SQFT	\$0.00	\$438.49			\$471.03			\$484.36		
Gross \$ Adjustment	N/A	\$191,752			\$189,041			\$185,391		
# of adjustments	N/A	10			9			9		
# of adjustments over 1 %	N/A	5			7			6		

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