

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	09582 00120	09582 00250			09481 02310			09582 00060		
Address	113 MOORE ST NEW HYDE PARK, NY 11040	89 MOORE ST NEW HYDE PARK, NY 11040			44 OXFORD ST NEW HYDE PARK, NY 11040			137 MOORE ST NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1536	1413	\$16,525	2.47 %	1668	-\$18,514	-2.38 %	1792	-\$34,205	-4.41 %
Upper Living Area	705	675	-\$297	-0.04 %	750	\$506	0.07 %	804	\$1,096	0.14 %
Basement	35	18	\$1,201	0.18 %	68	-\$2,637	-0.34 %	16	\$1,559	0.20 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Year Built Depreciation	1940-91.31	1940-91.31	0	0.00 %	1940-91.31	0	0.00 %	1940-91.31	0	0.00 %
Parking	0	Det-264	-\$5,474	-0.82 %	Det-240	-\$5,526	-0.71 %	Det-240	-\$5,518	-0.71 %
Porch	Op-21	Op-33	-\$644	-0.10 %	0	\$1,410	0.18 %	Op-24	-\$193	-0.02 %
Wood Deck	0	225	-\$5,832	-0.87 %	0	0	0.00 %	156	-\$5,281	-0.68 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	4500	4500	0	0.00 %	4500	0	0.00 %	4725	-\$2,893	-0.37 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	09582 00120	09077 00440			09515 00270			09061 00510		
Address	113 MOORE ST NEW HYDE PARK, NY 11040	46 ALLEN ST NEW HYDE PARK, NY 11040			104 WILSON BLVD NEW HYDE PARK, NY 11040			51 ALLEN ST NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1536	1429	\$14,157	2.13 %	1700	-\$23,618	-2.92 %	1436	\$12,966	1.99 %
Upper Living Area	705	690	-\$147	-0.02 %	816	\$1,275	0.16 %	540	-\$1,658	-0.25 %
Basement	35	0	\$2,476	0.37 %	0	\$3,016	0.37 %	24	\$755	0.12 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Cape	\$30,309	4.65 %
Year Built Depreciation	1940-91.31	1936-91.31	0	0.00 %	1955-92.29	-\$8,592	-1.06 %	1936-91.31	0	0.00 %
Parking	0	Det-180	-\$2,823	-0.43 %	Det-308	-\$8,131	-1.01 %	Det-306	-\$5,921	-0.91 %
Porch	Op-21	Op-45	-\$1,226	-0.18 %	0	\$1,466	0.18 %	0	\$1,183	0.18 %
Wood Deck	0	287	-\$6,737	-1.02 %	0	0	0.00 %	0	0	0.00 %
Shed	0	120	-\$831	-0.13 %	0	0	0.00 %	0	0	0.00 %
Land Size	4500	4300	\$2,313	0.35 %	5005	-\$6,553	-0.81 %	4300	\$2,274	0.35 %

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Parcel ID #	09582 00120	09582 00250	09481 02310	09582 00060
Address	113 MOORE ST NEW HYDE PARK, NY 11040	89 MOORE ST NEW HYDE PARK, NY 11040	44 OXFORD ST NEW HYDE PARK, NY 11040	137 MOORE ST NEW HYDE PARK, NY 11040
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 08, 2017	Jul 11, 2016	Jan 09, 2017
Sale Price	N/A	\$642,500	\$680,000	\$700,000
adjRate	N/A	1.04088	1.14292	1.10852
Time Adjustment	N/A	\$26,265	\$97,186	\$75,963
Time Adjusted Sale Price	N/A	\$668,765	\$777,186	\$775,963
Total % Adjustment	N/A	0.82 %	-3.19 %	-5.86 %
Total Dollar Adjustment	N/A	\$5,479	-\$24,761	-\$45,435
Adjusted Sales Price	\$681,000	\$674,244	\$752,424	\$730,528
Adj Sales Price / SQFT	\$0.00	\$438.96	\$489.86	\$475.60
Gross \$ Adjustment	N/A	\$29,972	\$28,595	\$50,744
# of adjustments	N/A	6	5	7
# of adjustments over 1 %	N/A	1	1	1

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	09582 00120	09077 00440	09515 00270	09061 00510
Address	113 MOORE ST NEW HYDE PARK, NY 11040	46 ALLEN ST NEW HYDE PARK, NY 11040	104 WILSON BLVD NEW HYDE PARK, NY 11040	51 ALLEN ST NEW HYDE PARK, NY 11040
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 29, 2016	Sep 11, 2017	May 14, 2018
Sale Price	N/A	\$595,000	\$763,000	\$644,700
adjRate	N/A	1.11488	1.05891	1.01151
Time Adjustment	N/A	\$68,355	\$44,945	\$7,422
Time Adjusted Sale Price	N/A	\$663,355	\$807,945	\$652,122
Total % Adjustment	N/A	1.08 %	-5.09 %	6.12 %
Total Dollar Adjustment	N/A	\$7,182	-\$41,136	\$39,909
Adjusted Sales Price	\$681,000	\$670,537	\$766,809	\$692,031
Adj Sales Price / SQFT	\$0.00	\$436.55	\$499.22	\$450.54
Gross \$ Adjustment	N/A	\$30,710	\$52,651	\$55,066
# of adjustments	N/A	8	7	7
# of adjustments over 1 %	N/A	2	3	2

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TENTATIVE