

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	551340103080	55154 05250			55154 04500			55523 00550		
Address	1822 YALE RD MERRICK, NY 11566	1876 EDWARDS PL MERRICK, NY 11566			10 DARTMOUTH PL MERRICK, NY 11566			19 ARBOR LN MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2828	2377	\$36,397	4.64 %	1877	\$71,406	11.28 %	3176	-\$25,785	-2.98 %
Unf Bsmt	0	190	-\$7,112	-0.91 %	0	0	0.00 %	0	0	0.00 %
Bsmt Type	Full	Full	0	0.00 %	3/4 Bsmt	0	0.00 %	None	\$36,948	4.27 %
Style	Contemporary	Colonial	-\$37,280	-4.75 %	Ranch	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-9	-\$5,473	-0.70 %	2-0-6	\$10,904	1.72 %	3-0-9	-\$6,028	-0.70 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	2	1	\$6,963	0.89 %	2	0	0.00 %	2	0	0.00 %
Land Size	10584	6794	-\$1,380	-0.18 %	10000	\$4,506	0.71 %	7900	\$32,201	3.72 %
Year Built Depreciation	1973-95.76	2015-99.70	-\$31,031	-3.95 %	1948-93.93	\$12,314	1.95 %	1951-93.93	\$16,828	1.95 %
Parking	Att-462	Att-280	\$8,513	1.08 %	Att-226	\$9,234	1.46 %	Att-480	-\$822	-0.10 %
Detached Gar Depr	1	1	0	0.00 %	1	0	0.00 %	1	0	0.00 %
Porch	0	Op-32	-\$2,323	-0.30 %	Op-133	-\$5,915	-0.93 %	0	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	984	-\$21,019	-2.43 %
Wood Deck	260	0	\$4,629	0.59 %	0	\$3,731	0.59 %	0	\$5,098	0.59 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	551340103080	55159 01180			55523 00560			551340101170		
Address	1822 YALE RD MERRICK, NY 11566	15 BIRCH ST MERRICK, NY 11566			17 ARBOR LN MERRICK, NY 11566			55 BEVERLY RD MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2828	2864	-\$2,338	-0.33 %	2027	\$50,946	9.07 %	2055	\$70,460	8.69 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	96	-\$4,016	-0.50 %
Bsmt Type	Full	Full	0	0.00 %	None	\$23,987	4.27 %	Full	0	0.00 %
Style	Contemporary	Colonial	-\$33,694	-4.75 %	Cape	0	0.00 %	Old Style	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-6	\$9,674	1.72 %	2-0-6	\$13,980	1.72 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Hot Wtr	\$48,251	5.95 %
Fireplace	2	1	\$6,293	0.89 %	2	0	0.00 %	2	0	0.00 %
Land Size	10584	5500	\$70,985	10.00 %	7900	\$20,906	3.72 %	15998	-\$40,833	-5.03 %
Year Built Depreciation	1973-95.76	2017-99.70	-\$28,047	-3.95 %	1951-94.14	\$9,629	1.72 %	1929-93.93	\$15,787	1.95 %
Parking	Att-462	Att-273	\$8,028	1.13 %	Att-264	\$6,694	1.19 %	Det-360	\$9,343	1.15 %
Detached Gar Depr	1	1	0	0.00 %	1	0	0.00 %	0.97	\$21,089	2.60 %
Porch	0	Op-118	-\$6,081	-0.86 %	Op-84/Ep-35	-\$4,871	-0.87 %	0	0	0.00 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	260	0	\$4,184	0.59 %	0	\$3,310	0.59 %	352	-\$1,180	-0.15 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	1600	-\$1,600	-0.20 %

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Parcel ID #	551340103080	55154 05250	55154 04500	55523 00550
Address	1822 YALE RD MERRICK, NY 11566	1876 EDWARDS PL MERRICK, NY 11566	10 DARTMOUTH PL MERRICK, NY 11566	19 ARBOR LN MERRICK, NY 11566
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 22, 2016	Jun 26, 2015	Mar 09, 2016
Sale Price	N/A	\$729,500	\$550,000	\$775,000
adjRate	N/A	1.07623	1.15051	1.11577
Time Adjustment	N/A	\$55,611	\$82,783	\$89,721
Time Adjusted Sale Price	N/A	\$785,111	\$632,783	\$864,721
Total % Adjustment	N/A	-3.58 %	16.78 %	4.33 %
Total Dollar Adjustment	N/A	-\$28,097	\$106,180	\$37,423
Adjusted Sales Price	\$734,000	\$757,014	\$738,963	\$902,144
Adj Sales Price / SQFT	\$0.00	\$267.69	\$261.30	\$319.00
Gross \$ Adjustment	N/A	\$141,102	\$118,010	\$144,728
# of adjustments	N/A	10	7	8
# of adjustments over 1 %	N/A	4	4	5

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	551340103080	55159 01180	55523 00560	551340101170
Address	1822 YALE RD MERRICK, NY 11566	15 BIRCH ST MERRICK, NY 11566	17 ARBOR LN MERRICK, NY 11566	55 BEVERLY RD MERRICK, NY 11566
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 06, 2018	Jun 20, 2016	Sep 25, 2017
Sale Price	N/A	\$707,000	\$510,000	\$782,000
adjRate	N/A	1.00368	1.10077	1.03742
Time Adjustment	N/A	\$2,602	\$51,395	\$29,259
Time Adjusted Sale Price	N/A	\$709,602	\$561,395	\$811,259
Total % Adjustment	N/A	2.72 %	21.42 %	16.18 %
Total Dollar Adjustment	N/A	\$19,330	\$120,276	\$131,281
Adjusted Sales Price	\$734,000	\$728,932	\$681,671	\$942,540
Adj Sales Price / SQFT	\$0.00	\$257.76	\$241.04	\$333.29
Gross \$ Adjustment	N/A	\$159,650	\$130,017	\$226,538
# of adjustments	N/A	8	8	10
# of adjustments over 1 %	N/A	4	6	7

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TENTATIVE