

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	17011 01030	17011 01030			17011 01160			17011 01030		
Address	12 KETTLEPOND RD JERICO, NY 11753	12 KETTLEPOND RD JERICO, NY 11753			48 KETTLEPOND RD JERICO, NY 11753			12 KETTLEPOND RD JERICO, NY 11753		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Land Size	6600	6600	0	0.00 %	6600	0	0.00 %	6600	0	0.00 %
Living Area	3965	3965	0	0.00 %	3807	\$41,835	2.31 %	3965	0	0.00 %
Upper Living Area	1324	1324	0	0.00 %	1397	\$6,108	0.34 %	1324	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	2008-100.00	2008-100.00	0	0.00 %	2005-99.52	\$8,637	0.48 %	2008-100.00	0	0.00 %
Bathrooms And Fixtures	3-1-16	3-1-16	0	0.00 %	3-1-15	\$17,939	0.99 %	3-1-16	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-460	Att-460	0	0.00 %	Att-588	-\$15,191	-0.84 %	Att-460	0	0.00 %
Terrace Or Patio	Pto-364	Pto-364	0	0.00 %	0	\$59,593	3.30 %	Pto-364	0	0.00 %
Porch	Op-30	Op-30	0	0.00 %	Op-24	\$3,757	0.21 %	Op-30	0	0.00 %
Wood Deck	40	40	0	0.00 %	506	-\$51,531	-2.85 %	40	0	0.00 %
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 #	17011 01030	17011 01320			17011 01560			17011 00690		
Address	12 KETTLEPOND RD JERICO, NY 11753	21 HOLIDAY POND RD JERICO, NY 11753			46 HOLIDAY POND RD JERICO, NY 11753			23 OLDE HAMLET DR JERICO, NY 11753		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Land Size	6600	12180	-\$6,663	-0.40 %	6000	\$1,474	0.06 %	10400	-\$7,395	-0.30 %
Living Area	3965	3521	\$114,019	6.91 %	3807	\$54,181	2.31 %	4772	-\$244,114	-9.90 %
Upper Living Area	1324	1087	-\$19,245	-1.17 %	1397	\$7,911	0.34 %	1893	\$59,621	2.42 %
Rec Room	0	1600	-\$108,616	-6.58 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	2008-100.00	2009-100.00	0	0.00 %	2005-99.52	\$11,186	0.48 %	2008-100.00	0	0.00 %
Bathrooms And Fixtures	3-1-16	4-1-16	0	0.00 %	3-1-15	\$23,232	0.99 %	5-1-20	-\$82,778	-3.36 %
Fireplace	2	1	\$15,218	0.92 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-460	Att-394	\$8,059	0.49 %	Att-588	-\$19,675	-0.84 %	Att-696	-\$36,058	-1.46 %
Terrace Or Patio	Pto-364	Pto-538	-\$14,614	-0.89 %	0	\$77,180	3.30 %	Pto-520	-\$19,831	-0.80 %
Porch	Op-30	Op-18	\$6,409	0.39 %	Op-422	-\$143,394	-6.13 %	Op-24	\$5,126	0.21 %
Wood Deck	40	0	\$7,408	0.45 %	398	-\$56,132	-2.40 %	0	\$11,073	0.45 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	28100	-\$28,100	-1.14 %

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Address	12 KETTLEPOND RD JERICO, NY 11753	12 KETTLEPOND RD JERICO, NY 11753			48 KETTLEPOND RD JERICO, NY 11753			12 KETTLEPOND RD JERICO, NY 11753		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 27, 2016			Jun 26, 2018			Sep 10, 2013		
Sale Price	N/A	\$1,780,000			\$1,800,000			\$1,550,000		
adjRate	N/A	1.09201			1.00420			1.19621		
Time Adjustment	N/A	\$163,769			\$7,560			\$304,121		
Time Adjusted Sale Price	N/A	\$1,943,769			\$1,807,560			\$1,854,121		
Total % Adjustment	N/A	0.00 %			3.94 %			0.00 %		
Total Dollar Adjustment	N/A	\$			\$71,147			\$		
Adjusted Sales Price	\$1,798,000	\$1,943,769			\$1,878,707			\$1,854,121		
Adj Sales Price / SQFT	\$0.00	\$490.23			\$473.82			\$467.62		
Gross \$ Adjustment	N/A	\$			\$204,593			\$		
# of adjustments	N/A	0			8			0		
# of adjustments over 1 %	N/A	0			3			0		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 10, 2017			Feb 21, 2017			Mar 09, 2018		
Sale Price	N/A	\$1,530,000			\$2,180,000			\$2,425,000		
adjRate	N/A	1.07836			1.07385			1.01691		
Time Adjustment	N/A	\$119,891			\$160,993			\$40,997		
Time Adjusted Sale Price	N/A	\$1,649,891			\$2,340,993			\$2,465,997		
Total % Adjustment	N/A	0.12 %			-1.88 %			-13.89 %		
Total Dollar Adjustment	N/A	\$1,976			-\$44,036			-\$342,456		
Adjusted Sales Price	\$1,798,000	\$1,651,867			\$2,296,957			\$2,123,541		
Adj Sales Price / SQFT	\$0.00	\$416.61			\$579.31			\$535.57		
Gross \$ Adjustment	N/A	\$300,253			\$394,365			\$494,096		
# of adjustments	N/A	9			9			9		
# of adjustments over 1 %	N/A	3			4			5		

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TENTATIVE