

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49245 00010	49182 00130			48270 04190			48491 00180		
Address	2 ALEXANDER DR FARMINGDALE, NY 11735	27 CINQUE DR FARMINGDALE, NY 11735			24 FRANK AVE FARMINGDALE, NY 11735			130 SULLIVAN AVE FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2414	2066	\$31,319	4.66 %	2716	-\$23,898	-4.78 %	2038	\$23,312	5.08 %
Upper Living Area	972	858	-\$1,001	-0.15 %	1140	\$1,023	0.20 %	916	-\$331	-0.07 %
Rec Room	500	429	\$2,002	0.30 %	0	\$12,588	2.52 %	0	\$11,562	2.52 %
Luc	One Family	One Family	-\$31,913	-4.75 %	One Family	-\$23,731	-4.75 %	One Family	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C+	-\$25,634	-3.81 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-8	2-0-7	\$4,523	0.67 %	2-1-8	0	0.00 %	2-0-8	0	0.00 %
Year Built Depreciation	1954-87.80	1950-88.17	-\$2,826	-0.42 %	1949-87.80	0	0.00 %	1950-88.17	-\$1,930	-0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Frame	\$5,307	1.06 %	Composition	\$7,535	1.64 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$22,527	4.91 %
Fireplace	2	0	\$2,960	0.44 %	0	\$2,201	0.44 %	0	\$2,022	0.44 %
Parking	Det-320	Det-345	\$2,902	0.43 %	Det-240	\$4,419	0.88 %	Det-280	\$3,233	0.70 %
Porch	Op-32	Op-198	-\$5,652	-0.84 %	0	\$1,351	0.27 %	Op-136	-\$2,743	-0.60 %
Wood Deck	480	0	\$9,249	1.38 %	391	\$719	0.14 %	272	\$1,741	0.38 %
Pool	0	0	0	0.00 %	384	-\$13,210	-2.64 %	0	0	0.00 %
Shed	140	0	\$968	0.14 %	0	\$720	0.14 %	0	\$661	0.14 %
Land Size	8000	7000	\$6,910	1.03 %	7500	\$2,477	0.50 %	8000	0	0.00 %
Location	Commercial	0	-\$29,639	-4.41 %	0	-\$22,039	-4.41 %	0	-\$20,242	-4.41 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49245 00010	49181 00300			48265 00480			49004 00810		
Address	2 ALEXANDER DR FARMINGDALE, NY 11735	57 CINQUE DR FARMINGDALE, NY 11735			9 INTERVALE AVE FARMINGDALE, NY 11735			15 SPENCER ST FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2414	2334	\$6,097	0.99 %	1934	\$36,316	6.70 %	2306	\$6,546	1.35 %
Upper Living Area	972	1075	\$784	0.13 %	806	-\$1,191	-0.22 %	910	-\$388	-0.08 %
Rec Room	500	0	\$15,497	2.52 %	403	\$2,227	0.41 %	0	\$12,229	2.52 %
Luc	One Family	One Family	-\$29,215	-4.75 %	One Family	-\$25,732	-4.75 %	One Family	-\$23,054	-4.75 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Modified Ranch	\$10,825	2.23 %
Quality	C	C+	-\$23,466	-3.81 %	C+	-\$20,669	-3.81 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-8	3-0-10	-\$6,858	-1.11 %	2-0-8	0	0.00 %	2-0-6	\$7,067	1.45 %
Year Built Depreciation	1954-87.80	1967-91.31	-\$23,707	-3.85 %	1953-88.53	-\$4,510	-0.83 %	1951-88.17	-\$2,041	-0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$23,828	4.91 %
Fireplace	2	0	\$2,710	0.44 %	0	\$2,387	0.44 %	2	0	0.00 %
Parking	Det-320	Att-200	-\$612	-0.10 %	Det-600	-\$4,669	-0.86 %	0	\$7,803	1.61 %
Porch	Op-32	Op-150	-\$4,030	-0.65 %	Op-112	-\$2,618	-0.48 %	0	\$1,313	0.27 %
Wood Deck	480	220	\$3,104	0.50 %	320	\$1,501	0.28 %	120	\$3,913	0.81 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	140	0	\$886	0.14 %	0	\$781	0.14 %	0	\$699	0.14 %
Land Size	8000	6000	\$13,708	2.23 %	10000	-\$9,184	-1.69 %	7400	\$2,908	0.60 %
Location	Commercial	0	-\$27,132	-4.41 %	Commercial	0	0.00 %	0	-\$21,411	-4.41 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 27, 2017			Oct 17, 2018			Jan 19, 2016		
Sale Price	N/A	\$635,000			\$500,000			\$390,000		
adjRate	N/A	1.05891			1.00000			1.17750		
Time Adjustment	N/A	\$37,405			\$			\$69,225		
Time Adjusted Sale Price	N/A	\$672,405			\$500,000			\$459,225		
Total % Adjustment	N/A	-5.33 %			-10.41 %			10.31 %		
Total Dollar Adjustment	N/A	-\$35,830			-\$52,072			\$47,346		
Adjusted Sales Price	\$541,000	\$636,576			\$447,928			\$506,571		
Adj Sales Price / SQFT	\$0.00	\$263.70			\$185.55			\$209.85		
Gross \$ Adjustment	N/A	\$157,498			\$113,684			\$97,837		
# of adjustments	N/A	14			13			12		
# of adjustments over 1 %	N/A	6			6			5		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 03, 2017			Jul 30, 2015			Jul 14, 2016		
Sale Price	N/A	\$588,000			\$454,250			\$425,000		
adjRate	N/A	1.04685			1.19354			1.14292		
Time Adjustment	N/A	\$27,550			\$87,917			\$60,741		
Time Adjusted Sale Price	N/A	\$615,550			\$542,167			\$485,741		
Total % Adjustment	N/A	-11.73 %			-4.68 %			6.22 %		
Total Dollar Adjustment	N/A	-\$72,234			-\$25,362			\$30,237		
Adjusted Sales Price	\$541,000	\$543,316			\$516,805			\$515,978		
Adj Sales Price / SQFT	\$0.00	\$225.07			\$214.09			\$213.74		
Gross \$ Adjustment	N/A	\$157,807			\$111,784			\$124,024		

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# of adjustments	N/A	14	12	14
# of adjustments over 1 %	N/A	7	4	8