

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12506 00230	12540 00070			12508 00060			12515 00150		
Address	14 HAZELWOOD DR JERICHO, NY 11753	39 HAZELWOOD DR JERICHO, NY 11753			19 MAYTIME DR JERICHO, NY 11753			151 BIRCHWOOD PARK DR JERICHO, NY 11753		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2442	2505	-\$8,160	-0.78 %	2055	\$50,425	5.18 %	1938	\$68,301	6.99 %
Attic	0	224	\$10,642	1.01 %	0	0	0.00 %	0	0	0.00 %
Basement	398	546	-\$11,386	-1.08 %	462	-\$4,712	-0.48 %	463	-\$4,795	-0.49 %
Luc	Two Family	One Family	-\$30,354	-2.89 %	One Family	-\$28,155	-2.89 %	One Family	-\$28,220	-2.89 %
Quality	C+	B-	-\$9,412	-0.90 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-11	2-2-10	\$5,039	0.48 %	2-1-10	\$4,674	0.48 %	2-1-10	\$4,685	0.48 %
Year Built Depreciation	1957-90.30	1957-91.31	-\$11,657	-1.11 %	1957-91.31	-\$10,813	-1.11 %	1957-91.31	-\$10,838	-1.11 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$5,751	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$4,624	0.44 %	2	0	0.00 %	2	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-120	-\$2,780	-0.28 %
Porch	Op-18	Op-28	-\$777	-0.07 %	0	\$1,603	0.16 %	Op-18	0	0.00 %
Wood Deck	537	516	\$307	0.03 %	573	-\$469	-0.05 %	48	\$11,595	1.19 %
Pool	0	0	0	0.00 %	392	-\$26,125	-2.68 %	0	0	0.00 %
Land Size	10000	10496	-\$3,886	-0.37 %	10000	0	0.00 %	10000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12506 00230	11454 00130			11433 00200			12511 00070		
Address	14 HAZELWOOD DR JERICHO, NY 11753	6 CRAIG ST JERICHO, NY 11753			3 RICHMOND AVE JERICHO, NY 11753			15 BRIAR LN JERICHO, NY 11753		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2442	2236	\$27,696	2.61 %	2152	\$37,388	3.77 %	2232	\$34,428	2.66 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	398	634	-\$17,771	-1.68 %	491	-\$6,900	-0.70 %	1021	-\$50,558	-3.91 %
Luc	Two Family	One Family	-\$30,654	-2.89 %	One Family	-\$28,686	-2.89 %	One Family	-\$37,336	-2.89 %
Quality	C+	B-	-\$9,505	-0.90 %	B-	-\$8,894	-0.90 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-11	2-2-10	\$5,089	0.48 %	2-1-8	\$16,000	1.61 %	2-1-10	\$6,198	0.48 %
Year Built Depreciation	1957-90.30	1959-91.64	-\$15,557	-1.47 %	1959-91.64	-\$14,558	-1.47 %	1957-91.31	-\$14,339	-1.11 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$5,435	-0.55 %	Mas/Frame	-\$7,074	-0.55 %
Fireplace	2	2	0	0.00 %	0	\$4,370	0.44 %	3	-\$3,316	-0.26 %
Terrace Or Patio	0	0	0	0.00 %	Pto-225	-\$4,283	-0.43 %	Pto-120	-\$3,678	-0.28 %
Porch	Op-18	Op-40	-\$1,757	-0.17 %	0	\$1,634	0.16 %	Op-21	-\$218	-0.02 %
Wood Deck	537	180	\$7,378	0.70 %	450	\$1,268	0.13 %	0	\$18,842	1.46 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	10000	11590	-\$11,917	-1.12 %	10043	-\$326	-0.03 %	9960	\$397	0.03 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 09, 2017			Sep 11, 2017			Jun 19, 2017		
Sale Price	N/A	\$950,000			\$915,000			\$900,000		
adjRate	N/A	1.10571			1.06482			1.08507		
Time Adjustment	N/A	\$100,421			\$59,307			\$76,561		
Time Adjusted Sale Price	N/A	\$1,050,421			\$974,307			\$976,561		
Total % Adjustment	N/A	-5.79 %			-1.39 %			3.89 %		
Total Dollar Adjustment	N/A	-\$60,771			-\$13,571			\$37,948		
Adjusted Sales Price	\$1,062,000	\$989,649			\$960,736			\$1,014,509		
Adj Sales Price / SQFT	\$0.00	\$405.26			\$393.42			\$415.44		
Gross \$ Adjustment	N/A	\$101,997			\$126,975			\$131,213		
# of adjustments	N/A	12			8			7		
# of adjustments over 1 %	N/A	4			4			4		
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Address	14 HAZELWOOD DR JERICHO, NY 11753	6 CRAIG ST JERICHO, NY 11753			3 RICHMOND AVE JERICHO, NY 11753			15 BRIAR LN JERICHO, NY 11753		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 11, 2017			Dec 13, 2017			Mar 22, 2018		
Sale Price	N/A	\$990,000			\$950,000			\$1,260,000		
adjRate	N/A	1.07153			1.04494			1.02544		
Time Adjustment	N/A	\$70,810			\$42,695			\$32,053		
Time Adjusted Sale Price	N/A	\$1,060,810			\$992,695			\$1,292,053		
Total % Adjustment	N/A	-4.43 %			-0.85 %			-4.38 %		
Total Dollar Adjustment	N/A	-\$46,999			-\$8,423			-\$56,656		
Adjusted Sales Price	\$1,062,000	\$1,013,811			\$984,271			\$1,235,397		
Adj Sales Price / SQFT	\$0.00	\$415.16			\$403.06			\$505.90		
Gross \$ Adjustment	N/A	\$127,324			\$129,743			\$176,384		
# of adjustments	N/A	9			12			11		
# of adjustments over 1 %	N/A	5			4			5		

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TENTATIVE