

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	54521 00280	54342 00450			54521 00320			54521 00180		
<b>Address</b>	3489 WOODWARD ST OCEANSIDE, NY 11572	159 LINDBERGH AVE OCEANSIDE, NY 11572			3537 WOODWARD ST OCEANSIDE, NY 11572			491 ROSS PL OCEANSIDE, NY 11572		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1448	1420	\$2,180	0.48 %	1715	-\$26,965	-5.50 %	1361	\$7,329	1.52 %
Upper Living Area	0	0	0	0.00 %	497	\$6,624	1.35 %	0	0	0.00 %
Attic	199	406	\$4,934	1.08 %	0	-\$5,969	-1.22 %	199	0	0.00 %
Basement	300	456	-\$6,222	-1.36 %	300	0	0.00 %	300	0	0.00 %
Year Built Depreciation	1953-89.34	1954-90.31	-\$4,889	-1.07 %	1953-89.99	-\$3,535	-0.72 %	1953-89.99	-\$3,469	-0.72 %
Quality	C+	C	\$7,690	1.68 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-8	-\$7,051	-1.54 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$4,056	-0.83 %	Alum/Vinyl	-\$3,980	-0.83 %
Fireplace	0	0	0	0.00 %	2	-\$8,459	-1.73 %	0	0	0.00 %
Terrace Or Patio	0	Pto-169	-\$2,105	-0.46 %	0	0	0.00 %	Pto-330	-\$3,594	-0.75 %
Porch	0	0	0	0.00 %	Ep-24	-\$1,911	-0.39 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	168	-\$4,287	-0.89 %
Land Size	6000	6000	0	0.00 %	7200	-\$4,358	-0.89 %	7000	-\$3,618	-0.75 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	54521 00280	54354 00820			54354 01160			54354 01180		
<b>Address</b>	3489 WOODWARD ST OCEANSIDE, NY 11572	3507 BAYFIELD BLVD OCEANSIDE, NY 11572			3506 KNIGHT ST OCEANSIDE, NY 11572			3518 KNIGHT ST OCEANSIDE, NY 11572		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1448	1579	-\$13,570	-2.66 %	1500	-\$3,626	-0.86 %	1500	-\$4,131	-0.86 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	199	199	0	0.00 %	0	-\$5,150	-1.22 %	0	-\$5,867	-1.22 %
Basement	300	200	\$4,963	0.97 %	688	-\$13,168	-3.11 %	688	-\$15,001	-3.11 %
Year Built Depreciation	1953-89.34	1953-89.99	-\$3,674	-0.72 %	1961-91.54	-\$10,177	-2.41 %	1961-91.54	-\$11,593	-2.41 %
Quality	C+	C+	0	0.00 %	C	\$7,126	1.68 %	C	\$8,117	1.68 %
Bathrooms And Fixtures	2-0-6	2-1-8	-\$7,871	-1.54 %	2-1-8	-\$6,534	-1.54 %	2-1-8	-\$7,443	-1.54 %
Parking	0	Att-348	-\$7,485	-1.47 %	0	0	0.00 %	0	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	-\$4,216	-0.83 %	Composition	0	0.00 %	Composition	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-36/Ep-30	-\$4,682	-0.92 %	Op-42	-\$2,649	-0.63 %	Op-42	-\$3,018	-0.63 %
Wood Deck	0	662	-\$11,356	-2.23 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6800	-\$3,114	-0.61 %	6000	0	0.00 %	6000	0	0.00 %

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<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sales Comparison				
Sale Date	N/A	Mar 23, 2018	Dec 21, 2017	Jun 02, 2014
Sale Price	N/A	\$450,000	\$478,000	\$385,000
adjRate	N/A	1.01460	1.02569	1.24968
Time Adjustment	N/A	\$6,570	\$12,279	\$96,127
Time Adjusted Sale Price	N/A	\$456,570	\$490,279	\$481,127
Total % Adjustment	N/A	-1.20 %	-9.92 %	-2.41 %
Total Dollar Adjustment	N/A	-\$5,463	-\$48,627	-\$11,618
Adjusted Sales Price	\$498,000	\$451,107	\$441,652	\$469,509
Adj Sales Price / SQFT	\$0.00	\$311.54	\$305.01	\$324.25
Gross \$ Adjustment	N/A	\$35,072	\$61,876	\$26,277
# of adjustments	N/A	7	8	6
# of adjustments over 1 %	N/A	5	4	1
Sales Comparison				
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<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sales Comparison				
Sale Date	N/A	Dec 22, 2016	May 15, 2018	Mar 07, 2018
Sale Price	N/A	\$470,000	\$420,000	\$475,000
adjRate	N/A	1.08435	1.00727	1.01460
Time Adjustment	N/A	\$39,645	\$3,055	\$6,935
Time Adjusted Sale Price	N/A	\$509,645	\$423,055	\$481,935
Total % Adjustment	N/A	-10.01 %	-8.08 %	-8.08 %
Total Dollar Adjustment	N/A	-\$51,006	-\$34,179	-\$38,936
Adjusted Sales Price	\$498,000	\$458,640	\$388,875	\$442,998
Adj Sales Price / SQFT	\$0.00	\$316.74	\$268.56	\$305.94
Gross \$ Adjustment	N/A	\$60,931	\$48,431	\$55,171
# of adjustments	N/A	9	7	7
# of adjustments over 1 %	N/A	4	5	5

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TENTATIVE