

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	56 H1100450	56 H0200520			56 H0400150			56 H0900160		
Address	1382 DARBY RD WANTAGH, NY 11793	2888 EATON RD WANTAGH, NY 11793			1515 LAKESIDE DR WANTAGH, NY 11793			2947 CAMBRIDGE RD WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1629	1710	-\$8,449	-1.26 %	1396	\$25,516	4.11 %	1489	\$14,838	2.37 %
Unf Bsmt	26	0	\$963	0.14 %	0	\$890	0.14 %	0	\$897	0.14 %
Rec Room	400	0	\$30,584	4.55 %	425	-\$280	-0.05 %	0	\$28,487	4.55 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$30,960	4.99 %	Colonial	0	0.00 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Ext Wall	Alum/Vinyl	Composition	\$6,645	0.99 %	Alum/Vinyl	0	0.00 %	Frame	0	0.00 %
Fireplace	3	0	\$9,466	1.41 %	0	\$8,752	1.41 %	2	\$3,240	0.52 %
Land Size	7920	7980	-\$556	-0.08 %	6000	\$19,225	3.10 %	10000	-\$10,532	-1.68 %
Year Built Depreciation	1950-95.95	1948-95.95	0	0.00 %	1950-96.14	-\$1,223	-0.20 %	1948-95.95	0	0.00 %
Parking	Det-400	Att-210	\$4,150	0.62 %	Att-252	\$1,985	0.32 %	Att-210	\$3,865	0.62 %
Detached Gar Depr	0.98	1	-\$14,879	-2.22 %	1	-\$13,757	-2.22 %	1	-\$13,858	-2.22 %
Porch	Op-15	Op-18	-\$190	-0.03 %	Op-10	\$303	0.05 %	Op-25	-\$520	-0.08 %
Patio	225	335	-\$2,153	-0.32 %	0	\$6,174	0.99 %	180	\$961	0.15 %
Wood Deck	0	0	0	0.00 %	408	-\$5,026	-0.81 %	0	0	0.00 %
Pool	648	576	\$2,554	0.38 %	576	\$2,361	0.38 %	595	\$1,734	0.28 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	4565	-\$4,565	-0.73 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	56 H1100450	56 H0600340			56 H1100270			56268 00860		
Address	1382 DARBY RD WANTAGH, NY 11793	2933 ESSEX RD WANTAGH, NY 11793			1325 CHELSEA RD WANTAGH, NY 11793			1653 ROLAND AVE WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1629	1754	-\$12,907	-1.91 %	1443	\$18,275	3.21 %	1663	-\$2,757	-0.54 %
Unf Bsmt	26	0	\$969	0.14 %	0	\$815	0.14 %	0	\$735	0.14 %
Rec Room	400	408	-\$99	-0.01 %	408	-\$84	-0.01 %	297	\$1,136	0.22 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$28,353	4.99 %	Cape	\$25,574	4.99 %
Quality	C-	C	-\$4,930	-0.73 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$7,357	1.09 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$5,075	0.99 %
Fireplace	3	0	\$9,523	1.41 %	2	\$2,945	0.52 %	2	\$2,657	0.52 %
Land Size	7920	7200	\$7,109	1.05 %	9440	-\$7,564	-1.33 %	9000	-\$5,316	-1.04 %
Year Built Depreciation	1950-95.95	1948-95.95	0	0.00 %	1949-95.95	0	0.00 %	1955-96.51	-\$2,986	-0.58 %
Parking	Det-400	Det-264	\$4,774	0.71 %	Det-280	\$3,514	0.62 %	0	\$12,667	2.47 %
Detached Gar Depr	0.98	0.98	0	0.00 %	0.98	0	0.00 %	1	-\$11,364	-2.22 %
Porch	Op-15	Op-170	-\$6,437	-0.95 %	Op-408	-\$9,612	-1.69 %	Op-30	-\$651	-0.13 %
Patio	225	0	\$6,718	0.99 %	0	\$5,655	0.99 %	0	\$5,100	0.99 %
Wood Deck	0	594	-\$6,974	-1.03 %	204	-\$2,766	-0.49 %	0	0	0.00 %
Pool	648	0	\$35,608	5.27 %	0	\$29,971	5.27 %	0	\$27,033	5.27 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Parcel ID #	56 H1100450	56 H0200520	56 H0400150	56 H0900160
Address	1382 DARBY RD WANTAGH, NY 11793	2888 EATON RD WANTAGH, NY 11793	1515 LAKESIDE DR WANTAGH, NY 11793	2947 CAMBRIDGE RD WANTAGH, NY 11793
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 11, 2016	Feb 05, 2018	Jun 06, 2014
Sale Price	N/A	\$537,500	\$595,000	\$510,000
adjRate	N/A	1.24970	1.04380	1.22676
Time Adjustment	N/A	\$134,213	\$26,060	\$115,650
Time Adjusted Sale Price	N/A	\$671,713	\$621,060	\$625,650
Total % Adjustment	N/A	4.19 %	12.22 %	3.92 %
Total Dollar Adjustment	N/A	\$28,135	\$75,882	\$24,546
Adjusted Sales Price	\$664,000	\$699,847	\$696,942	\$650,196
Adj Sales Price / SQFT	\$0.00	\$429.62	\$427.83	\$399.14
Gross \$ Adjustment	N/A	\$80,589	\$116,452	\$83,496
# of adjustments	N/A	11	13	11
# of adjustments over 1 %	N/A	4	5	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	56 H1100450	56 H0600340	56 H1100270	56268 00860
Address	1382 DARBY RD WANTAGH, NY 11793	2933 ESSEX RD WANTAGH, NY 11793	1325 CHELSEA RD WANTAGH, NY 11793	1653 ROLAND AVE WANTAGH, NY 11793
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 25, 2016	Sep 07, 2016	May 05, 2017
Sale Price	N/A	\$527,000	\$471,000	\$455,000
adjRate	N/A	1.28226	1.20757	1.12752
Time Adjustment	N/A	\$148,749	\$97,765	\$58,023
Time Adjusted Sale Price	N/A	\$675,749	\$568,765	\$513,023
Total % Adjustment	N/A	6.02 %	12.22 %	11.09 %
Total Dollar Adjustment	N/A	\$40,711	\$69,502	\$56,905
Adjusted Sales Price	\$664,000	\$716,460	\$638,267	\$569,928
Adj Sales Price / SQFT	\$0.00	\$439.82	\$391.81	\$349.86
Gross \$ Adjustment	N/A	\$103,406	\$109,554	\$103,052
# of adjustments	N/A	12	11	13
# of adjustments over 1 %	N/A	6	5	5

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TENTATIVE