

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52479 00040	52479 00040			52479 00130			52479 00110		
Address	4017 DALEVIEW AVE SEAFORD, NY 11783	4017 DALEVIEW AVE SEAFORD, NY 11783			3963 DALEVIEW AVE SEAFORD, NY 11783			3975 DALEVIEW AVE SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1040	1040	0	0.00 %	1040	0	0.00 %	1044	-\$613	-0.11 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	340	260	\$3,064	0.67 %	260	\$3,258	0.67 %	340	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	300	-\$8,717	-1.60 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,659	-1.24 %	1954-88.89	-\$6,016	-1.24 %	1954-88.89	-\$6,747	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	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 %	Pto-180	-\$2,049	-0.38 %
Porch	Ep-192	Op-192	\$85	0.02 %	0	\$5,437	1.12 %	0	\$6,098	1.12 %
Land Size	6060	6060	0	0.00 %	5952	\$671	0.14 %	5978	\$570	0.10 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52479 00040	51350 00130			52477 00300			52475 00090		
Address	4017 DALEVIEW AVE SEAFORD, NY 11783	3550 SOUTHVIEW AVE WANTAGH, NY 11793			3945 DEMONT RD SEAFORD, NY 11783			3998 ALKEN AVE SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1040	1073	-\$5,039	-0.91 %	1094	-\$6,381	-1.47 %	1306	-\$28,575	-6.44 %
Attic	0	0	0	0.00 %	0	0	0.00 %	218	\$4,383	0.99 %
Basement	340	265	\$3,467	0.63 %	274	\$2,382	0.55 %	272	\$2,508	0.57 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	2-0-6	-\$3,957	-0.91 %	1-1-5	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$6,845	-1.24 %	1954-88.89	-\$5,365	-1.24 %	1954-88.89	-\$5,478	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	\$3,004	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	2	-\$2,429	-0.44 %	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	Ep-192	0	\$6,186	1.12 %	0	\$4,849	1.12 %	Op-112/Ep-120	-\$570	-0.13 %
Land Size	6060	6283	-\$1,531	-0.28 %	6000	\$331	0.08 %	6000	\$338	0.08 %

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Address	4017 DALEVIEW AVE SEAFORD, NY 11783	4017 DALEVIEW AVE SEAFORD, NY 11783	3963 DALEVIEW AVE SEAFORD, NY 11783	3975 DALEVIEW AVE SEAFORD, NY 11783
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 30, 2016	Sep 17, 2018	Nov 28, 2017
Sale Price	N/A	\$405,000	\$487,000	\$525,000
adjRate	N/A	1.13103	1.00000	1.04029
Time Adjustment	N/A	\$53,066	\$	\$21,154
Time Adjusted Sale Price	N/A	\$458,066	\$487,000	\$546,154
Total % Adjustment	N/A	-0.55 %	0.69 %	-2.10 %
Total Dollar Adjustment	N/A	-\$2,510	\$3,350	-\$11,457
Adjusted Sales Price	\$467,000	\$455,557	\$490,350	\$534,696
Adj Sales Price / SQFT	\$0.00	\$438.04	\$471.49	\$514.13
Gross \$ Adjustment	N/A	\$8,808	\$15,382	\$24,793
# of adjustments	N/A	3	4	6
# of adjustments over 1 %	N/A	1	2	3

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52479 00040	51350 00130	52477 00300	52475 00090
Address	4017 DALEVIEW AVE SEAFORD, NY 11783	3550 SOUTHVIEW AVE WANTAGH, NY 11793	3945 DEMONT RD SEAFORD, NY 11783	3998 ALKEN AVE SEAFORD, NY 11783
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 13, 2017	May 01, 2018	Dec 01, 2017
Sale Price	N/A	\$530,000	\$430,000	\$428,400
adjRate	N/A	1.04544	1.00993	1.03517
Time Adjustment	N/A	\$24,084	\$4,268	\$15,066
Time Adjusted Sale Price	N/A	\$554,084	\$434,268	\$443,466
Total % Adjustment	N/A	-0.57 %	-1.87 %	-6.18 %
Total Dollar Adjustment	N/A	-\$3,186	-\$8,142	-\$27,394
Adjusted Sales Price	\$467,000	\$550,899	\$426,126	\$416,072
Adj Sales Price / SQFT	\$0.00	\$529.71	\$409.74	\$400.07
Gross \$ Adjustment	N/A	\$28,501	\$23,265	\$41,853
# of adjustments	N/A	7	6	6
# of adjustments over 1 %	N/A	2	3	2

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TENTATIVE