

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52453 00320	52453 00250			52453 00280			52447 00030		
Address	669 KILDARE CRES SEAFORD, NY 11783	627 KILDARE CRES SEAFORD, NY 11783			645 KILDARE CRES SEAFORD, NY 11783			676 KILDARE CRES SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1449	1443	\$673	0.12 %	1447	\$192	0.04 %	1463	-\$1,704	-0.28 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	359	359	0	0.00 %	290	\$2,696	0.57 %	362	-\$145	-0.02 %
Rec Room	650	0	\$17,288	3.12 %	0	\$14,856	3.12 %	0	\$18,924	3.12 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-6	\$6,931	1.45 %	2-1-8	0	0.00 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$6,243	-1.13 %	1956-91.31	-\$7,088	-1.49 %	1956-91.31	-\$9,029	-1.49 %
Ext Wall	Mas/Frame	Brick	-\$3,774	-0.68 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,088	-0.44 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-150	0	\$1,849	0.33 %	0	\$1,589	0.33 %	0	\$2,024	0.33 %
Porch	Op-123	Op-123	0	0.00 %	Op-96	\$632	0.13 %	Op-123	0	0.00 %
Wood Deck	336	691	-\$2,858	-0.52 %	0	\$5,371	1.13 %	0	\$6,842	1.13 %
Land Size	6936	7565	-\$3,672	-0.66 %	6969	-\$173	-0.04 %	7700	-\$4,835	-0.80 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52453 00320	52495 00160			52415 00250			52447 00160		
Address	669 KILDARE CRES SEAFORD, NY 11783	114 GREENWOOD DR MASSAPEQUA, NY 11758			181 WILLIAM RD MASSAPEQUA, NY 11758			702 KILDARE CT SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1449	1405	\$5,148	0.91 %	1380	\$8,932	1.44 %	1463	-\$1,627	-0.28 %
Attic	0	0	0	0.00 %	230	\$6,450	1.04 %	0	0	0.00 %
Basement	359	344	\$684	0.12 %	246	\$5,871	0.94 %	362	-\$138	-0.02 %
Rec Room	650	0	\$17,722	3.12 %	446	\$5,051	0.81 %	0	\$18,065	3.12 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$8,268	1.45 %	2-1-8	0	0.00 %	2-0-6	\$8,428	1.45 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$6,400	-1.13 %	1954-90.98	-\$6,999	-1.13 %	1954-90.98	-\$6,523	-1.13 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$3,129	0.55 %	Alum/Vinyl	\$3,422	0.55 %	Mas/Frame	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-378	-\$16,125	-2.78 %
Terrace Or Patio	Pto-150	Pto-248	-\$713	-0.13 %	Pto-216	-\$551	-0.09 %	Pto-150	0	0.00 %
Porch	Op-123	0	\$4,611	0.81 %	Op-40	\$2,977	0.48 %	Op-123	0	0.00 %
Wood Deck	336	336	0	0.00 %	144	\$2,968	0.48 %	0	\$6,531	1.13 %
Land Size	6936	7169	-\$1,436	-0.25 %	8640	-\$10,366	-1.67 %	7686	-\$9,189	-1.59 %
Location	0	MajorHwy	\$12,503	2.20 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 30, 2016			Oct 01, 2018			Jul 15, 2015		
Sale Price	N/A	\$477,000			\$476,375			\$495,000		
adjRate	N/A	1.16219			1.00000			1.22585		
Time Adjustment	N/A	\$77,363			\$			\$111,795		
Time Adjusted Sale Price	N/A	\$554,363			\$476,375			\$606,795		
Total % Adjustment	N/A	0.59 %			4.81 %			1.99 %		
Total Dollar Adjustment	N/A	\$3,264			\$22,919			\$12,077		
Adjusted Sales Price	\$584,000	\$557,626			\$499,294			\$618,872		
Adj Sales Price / SQFT	\$0.00	\$384.84			\$344.58			\$427.10		
Gross \$ Adjustment	N/A	\$36,358			\$41,617			\$43,502		
# of adjustments	N/A	7			10			7		
# of adjustments over 1 %	N/A	2			4			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 02, 2017			Aug 25, 2016			Aug 07, 2017		
Sale Price	N/A	\$540,000			\$540,000			\$540,000		
adjRate	N/A	1.05236			1.15097			1.07270		
Time Adjustment	N/A	\$28,275			\$81,524			\$39,256		
Time Adjusted Sale Price	N/A	\$568,275			\$621,524			\$579,256		
Total % Adjustment	N/A	7.66 %			2.86 %			-0.10 %		
Total Dollar Adjustment	N/A	\$43,516			\$17,754			-\$578		
Adjusted Sales Price	\$584,000	\$611,791			\$639,278			\$578,678		
Adj Sales Price / SQFT	\$0.00	\$422.22			\$441.19			\$399.36		
Gross \$ Adjustment	N/A	\$60,612			\$53,587			\$66,626		
# of adjustments	N/A	10			10			8		
# of adjustments over 1 %	N/A	4			4			6		

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TENTATIVE