

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	43038 00180	43038 00180			43017 00370			43041 00010		
Address	80 SUFFOLK RD ISLAND PARK, NY 11558	80 SUFFOLK RD ISLAND PARK, NY 11558			29 REDFIELD RD ISLAND PARK, NY 11558			4 QUEBEC RD ISLAND PARK, NY		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3083	3083	0	0.00 %	2572	\$48,268	6.70 %	2865	\$24,040	2.66 %
Upper Living Area	1184	1184	0	0.00 %	1200	\$175	0.02 %	1193	\$124	0.01 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1990-95.20	1990-96.48	-\$8,732	-1.33 %	2003-98.64	-\$25,172	-3.50 %	2002-98.41	-\$29,528	-3.27 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	3-0-9	0	0.00 %	2-1-8	\$5,776	0.64 %
Parking	Att-299	Att-299	0	0.00 %	Att-336	-\$906	-0.13 %	Att-690	-\$9,918	-1.10 %
Fireplace	2	2	0	0.00 %	0	\$12,640	1.76 %	0	\$15,862	1.76 %
Terrace Or Patio	0	0	0	0.00 %	Ter-80	-\$7,589	-1.05 %	0	0	0.00 %
Porch	Op-50	Op-50	0	0.00 %	Op-88	-\$3,011	-0.42 %	Op-387	-\$20,220	-2.24 %
Wood Deck	509	509	0	0.00 %	72	\$10,831	1.50 %	0	\$17,642	1.95 %
Pool	0	0	0	0.00 %	480	-\$44,440	-6.17 %	0	0	0.00 %
Land Size	4000	4000	0	0.00 %	5800	-\$28,045	-3.90 %	8000	-\$50,439	-5.58 %
Water Attribute	Canal	Canal	0	0.00 %	Canal	0	0.00 %	Canal	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	School	School	0	0.00 %	0	-\$12,299	-1.71 %	0	-\$15,434	-1.71 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Medium	\$24,166	2.67 %
Neighborhood	Island Park-61	Island Park-61	0	0.00 %	Island Park-61	0	0.00 %	Island Park-61	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	43038 00180	43073 02400			60088 00110			43074 00180		
Address	80 SUFFOLK RD ISLAND PARK, NY 11558	191 SARAGOTA BLVD ISLAND PARK, NY 11558			3639 LORRIE DR OCEANSIDE, NY 11572			217 SARATOGA BLVD ISLAND PARK, NY 11558		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3083	3388	-\$19,929	-3.32 %	3207	-\$11,192	-1.40 %	2243	\$60,707	12.06 %
Upper Living Area	1184	1634	\$3,751	0.63 %	1092	-\$1,142	-0.14 %	748	-\$3,714	-0.74 %
Basement	0	0	0	0.00 %	154	-\$13,724	-1.72 %	0	0	0.00 %
Year Built Depreciation	1990-95.20	1973-93.29	\$12,247	2.04 %	1984-95.46	-\$2,185	-0.27 %	1977-94.12	\$5,728	1.14 %
Style	Colonial	Colonial	0	0.00 %	Splanch	\$12,119	1.52 %	Modified Ranch	\$7,640	1.52 %
Bathrooms And Fixtures	2-1-9	1-1-5	\$19,388	3.23 %	2-1-9	0	0.00 %	3-0-9	0	0.00 %
Parking	Att-299	0	\$7,936	1.32 %	Att-540	-\$5,817	-0.73 %	0	\$6,656	1.32 %
Fireplace	2	0	\$10,533	1.76 %	2	0	0.00 %	0	\$8,834	1.76 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-50	Op-32	\$1,439	0.24 %	0	\$5,858	0.73 %	Op-141	-\$4,434	-0.88 %
Wood Deck	509	160	\$6,469	1.08 %	544	-\$626	-0.08 %	0	\$9,826	1.95 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	4000	7000	-\$29,778	-4.96 %	10375	-\$54,095	-6.78 %	6000	-\$21,351	-4.24 %
Water Attribute	Canal	None	\$53,986	9.00 %	Canal	0	0.00 %	None	\$45,279	9.00 %
Misc Cost Items	0	0	0	0.00 %	2311	-\$2,311	-0.29 %	0	0	0.00 %
Location	School	0	-\$10,249	-1.71 %	School	0	0.00 %	0	-\$8,596	-1.71 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %
Neighborhood	Island Park-61	Island Park-60	-\$2,753	-0.46 %	Oceanside-102	-\$117,138	-14.67 %	Island Park-60	-\$2,309	-0.46 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	43038 00180	43038 00180	43017 00370	43041 00010
Address	80 SUFFOLK RD ISLAND PARK, NY 11558	80 SUFFOLK RD ISLAND PARK, NY 11558	29 REDFIELD RD ISLAND PARK, NY 11558	4 QUEBEC RD ISLAND PARK, NY
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 07, 2017	Jul 16, 2018	Sep 08, 2016
Sale Price	N/A	\$639,900	\$720,000	\$840,000
adjRate	N/A	1.02687	1.00000	1.07564
Time Adjustment	N/A	\$17,195	\$	\$63,540
Time Adjusted Sale Price	N/A	\$657,095	\$720,000	\$903,540
Total % Adjustment	N/A	-1.33 %	-6.88 %	-4.20 %
Total Dollar Adjustment	N/A	-\$8,732	-\$49,548	-\$37,928
Adjusted Sales Price	\$640,000	\$648,363	\$670,452	\$865,612
Adj Sales Price / SQFT	\$0.00	\$210.30	\$217.47	\$280.77
Gross \$ Adjustment	N/A	\$8,732	\$193,375	\$213,148
# of adjustments	N/A	1	11	11
# of adjustments over 1 %	N/A	1	8	9

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	43038 00180	43073 02400	60088 00110	43074 00180
Address	80 SUFFOLK RD ISLAND PARK, NY 11558	191 SARAGOTA BLVD ISLAND PARK, NY 11558	3639 LORRIE DR OCEANSIDE, NY 11572	217 SARATOGA BLVD ISLAND PARK, NY 11558
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 15, 2018	May 30, 2018	May 23, 2018
Sale Price	N/A	\$600,000	\$792,500	\$499,900
adjRate	N/A	1.00000	1.00727	1.00665
Time Adjustment	N/A	\$	\$5,764	\$3,325
Time Adjusted Sale Price	N/A	\$600,000	\$798,264	\$503,225
Total % Adjustment	N/A	8.84 %	-23.83 %	20.72 %
Total Dollar Adjustment	N/A	\$53,040	-\$190,253	\$104,266
Adjusted Sales Price	\$640,000	\$653,040	\$608,011	\$607,491
Adj Sales Price / SQFT	\$0.00	\$211.82	\$197.21	\$197.05
Gross \$ Adjustment	N/A	\$178,456	\$226,208	\$185,073
# of adjustments	N/A	12	11	12
# of adjustments over 1 %	N/A	9	5	9

Nassau County Comparable Sales Report

TENTATIVE