

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52310 00250	52310 00250			52393 00120			49192 00050		
Address	4054 REARDON PL SEAFORD, NY 11783	4054 REARDON PL SEAFORD, NY 11783			415 BRIARWOOD RD MASSAPEQUA, NY 11758			6 PASTURE CT BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2680	2680	0	0.00 %	2450	\$26,431	3.92 %	2449	\$26,093	3.93 %
Upper Living Area	520	520	0	0.00 %	1016	\$4,784	0.71 %	919	\$3,883	0.58 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	520	0	\$14,507	2.60 %	508	\$328	0.05 %	425	\$2,634	0.40 %
Style	Modified Ranch	Modified Ranch	0	0.00 %	Colonial	-\$14,715	-2.18 %	Colonial	-\$14,481	-2.18 %
Quality	C	C	0	0.00 %	C+	-\$25,733	-3.81 %	C	0	0.00 %
Bathrooms And Fixtures	4-0-13	3-0-9	\$10,394	1.86 %	3-1-12	\$2,718	0.40 %	2-1-9	\$12,379	1.86 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$4,226	-0.76 %	1953-90.64	-\$5,114	-0.76 %	1953-90.64	-\$5,033	-0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Frame	\$7,051	1.06 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$32,585	4.91 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,912	-0.44 %
Parking	Att-240	Att-240	0	0.00 %	Att-200	\$1,878	0.28 %	0	\$13,222	1.99 %
Porch	0	0	0	0.00 %	Op-292	-\$9,448	-1.40 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	1085	-\$13,148	-1.98 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	3299	-\$3,299	-0.50 %
Land Size	10860	10860	0	0.00 %	8040	\$15,718	2.33 %	9828	\$5,098	0.77 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52310 00250	49185 00250			52425 0006A			52376 00760		
Address	4054 REARDON PL SEAFORD, NY 11783	129 ZORANNE DR FARMINGDALE, NY 11735			242 HILLCREST DR SEAFORD, NY 11783			26-28 RITA CT MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2680	2040	\$42,132	9.63 %	1597	\$86,111	17.77 %	2720	-\$3,570	-0.69 %
Upper Living Area	520	840	\$2,095	0.48 %	630	\$847	0.17 %	1191	\$4,751	0.92 %
Basement	0	0	0	0.00 %	0	0	0.00 %	43	-\$2,353	-0.45 %
Rec Room	520	0	\$11,376	2.60 %	0	\$12,604	2.60 %	0	\$13,452	2.60 %
Style	Modified Ranch	Colonial	-\$9,534	-2.18 %	Cape	\$11,467	2.37 %	Duplex, Triplex	-\$46,460	-8.98 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C+	-\$19,717	-3.81 %
Bathrooms And Fixtures	4-0-13	3-0-10	\$5,800	1.33 %	2-0-7	\$15,298	3.16 %	2-1-8	\$12,763	2.47 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,314	-0.76 %	1953-90.64	-\$3,672	-0.76 %	1997-98.44	-\$44,562	-8.62 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$21,455	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	2	-\$1,917	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-240	Att-264	-\$697	-0.16 %	Det-308	\$4,671	0.96 %	Att-420	-\$5,579	-1.08 %
Porch	0	Op-60	-\$2,043	-0.47 %	Op-14	-\$629	-0.13 %	0	0	0.00 %
Wood Deck	0	100	-\$2,140	-0.49 %	36	-\$1,004	-0.21 %	0	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	10860	6000	\$20,326	4.65 %	6900	\$17,123	3.53 %	15180	-\$13,093	-2.53 %
Location	0	0	0	0.00 %	0	0	0.00 %	Commercial	\$23,848	4.61 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52310 00250	52310 00250			52393 00120			49192 00050		
Address	4054 REARDON PL SEAFORD, NY 11783	4054 REARDON PL SEAFORD, NY 11783			415 BRIARWOOD RD MASSAPEQUA, NY 11758			6 PASTURE CT BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 24, 2015			Sep 28, 2018			Dec 01, 2014		
Sale Price	N/A	\$455,000			\$675,000			\$535,000		
adjRate	N/A	1.22585			1.00000			1.24164		
Time Adjustment	N/A	\$102,761			\$			\$129,276		
Time Adjusted Sale Price	N/A	\$557,761			\$675,000			\$664,276		
Total % Adjustment	N/A	3.71 %			-0.47 %			9.65 %		
Total Dollar Adjustment	N/A	\$20,675			-\$3,152			\$64,073		
Adjusted Sales Price	\$670,000	\$578,436			\$671,848			\$728,349		
Adj Sales Price / SQFT	\$0.00	\$215.83			\$250.69			\$271.77		
Gross \$ Adjustment	N/A	\$29,127			\$106,867			\$141,819		
# of adjustments	N/A	3			10			13		
# of adjustments over 1 %	N/A	2			5			7		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52310 00250	49185 00250			52425 0006A			52376 00760		
Address	4054 REARDON PL SEAFORD, NY 11783	129 ZORANNE DR FARMINGDALE, NY 11735			242 HILLCREST DR SEAFORD, NY 11783			26-28 RITA CT MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 23, 2016			Dec 07, 2015			Apr 27, 2017		
Sale Price	N/A	\$380,000			\$405,000			\$470,000		
adjRate	N/A	1.15097			1.19649			1.10042		
Time Adjustment	N/A	\$57,369			\$79,578			\$47,198		
Time Adjusted Sale Price	N/A	\$437,369			\$484,578			\$517,198		
Total % Adjustment	N/A	19.10 %			29.47 %			-15.57 %		
Total Dollar Adjustment	N/A	\$83,538			\$142,818			-\$80,518		
Adjusted Sales Price	\$670,000	\$520,906			\$627,395			\$436,680		
Adj Sales Price / SQFT	\$0.00	\$194.37			\$234.10			\$162.94		
Gross \$ Adjustment	N/A	\$122,828			\$153,427			\$190,147		
# of adjustments	N/A	12			10			11		
# of adjustments over 1 %	N/A	6			5			8		

Nassau County Comparable Sales Report

TENTATIVE