

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	57055 02550	57227 00210			56462 00370			57217 00310		
Address	1602 HENRY RD WANTAGH, NY 11793	1626 VINCENT CT WANTAGH, NY 11793			1274 DAFFODIL LN WANTAGH, NY 11793			3361 NO MAPLEWOOD DR WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2092	2031	\$4,707	0.77 %	1867	\$15,816	3.01 %	1966	\$9,549	1.63 %
Unf Bsmt	0	18	-\$607	-0.10 %	0	0	0.00 %	0	0	0.00 %
Style	Old Style	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Quality	C+	C	\$22,990	3.78 %	C+	0	0.00 %	C	\$22,124	3.78 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-6	\$4,828	0.92 %	2-0-6	\$5,376	0.92 %
Ext Wall	Alum/Vinyl	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	2	-\$5,340	-0.88 %	0	0	0.00 %	2	-\$5,139	-0.88 %
Land Size	7750	8085	-\$2,816	-0.46 %	6500	\$10,239	1.95 %	7300	\$3,852	0.66 %
Year Built Depreciation	1928-95.17	1950-95.37	-\$1,262	-0.21 %	1951-95.37	-\$1,091	-0.21 %	1949-95.17	0	0.00 %
Parking	Det-475	Att-252	\$4,068	0.67 %	Att-231	\$4,289	0.82 %	Att-231	\$4,775	0.82 %
Detached Gar Depr	0.97	1	-\$15,390	-2.53 %	1	-\$13,302	-2.53 %	1	-\$14,810	-2.53 %
Porch	Op-24	0	\$1,377	0.23 %	0	\$1,190	0.23 %	0	\$1,325	0.23 %
Patio	140	0	\$4,178	0.69 %	102	\$830	0.16 %	101	\$950	0.16 %
Wood Deck	234	0	\$3,304	0.54 %	0	\$2,856	0.54 %	0	\$3,180	0.54 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	57055 02550	57005 00200			57302 00290			57 C 01450		
Address	1602 HENRY RD WANTAGH, NY 11793	3536 LUFBERRY AVE WANTAGH, NY 11793			3584 LUFBERRY AVE WANTAGH, NY 11793			3712 SMITH ST WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2092	1776	\$24,943	4.36 %	1848	\$17,307	3.29 %	2110	-\$1,204	-0.22 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Old Style	Colonial	-\$27,140	-4.75 %	Colonial	-\$24,994	-4.75 %	Colonial	-\$25,602	-4.75 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$5,257	0.92 %	2-0-6	\$4,841	0.92 %	2-0-6	\$4,959	0.92 %
Ext Wall	Alum/Vinyl	Composition	\$5,654	0.99 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7750	10550	-\$12,824	-2.24 %	7000	\$5,916	1.12 %	7000	\$6,060	1.12 %
Year Built Depreciation	1928-95.17	1951-95.37	-\$1,187	-0.21 %	1951-95.37	-\$1,094	-0.21 %	1960-96.32	-\$6,468	-1.20 %
Parking	Det-475	Det-308	\$4,669	0.82 %	Det-280	\$5,100	0.97 %	Det-252	\$6,070	1.13 %
Detached Gar Depr	0.97	0.98	-\$1,862	-0.33 %	0.98	-\$1,715	-0.33 %	0.98	-\$1,757	-0.33 %
Porch	Op-24	0	\$1,295	0.23 %	Op-24	0	0.00 %	0	\$1,222	0.23 %
Patio	140	0	\$3,931	0.69 %	0	\$3,620	0.69 %	768	-\$7,915	-1.47 %
Wood Deck	234	210	\$250	0.04 %	0	\$2,864	0.54 %	0	\$2,933	0.54 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	57055 02550	57227 00210			56462 00370			57217 00310		
Address	1602 HENRY RD WANTAGH, NY 11793	1626 VINCENT CT WANTAGH, NY 11793			1274 DAFFODIL LN WANTAGH, NY 11793			3361 NO MAPLEWOOD DR WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 24, 2017			Sep 25, 2018			Jan 31, 2018		
Sale Price	N/A	\$580,000			\$525,000			\$570,000		
adjRate	N/A	1.04730			1.00000			1.02553		
Time Adjustment	N/A	\$27,432			\$			\$14,550		
Time Adjusted Sale Price	N/A	\$607,432			\$525,000			\$584,550		
Total % Adjustment	N/A	2.50 %			4.89 %			5.33 %		
Total Dollar Adjustment	N/A	\$15,209			\$25,656			\$31,183		
Adjusted Sales Price	\$587,000	\$622,641			\$550,656			\$615,733		
Adj Sales Price / SQFT	\$0.00	\$297.63			\$263.22			\$294.33		
Gross \$ Adjustment	N/A	\$66,038			\$54,440			\$71,081		
# of adjustments	N/A	11			9			10		
# of adjustments over 1 %	N/A	2			3			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	57055 02550	57005 00200			57302 00290			57 C 01450		
Address	1602 HENRY RD WANTAGH, NY 11793	3536 LUFBERRY AVE WANTAGH, NY 11793			3584 LUFBERRY AVE WANTAGH, NY 11793			3712 SMITH ST WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 26, 2017			Jul 29, 2016			Sep 29, 2017		
Sale Price	N/A	\$555,000			\$486,000			\$517,000		
adjRate	N/A	1.02985			1.08309			1.04291		
Time Adjustment	N/A	\$16,564			\$40,384			\$22,183		
Time Adjusted Sale Price	N/A	\$571,564			\$526,384			\$539,183		
Total % Adjustment	N/A	0.52 %			2.25 %			-4.02 %		
Total Dollar Adjustment	N/A	\$2,986			\$11,845			-\$21,701		
Adjusted Sales Price	\$587,000	\$574,550			\$538,228			\$517,482		
Adj Sales Price / SQFT	\$0.00	\$274.64			\$257.28			\$247.36		
Gross \$ Adjustment	N/A	\$89,014			\$67,451			\$64,189		
# of adjustments	N/A	11			9			10		
# of adjustments over 1 %	N/A	3			3			5		

Nassau County Comparable Sales Report

TENTATIVE