

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	38518 03040	38518 02100			38518 04040			38370 00310		
Address	2857 WILLARD AVE OCEANSIDE, NY 11572	2767 WOODS AVE OCEANSIDE, NY 11572			2853 WILLARD AVE OCEANSIDE, NY 11572			24 ATLANTIC AVE EOCEANSIDE, NY 11572		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1250	1300	-\$3,716	-0.95 %	1267	-\$1,378	-0.33 %	1370	-\$8,340	-2.21 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	357	360	\$58	0.01 %	358	\$21	0.00 %	380	\$428	0.11 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C-	\$7,807	2.07 %
Parking	Det-294	Det-209	\$477	0.12 %	0	\$1,917	0.46 %	0	\$1,726	0.46 %
Ext Wall	Stucco	Brick	\$9,758	2.50 %	Alum/Vinyl	\$10,474	2.50 %	Stucco	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$6,620	1.76 %
Porch	Op-282	Ep-88	\$5,283	1.35 %	Ep-12	\$9,791	2.34 %	0	\$9,607	2.55 %
Land Size	4000	4520	-\$5,065	-1.30 %	4000	0	0.00 %	4440	-\$4,184	-1.11 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	38518 03040	38400 00040			38413 01130			38413 00520		
Address	2857 WILLARD AVE OCEANSIDE, NY 11572	2911 DAVISON ST OCEANSIDE, NY 11572			2681 WINDSOR AVE OCEANSIDE, NY 11572			2985 GERARD CT OCEANSIDE, NY 11572		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1250	1170	\$6,900	1.63 %	1480	-\$19,805	-4.04 %	1480	-\$20,856	-4.04 %
Upper Living Area	0	546	\$6,191	1.46 %	624	\$7,976	1.63 %	684	\$9,033	1.75 %
Attic	357	0	-\$8,649	-2.04 %	0	-\$10,004	-2.04 %	0	-\$10,534	-2.04 %
Basement	0	0	0	0.00 %	56	-\$3,226	-0.66 %	0	0	0.00 %
Quality	C	C+	-\$7,025	-1.66 %	C-	\$10,157	2.07 %	C-	\$10,696	2.07 %
Parking	Det-294	Det-216	\$476	0.11 %	Det-342	-\$347	-0.07 %	Det-187	\$813	0.16 %
Ext Wall	Stucco	Frame	\$10,609	2.50 %	Alum/Vinyl	\$12,271	2.50 %	Frame	\$12,922	2.50 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Porch	Op-282	Op-78	\$6,283	1.48 %	Op-128	\$4,931	1.01 %	Op-98	\$6,579	1.27 %
Land Size	4000	3750	\$2,937	0.69 %	4000	0	0.00 %	4000	0	0.00 %

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Parcel ID #	38518 03040	38518 02100	38518 04040	38370 00310
Address	2857 WILLARD AVE OCEANSIDE, NY 11572	2767 WOODS AVE OCEANSIDE, NY 11572	2853 WILLARD AVE OCEANSIDE, NY 11572	24 ATLANTIC AVE EOCEANSIDE, NY 11572
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 02, 2018	Aug 12, 2016	Apr 30, 2018
Sale Price	N/A	\$384,500	\$376,000	\$373,000
adjRate	N/A	1.01460	1.11362	1.01093
Time Adjustment	N/A	\$5,613	\$42,720	\$4,077
Time Adjusted Sale Price	N/A	\$390,113	\$418,720	\$377,077
Total % Adjustment	N/A	1.74 %	4.97 %	3.62 %
Total Dollar Adjustment	N/A	\$6,796	\$20,825	\$13,664
Adjusted Sales Price	\$444,000	\$396,909	\$439,545	\$390,741
Adj Sales Price / SQFT	\$0.00	\$317.53	\$351.64	\$312.59
Gross \$ Adjustment	N/A	\$24,357	\$23,581	\$38,713
# of adjustments	N/A	6	5	7
# of adjustments over 1 %	N/A	3	2	5
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	38518 03040	38400 00040	38413 01130	38413 00520
Address	2857 WILLARD AVE OCEANSIDE, NY 11572	2911 DAVISON ST OCEANSIDE, NY 11572	2681 WINDSOR AVE OCEANSIDE, NY 11572	2985 GERARD CT OCEANSIDE, NY 11572
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jan 26, 2018	Jan 26, 2018	Oct 23, 2017
Sale Price	N/A	\$415,000	\$480,000	\$500,000
adjRate	N/A	1.02198	1.02198	1.03315
Time Adjustment	N/A	\$9,121	\$10,550	\$16,574
Time Adjusted Sale Price	N/A	\$424,121	\$490,550	\$516,574
Total % Adjustment	N/A	4.18 %	0.40 %	1.68 %
Total Dollar Adjustment	N/A	\$17,722	\$1,954	\$8,653
Adjusted Sales Price	\$444,000	\$441,844	\$492,504	\$525,227
Adj Sales Price / SQFT	\$0.00	\$353.47	\$394.00	\$420.18
Gross \$ Adjustment	N/A	\$49,071	\$68,716	\$71,433
# of adjustments	N/A	8	8	7
# of adjustments over 1 %	N/A	6	6	6

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TENTATIVE