

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	51247 00160	51241 00190			51247 00160			51241 00190		
Address	15 SPOKE LN LEVITTOWN, NY 11756	49 RAINBOW LN LEVITTOWN, NY 11756			15 SPOKE LN LEVITTOWN, NY 11756			49 RAINBOW LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2098	1900	\$16,138	2.94 %	2098	0	0.00 %	1900	\$16,553	2.94 %
Upper Living Area	800	800	0	0.00 %	800	0	0.00 %	800	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Year Built Depreciation	1948-87.80	1948-87.80	0	0.00 %	1948-87.80	0	0.00 %	1948-87.80	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-170	Det-480	-\$1,038	-0.19 %	Att-170	0	0.00 %	Det-480	-\$1,065	-0.19 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-16	0	\$809	0.15 %	Op-16	0	0.00 %	0	\$830	0.15 %
Wood Deck	480	424	\$482	0.09 %	480	0	0.00 %	424	\$494	0.09 %
Shed	143	0	\$805	0.15 %	143	0	0.00 %	0	\$825	0.15 %
Land Size	6900	8056	-\$6,468	-1.18 %	6900	0	0.00 %	8056	-\$6,634	-1.18 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51247 00160	51245 00160			51249 00090			51176 00080		
Address	15 SPOKE LN LEVITTOWN, NY 11756	38 HIGH LN LEVITTOWN, NY 11756			28 STAR LN LEVITTOWN, NY 11756			24 GREEN LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2098	2050	\$3,547	0.68 %	2528	-\$30,295	-5.49 %	1814	\$19,136	4.35 %
Upper Living Area	800	800	0	0.00 %	800	0	0.00 %	750	-\$310	-0.07 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$4,058	0.78 %	2-0-8	-\$3,687	-0.67 %	2-0-6	\$3,422	0.78 %
Year Built Depreciation	1948-87.80	1948-87.80	0	0.00 %	1950-88.17	-\$2,319	-0.42 %	1948-87.80	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$21,602	4.91 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$1,939	0.44 %
Parking	Att-170	0	\$7,753	1.48 %	Att-220	-\$1,984	-0.36 %	Att-295	-\$3,749	-0.85 %
Terrace Or Patio	0	Pto-384	-\$3,049	-0.58 %	0	0	0.00 %	Pto-168	-\$1,579	-0.36 %
Porch	Op-16	0	\$770	0.15 %	Op-180	-\$4,957	-0.90 %	0	\$649	0.15 %
Wood Deck	480	0	\$7,183	1.38 %	0	\$7,589	1.38 %	168	\$2,857	0.65 %
Shed	143	0	\$766	0.15 %	0	\$809	0.15 %	0	\$646	0.15 %
Land Size	6900	6000	\$5,618	1.08 %	6000	\$5,935	1.08 %	6000	\$4,738	1.08 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 22, 2017	Oct 01, 2013	Jul 11, 2016
Sale Price	N/A	\$530,000	\$365,500	\$500,000
adjRate	N/A	1.03517	1.25780	1.12550
Time Adjustment	N/A	\$18,640	\$94,224	\$62,751
Time Adjusted Sale Price	N/A	\$548,640	\$459,724	\$562,751
Total % Adjustment	N/A	1.96 %	0.00 %	1.96 %
Total Dollar Adjustment	N/A	\$10,727	\$	\$11,003
Adjusted Sales Price	\$533,000	\$559,367	\$459,724	\$573,754
Adj Sales Price / SQFT	\$0.00	\$266.62	\$219.12	\$273.48
Gross \$ Adjustment	N/A	\$25,740	\$	\$26,402
# of adjustments	N/A	6	0	6
# of adjustments over 1 %	N/A	2	0	2

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Address	15 SPOKE LN LEVITTOWN, NY 11756	38 HIGH LN LEVITTOWN, NY 11756	28 STAR LN LEVITTOWN, NY 11756	24 GREEN LN LEVITTOWN, NY 11756
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 15, 2018	Jun 08, 2018	Jun 26, 2017
Sale Price	N/A	\$522,210	\$549,000	\$413,000
adjRate	N/A	1.00000	1.00495	1.06630
Time Adjustment	N/A	\$	\$2,718	\$27,380
Time Adjusted Sale Price	N/A	\$522,210	\$551,718	\$440,380
Total % Adjustment	N/A	5.10 %	-5.24 %	11.21 %
Total Dollar Adjustment	N/A	\$26,645	-\$28,907	\$49,351
Adjusted Sales Price	\$533,000	\$548,855	\$522,811	\$489,731
Adj Sales Price / SQFT	\$0.00	\$261.61	\$249.19	\$233.43
Gross \$ Adjustment	N/A	\$32,742	\$57,574	\$60,627
# of adjustments	N/A	8	8	11
# of adjustments over 1 %	N/A	3	3	3

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TENTATIVE