

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	581300100460	59241 00160			581300100470			58114 00100		
Address	40 ROCHESTER AVE LONG BEACH, NY 11561	76 NEBRASKA ST LONG BEACH, NY 11561			47 TRENTON AVE LONG BEACH, NY 11561			87 OHIO AVE LONG BEACH, NY 11561		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2474	1668	\$107,324	15.16 %	2241	\$27,537	3.61 %	1920	\$64,139	9.50 %
Upper Living Area	1037	416	-\$8,512	-1.20 %	1013	-\$301	-0.04 %	960	-\$865	-0.13 %
Bsmt Type	None	None	0	0.00 %	None	0	0.00 %	Full	-\$34,296	-5.08 %
Year Built Depreciation	1955-95.97	1920-94.12	\$13,899	1.96 %	1955-96.97	-\$7,892	-1.03 %	1930-95.97	0	0.00 %
Style	Contemporary	Contemporary	0	0.00 %	Modified Ranch	\$25,853	3.38 %	Old Style	\$22,847	3.38 %
Elevated Home	2	2	0	0.00 %	0	\$75,293	9.86 %	0	\$66,540	9.86 %
Quality	B-	B-	0	0.00 %	C+	\$52,808	6.91 %	C	\$58,824	8.71 %
Bathrooms And Fixtures	3-0-10	2-0-7	\$13,794	1.95 %	3-0-10	0	0.00 %	2-0-7	\$13,152	1.95 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	0	0.00 %	Stucco	-\$16,473	-2.44 %
Heat Type	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-140	-\$2,683	-0.40 %
Porch	Op-228	0	\$15,855	2.24 %	Op-175	\$2,586	0.34 %	0	\$15,118	2.24 %
Wood Deck	676	309	\$6,249	0.88 %	175	\$10,428	1.37 %	280	\$6,590	0.98 %
Land Size	3600	1800	\$54,463	7.69 %	3480	\$2,774	0.36 %	3600	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	581300100460	58131 00910			59254 00320			58087 01290		
Address	40 ROCHESTER AVE LONG BEACH, NY 11561	36 TRENTON AVE EAST ATLANTIC BEACH, NY 11561			23 VERMONT ST LONG BEACH, NY 11561			18 KENTUCKY ST , NY		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2474	2418	\$7,403	0.82 %	1788	\$82,750	12.33 %	2217	\$31,125	4.01 %
Upper Living Area	1037	687	-\$5,622	-0.63 %	784	-\$2,954	-0.44 %	995	-\$538	-0.07 %
Bsmt Type	None	1/2 Bsmt/Crawl	-\$45,692	-5.08 %	None	0	0.00 %	None	0	0.00 %
Year Built Depreciation	1955-95.97	1907-95.97	0	0.00 %	2007-100.00	-\$27,033	-4.03 %	1999-100.00	-\$31,303	-4.03 %
Style	Contemporary	Cape	\$30,439	3.38 %	Contempora ry	0	0.00 %	Colonial	\$14,288	1.84 %
Elevated Home	2	0	\$88,648	9.86 %	0	\$66,154	9.86 %	0	\$76,602	9.86 %
Quality	B-	C+	\$62,175	6.91 %	B-	0	0.00 %	C+	\$53,726	6.91 %
Bathrooms And Fixtures	3-0-10	3-0-10	0	0.00 %	2-1-9	\$3,836	0.57 %	3-0-9	\$4,442	0.57 %
Parking	0	Det-420	-\$5,670	-0.63 %	Att-220	-\$6,835	-1.02 %	Att-200	-\$7,310	-0.94 %
Ext Wall	Alum/Vinyl	Frame	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat Type	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$31,594	-4.71 %	Cntrl HtAC	-\$36,584	-4.71 %
Heat System	Hot Wtr	Steam/Vapo r	\$5,605	0.62 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	0	2	-\$15,515	-1.73 %	1	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	Pto-110	-\$2,936	-0.33 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-228	0	\$20,141	2.24 %	Op-162	\$2,918	0.43 %	0	\$17,404	2.24 %
Wood Deck	676	258	\$9,451	1.05 %	162	\$9,530	1.42 %	160	\$11,102	1.43 %
Land Size	3600	5400	-\$38,155	-4.24 %	1800	\$51,628	7.69 %	2400	\$34,431	4.43 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 13, 2018	Sep 03, 2014	Aug 08, 2018
Sale Price	N/A	\$705,000	\$630,000	\$675,000
adjRate	N/A	1.00417	1.21238	1.00000
Time Adjustment	N/A	\$2,940	\$133,798	\$
Time Adjusted Sale Price	N/A	\$707,940	\$763,798	\$675,000
Total % Adjustment	N/A	28.68 %	24.76 %	28.58 %
Total Dollar Adjustment	N/A	\$203,073	\$189,086	\$192,893
Adjusted Sales Price	\$889,000	\$911,012	\$952,884	\$867,893
Adj Sales Price / SQFT	\$0.00	\$368.23	\$385.16	\$350.81
Gross \$ Adjustment	N/A	\$220,096	\$205,472	\$301,527
# of adjustments	N/A	7	9	11
# of adjustments over 1 %	N/A	6	6	8

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Address	40 ROCHESTER AVE LONG BEACH, NY 11561	36 TRENTON AVE EAST ATLANTIC BEACH, NY 11561	23 VERMONT ST LONG BEACH, NY 11561	18 KENTUCKY ST , NY
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 22, 2016	Jan 03, 2017	Aug 21, 2015
Sale Price	N/A	\$800,000	\$620,000	\$645,000
adjRate	N/A	1.12410	1.08240	1.20476
Time Adjustment	N/A	\$99,279	\$51,089	\$132,073
Time Adjusted Sale Price	N/A	\$899,279	\$671,089	\$777,073
Total % Adjustment	N/A	12.26 %	22.11 %	21.54 %
Total Dollar Adjustment	N/A	\$110,271	\$148,400	\$167,385
Adjusted Sales Price	\$889,000	\$1,009,551	\$819,488	\$944,458
Adj Sales Price / SQFT	\$0.00	\$408.06	\$331.24	\$381.75
Gross \$ Adjustment	N/A	\$337,451	\$285,234	\$318,854
# of adjustments	N/A	13	10	12
# of adjustments over 1 %	N/A	8	7	9

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TENTATIVE