

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	32190 01050	32167 05370			32120 04110			32236 00540		
Address	88 VERBENA AVE FLORAL PARK, NY 11001	23 MAPLE AVE FLORAL PARK, NY 11001			53 VIOLET AVE FLORAL PARK, NY 11001			47 OAK ST FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1543	1433	\$15,374	2.19 %	1470	\$7,263	1.43 %	1539	\$482	0.08 %
Upper Living Area	0	0	0	0.00 %	572	\$5,788	1.14 %	616	\$7,659	1.21 %
Attic	441	402	-\$962	-0.14 %	229	-\$4,022	-0.79 %	0	-\$11,452	-1.81 %
Basement	0	0	0	0.00 %	0	0	0.00 %	36	-\$2,425	-0.38 %
Style	Cape	Cape	0	0.00 %	Old Style	-\$4,918	-0.97 %	Old Style	-\$6,131	-0.97 %
Year Built Depreciation	1954-87.80	1936-87.80	0	0.00 %	1900-87.80	0	0.00 %	1926-87.80	0	0.00 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$2,801	0.55 %	Brick	-\$4,318	-0.68 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,758	0.54 %	Cntrl Ht	0	0.00 %
Fireplace	0	2	-\$3,082	-0.44 %	0	0	0.00 %	1	0	0.00 %
Parking	Det-252	Det-198	\$1,781	0.25 %	Det-216	\$1,312	0.26 %	Det-216	\$1,635	0.26 %
Terrace Or Patio	0	Pto-99	-\$1,740	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-78	-\$2,910	-0.57 %	0	0	0.00 %
Wood Deck	0	231	-\$6,237	-0.89 %	0	0	0.00 %	0	0	0.00 %
Land Size	5000	5000	0	0.00 %	5000	0	0.00 %	4000	\$10,930	1.72 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	32190 01050	32276 00590			32254 01670			32263 00140		
<b>Address</b>	88 VERBENA AVE FLORAL PARK, NY 11001	195 OAK ST FLORAL PARK, NY 11001			9 CONCORD ST FLORAL PARK, NY 11001			104 CISNEY AVE FLORAL PARK, NY 11001		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1543	1480	\$2,949	1.23 %	1504	\$3,884	0.75 %	1628	-\$8,817	-1.56 %
Upper Living Area	0	0	0	0.00 %	624	\$6,305	1.22 %	0	0	0.00 %
Attic	441	0	-\$4,340	-1.81 %	0	-\$9,331	-1.81 %	528	\$1,659	0.29 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Old Style	-\$4,995	-0.97 %	Cape	0	0.00 %
Year Built Depreciation	1954-87.80	1950-88.17	-\$1,010	-0.42 %	1930-87.80	0	0.00 %	1941-87.80	0	0.00 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$2,845	0.55 %	Mas/Frame	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,484	-0.44 %
Parking	Det-252	0	\$1,854	0.77 %	0	\$3,985	0.77 %	Att-220	-\$6,007	-1.06 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-264	-\$2,689	-0.47 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	5000	6000	-\$3,332	-1.39 %	4000	\$8,905	1.72 %	6000	-\$7,855	-1.39 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	32190 01050	32167 05370	32120 04110	32236 00540
<b>Address</b>	88 VERBENA AVE FLORAL PARK, NY 11001	23 MAPLE AVE FLORAL PARK, NY 11001	53 VIOLET AVE FLORAL PARK, NY 11001	47 OAK ST FLORAL PARK, NY 11001
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	May 08, 2017	Jul 14, 2017	Sep 21, 2017
<b>Sale Price</b>	N/A	\$649,000	\$475,000	\$599,000
<b>adjRate</b>	N/A	1.08343	1.07110	1.05891
<b>Time Adjustment</b>	N/A	\$54,145	\$33,771	\$35,285
<b>Time Adjusted Sale Price</b>	N/A	\$703,145	\$508,771	\$634,285
<b>Total % Adjustment</b>	N/A	0.73 %	1.59 %	-0.57 %
<b>Total Dollar Adjustment</b>	N/A	\$5,134	\$8,071	-\$3,621
<b>Adjusted Sales Price</b>	\$600,000	\$708,279	\$516,842	\$630,664
<b>Adj Sales Price / SQFT</b>	\$0.00	\$459.03	\$334.96	\$408.73
<b>Gross \$ Adjustment</b>	N/A	\$29,175	\$31,771	\$45,031
<b># of adjustments</b>	N/A	6	8	8
<b># of adjustments over 1 %</b>	N/A	1	2	3

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	32190 01050	32276 00590	32254 01670	32263 00140
<b>Address</b>	88 VERBENA AVE FLORAL PARK, NY 11001	195 OAK ST FLORAL PARK, NY 11001	9 CONCORD ST FLORAL PARK, NY 11001	104 CISNEY AVE FLORAL PARK, NY 11001
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	May 18, 2018	Apr 26, 2018	Apr 23, 2018
<b>Sale Price</b>	N/A	\$237,650	\$508,000	\$557,000
<b>adjRate</b>	N/A	1.01151	1.01732	1.01732
<b>Time Adjustment</b>	N/A	\$2,736	\$8,798	\$9,647
<b>Time Adjusted Sale Price</b>	N/A	\$240,386	\$516,798	\$566,647
<b>Total % Adjustment</b>	N/A	-1.61 %	2.24 %	-4.62 %
<b>Total Dollar Adjustment</b>	N/A	-\$3,880	\$11,598	-\$26,193
<b>Adjusted Sales Price</b>	\$600,000	\$236,506	\$528,396	\$540,454
<b>Adj Sales Price / SQFT</b>	\$0.00	\$153.28	\$342.45	\$350.26
<b>Gross \$ Adjustment</b>	N/A	\$13,485	\$40,250	\$29,511
<b># of adjustments</b>	N/A	5	7	6
<b># of adjustments over 1 %</b>	N/A	3	3	3

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TENTATIVE