

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	39577 00180	39521 00300			39606 00230			39577 00020		
Address	44 STEVEN DR HEWLETT, NY 11557	915 MIDWAY WOODMERE, NY 11598			1022 DARTMOUTH LN WOODMERE, NY 11598			34 NEWPORT DR HEWLETT, NY 11557		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1652	1615	\$7,754	0.81 %	1673	-\$3,582	-0.45 %	1571	\$11,277	1.82 %
Basement	316	385	-\$5,873	-0.62 %	997	-\$39,087	-4.92 %	283	\$1,912	0.31 %
Year Built Depreciation	1960-93.01	1957-93.57	-\$5,740	-0.60 %	1962-94.40	-\$11,674	-1.47 %	1959-93.85	-\$5,567	-0.90 %
Bathrooms And Fixtures	2-1-9	2-1-8	\$6,087	0.64 %	3-0-9	0	0.00 %	3-0-9	0	0.00 %
Heat Type	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	Pto-216	-\$5,283	-0.55 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-72	-\$6,051	-0.97 %
Wood Deck	623	0	\$20,960	2.20 %	189	\$9,559	1.20 %	209	\$6,989	1.13 %
Land Size	6466	6100	\$7,824	0.82 %	6400	\$1,145	0.14 %	6000	\$6,556	1.06 %
Fronting	0	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	39577 00180	39577 00100			39578 0055A			39575 00030		
Address	44 STEVEN DR HEWLETT, NY 11557	6 STEVEN DR HEWLETT, NY 11557			305 HUNGRY HARBOR RD SOUTH VALLEY STREAM, NY 11581			9 SUTTON LN HEWLETT, NY 11557		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1652	1911	-\$36,498	-5.08 %	1597	\$9,137	1.22 %	1667	-\$2,223	-0.32 %
Basement	316	445	-\$8,086	-1.13 %	402	-\$5,719	-0.76 %	321	-\$316	-0.05 %
Year Built Depreciation	1960-93.01	1959-93.85	-\$6,441	-0.90 %	1959-93.85	-\$6,717	-0.90 %	1959-93.85	-\$6,169	-0.90 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	2-1-8	\$4,789	0.64 %	2-1-9	0	0.00 %
Heat Type	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$33,989	4.94 %
Fireplace	0	0	0	0.00 %	2	-\$12,923	-1.73 %	0	0	0.00 %
Terrace Or Patio	0	Pto-110	-\$2,345	-0.33 %	Pto-288	-\$5,102	-0.68 %	Pto-154	-\$2,950	-0.43 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	623	0	\$15,812	2.20 %	239	\$7,598	1.01 %	0	\$15,144	2.20 %
Land Size	6466	6464	\$31	0.00 %	6900	-\$6,803	-0.91 %	6000	\$7,265	1.06 %
Fronting	0	0	0	0.00 %	SecondaryAr tery	\$24,033	3.21 %	ResidentialSt reet	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 07, 2017	Jul 21, 2017	Sep 08, 2016
Sale Price	N/A	\$870,000	\$680,000	\$525,000
adjRate	N/A	1.09448	1.16738	1.18253
Time Adjustment	N/A	\$82,194	\$113,815	\$95,827
Time Adjusted Sale Price	N/A	\$952,194	\$793,815	\$620,827
Total % Adjustment	N/A	2.70 %	-5.50 %	2.43 %
Total Dollar Adjustment	N/A	\$25,731	-\$43,639	\$15,116
Adjusted Sales Price	\$705,000	\$977,925	\$750,176	\$635,943
Adj Sales Price / SQFT	\$0.00	\$591.96	\$454.10	\$384.95
Gross \$ Adjustment	N/A	\$59,522	\$65,047	\$38,352
# of adjustments	N/A	7	5	6
# of adjustments over 1 %	N/A	1	3	3

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Parcel ID #	39577 00180	39577 00100	39578 0055A	39575 00030
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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 01, 2018	Aug 28, 2017	Feb 15, 2018
Sale Price	N/A	\$700,000	\$650,000	\$645,000
adjRate	N/A	1.02613	1.15242	1.06661
Time Adjustment	N/A	\$18,290	\$99,071	\$42,962
Time Adjusted Sale Price	N/A	\$718,290	\$749,071	\$687,962
Total % Adjustment	N/A	-5.22 %	1.11 %	6.50 %
Total Dollar Adjustment	N/A	-\$37,528	\$8,291	\$44,740
Adjusted Sales Price	\$705,000	\$680,762	\$757,362	\$732,701
Adj Sales Price / SQFT	\$0.00	\$412.08	\$458.45	\$443.52
Gross \$ Adjustment	N/A	\$69,213	\$82,821	\$68,056
# of adjustments	N/A	6	9	7
# of adjustments over 1 %	N/A	3	4	3

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TENTATIVE