

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	51279 00170	51279 00100			51279 00110			51282 00160		
Address	1135 LOGAN RD WANTAGH, NY 11793	1142 DOUGLAS AVE WANTAGH, NY 11793			1148 DOUGLAS AVE WANTAGH, NY 11793			1015 DOUGLAS AVE WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Rec Room	0	0	0	0.00 %	0	0	0.00 %	809	-\$19,770	-3.57 %
Year Built Depreciation	1950-87.80	1951-88.17	-\$1,785	-0.42 %	1950-88.17	-\$2,126	-0.42 %	1951-88.17	-\$2,327	-0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	Det-280	Det-280	0	0.00 %	Cpt-200	\$1,355	0.27 %	Det-280	0	0.00 %
Porch	0	0	0	0.00 %	Ep-160	-\$4,964	-0.98 %	0	0	0.00 %
Wood Deck	0	96	-\$2,014	-0.47 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51279 00170	51282 00090			51282 00050			51298 00360		
Address	1135 LOGAN RD WANTAGH, NY 11793	1057 DOUGLAS AVE WANTAGH, NY 11793			1081 DOUGLAS AVE WANTAGH, NY 11793			2928 RUTH RD WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1950-87.80	1950-88.17	-\$1,588	-0.42 %	1950-88.17	-\$1,629	-0.42 %	1951-88.17	-\$1,865	-0.42 %
Ext Wall	Alum/Vinyl	Frame	\$4,011	1.06 %	Frame	\$4,115	1.06 %	Alum/Vinyl	0	0.00 %
Parking	Det-280	0	\$3,386	0.90 %	Det-240	\$692	0.18 %	Det-280	0	0.00 %
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 %	248	-\$4,119	-0.93 %
Shed	0	100	-\$402	-0.11 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	7490	-\$7,475	-1.68 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	51279 00170	51279 00100			51279 00110			51282 00160		
Address	1135 LOGAN RD WANTAGH, NY 11793	1142 DOUGLAS AVE WANTAGH, NY 11793			1148 DOUGLAS AVE WANTAGH, NY 11793			1015 DOUGLAS AVE WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 01, 2018			Aug 10, 2018			Dec 01, 2017		
Sale Price	N/A	\$420,676			\$506,000			\$535,000		
adjRate	N/A	1.00993			1.00000			1.03517		
Time Adjustment	N/A	\$4,175			\$			\$18,815		
Time Adjusted Sale Price	N/A	\$424,851			\$506,000			\$553,815		
Total % Adjustment	N/A	-0.89 %			-1.13 %			-3.99 %		
Total Dollar Adjustment	N/A	-\$3,799			-\$5,735			-\$22,098		
Adjusted Sales Price	\$420,000	\$421,052			\$500,265			\$531,718		
Adj Sales Price / SQFT	\$0.00	\$390.22			\$463.64			\$492.79		
Gross \$ Adjustment	N/A	\$3,799			\$8,446			\$22,098		
# of adjustments	N/A	2			3			2		
# of adjustments over 1 %	N/A	0			0			1		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51279 00170	51282 00090			51282 00050			51298 00360		
Address	1135 LOGAN RD WANTAGH, NY 11793	1057 DOUGLAS AVE WANTAGH, NY 11793			1081 DOUGLAS AVE WANTAGH, NY 11793			2928 RUTH RD WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 01, 2017			Dec 09, 2016			Jun 16, 2017		
Sale Price	N/A	\$365,000			\$353,000			\$416,300		
adjRate	N/A	1.03517			1.09827			1.06630		
Time Adjustment	N/A	\$12,837			\$34,690			\$27,599		
Time Adjusted Sale Price	N/A	\$377,837			\$387,690			\$443,899		
Total % Adjustment	N/A	1.43 %			0.82 %			-3.03 %		
Total Dollar Adjustment	N/A	\$5,407			\$3,178			-\$13,460		
Adjusted Sales Price	\$420,000	\$383,243			\$390,868			\$430,439		
Adj Sales Price / SQFT	\$0.00	\$355.18			\$362.25			\$398.92		
Gross \$ Adjustment	N/A	\$9,386			\$6,437			\$13,460		
# of adjustments	N/A	4			3			3		
# of adjustments over 1 %	N/A	1			1			1		

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TENTATIVE