

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	56494 00070	57045 03270			57036 00090			57045 03060		
Address	1833 MERIKOKE AVE WANTAGH, NY 11793	1447 WAGNER ST WANTAGH, NY 11793			3375 MANCHESTER RD WANTAGH, NY 11793			3671 ORCHARD RD WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2192	2117	\$4,379	0.91 %	3625	-\$111,360	-12.30 %	3666	-\$117,598	-12.55 %
Unf Bsmt	0	33	-\$866	-0.18 %	0	0	0.00 %	0	0	0.00 %
Finished Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	336	-\$20,308	-4.23 %	0	0	0.00 %	1100	-\$47,503	-5.07 %
Style	Raised Ranch/Hi Ranch	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %
Bathrooms And Fixtures	3-0-10	3-0-10	0	0.00 %	4-0-13	-\$14,001	-1.55 %	3-0-12	-\$10,088	-1.08 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Central AC	Hot Wtr	\$28,549	5.95 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Land Size	8478	10432	-\$6,159	-1.28 %	10000	-\$9,262	-1.02 %	11340	-\$16,812	-1.79 %
Year Built Depreciation	1996-98.42	1991-98.59	-\$799	-0.17 %	1980-98.26	\$1,527	0.17 %	1974-97.58	\$8,107	0.87 %
Parking	Att-231	Att-209	\$759	0.16 %	Att-400	-\$9,650	-1.07 %	Att-400	-\$9,982	-1.07 %
Detached Gar Depr	1	1	0	0.00 %	1	0	0.00 %	1	0	0.00 %
Porch	0	0	0	0.00 %	Op-20	-\$1,801	-0.20 %	Op-150	-\$9,484	-1.01 %
Wood Deck	0	0	0	0.00 %	144	-\$3,320	-0.37 %	544	-\$9,152	-0.98 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Section Block	56 494	57 045	0	0.00 %	57 036	0	0.00 %	57 045	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	56494 00070	57249 00300			57032 06020			56507 00250		
Address	1833 MERIKOKE AVE WANTAGH, NY 11793	3385 DEMOTT PL WANTAGH, NY 11793			1468 POULSON ST WANTAGH, NY 11793			3309 ISLAND RD WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2192	2116	\$6,410	0.92 %	1835	\$29,664	4.75 %	2266	-\$4,967	-0.86 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Finished Bsmt	0	0	0	0.00 %	294	-\$22,123	-3.54 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Raised Ranch/Hi Ranch	Colonial	-\$3,146	-0.45 %	Split Level	\$723	0.12 %	Colonial	-\$2,614	-0.45 %
Bathrooms And Fixtures	3-0-10	2-1-9	\$4,351	0.63 %	3-0-10	0	0.00 %	2-2-13	-\$8,905	-1.55 %
Ext Wall	Alum/Vinyl	Frame	0	0.00 %	Composition	\$6,183	0.99 %	Composition	\$5,698	0.99 %
Heat System	Central AC	Hot Wtr	\$41,228	5.95 %	Hot Wtr	\$37,173	5.95 %	Hot Wtr	\$34,256	5.95 %
Land Size	8478	13020	-\$18,271	-2.64 %	8750	-\$1,228	-0.20 %	6000	\$21,819	3.79 %
Year Built Depreciation	1996-98.42	1958-96.14	\$16,497	2.38 %	1954-95.76	\$17,418	2.79 %	1972-97.41	\$6,022	1.05 %
Parking	Att-231	Det-624	-\$9,946	-1.43 %	Att-360	-\$5,213	-0.83 %	Att-210	\$868	0.15 %
Detached Gar Depr	1	0.99	\$7,661	1.11 %	1	0	0.00 %	1	0	0.00 %
Porch	0	Op-120/Ep-231	-\$11,885	-1.71 %	Op-40	-\$2,262	-0.36 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	36	-\$658	-0.11 %	0	0	0.00 %
Location	0	School	\$12,767	1.84 %	0	0	0.00 %	0	0	0.00 %
Section Block	56 494	57 249	0	0.00 %	57 032	-\$93,317	-14.93 %	56 507	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 30, 2018			May 01, 2018			Apr 18, 2018		
Sale Price	N/A	\$480,000			\$898,000			\$925,000		
adjRate	N/A	1.00000			1.00844			1.01268		
Time Adjustment	N/A	\$			\$7,577			\$11,732		
Time Adjusted Sale Price	N/A	\$480,000			\$905,577			\$936,732		
Total % Adjustment	N/A	1.16 %			-16.33 %			-22.69 %		
Total Dollar Adjustment	N/A	\$5,554			-\$147,868			-\$212,512		
Adjusted Sales Price	\$661,000	\$485,554			\$757,710			\$724,219		
Adj Sales Price / SQFT	\$0.00	\$221.51			\$345.67			\$330.39		
Gross \$ Adjustment	N/A	\$61,818			\$150,921			\$228,727		
# of adjustments	N/A	7			7			8		
# of adjustments over 1 %	N/A	3			4			6		
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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	56494 00070	57249 00300			57032 06020			56507 00250		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 26, 2016			Jul 10, 2018			Nov 28, 2012		
Sale Price	N/A	\$640,000			\$625,000			\$487,000		
adjRate	N/A	1.08309			1.00000			1.18267		
Time Adjustment	N/A	\$53,180			\$			\$88,958		
Time Adjusted Sale Price	N/A	\$693,180			\$625,000			\$575,958		
Total % Adjustment	N/A	6.59 %			-5.38 %			9.06 %		
Total Dollar Adjustment	N/A	\$45,665			-\$33,639			\$52,178		
Adjusted Sales Price	\$661,000	\$738,845			\$591,361			\$628,135		
Adj Sales Price / SQFT	\$0.00	\$337.06			\$269.78			\$286.56		
Gross \$ Adjustment	N/A	\$132,161			\$215,962			\$85,148		
# of adjustments	N/A	10			11			8		
# of adjustments over 1 %	N/A	7			5			4		

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TENTATIVE