

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	55001 09420	55009 07180			56432 01070			55039 01190		
Address	1918 OLD MILL RD MERRICK, NY 11566	1587 RHODE AVE MERRICK, NY 11566			1943 NEWELL RD MERRICK, NY 11566			1679 LEWIS RD MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2299	3206	-\$65,723	-8.31 %	2162	\$11,309	1.62 %	2826	-\$35,745	-5.24 %
Unf Bsmt	0	0	0	0.00 %	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	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Luc	Exempt	Two Family	-\$11,364	-1.44 %	One Family	-\$51,458	-7.35 %	One Family	-\$50,134	-7.35 %
Style	Raised Ranch/Hi Ranch	Colonial	-\$3,589	-0.45 %	Colonial	-\$3,176	-0.45 %	Raised Ranch/Hi Ranch	0	0.00 %
Bathrooms And Fixtures	3-0-11	4-0-13	-\$7,809	-0.99 %	2-1-9	\$8,392	1.20 %	2-1-8	\$13,021	1.91 %
Fireplace	2	0	\$7,015	0.89 %	2	0	0.00 %	2	0	0.00 %
Land Size	8970	7500	\$6,835	0.86 %	9540	-\$2,070	-0.30 %	7904	\$4,161	0.61 %
Year Built Depreciation	1987-96.32	1966-96.87	-\$4,488	-0.57 %	1938-93.93	\$17,854	2.55 %	1985-98.09	-\$12,291	-1.80 %
Parking	0	Att-220	-\$14,852	-1.88 %	Det-315	-\$13,922	-1.99 %	Att-260	-\$14,671	-2.15 %
Detached Gar Depr	1	1	0	0.00 %	0.98	\$15,856	2.27 %	1	0	0.00 %
Porch	Op-18	Op-128	-\$5,776	-0.73 %	Op-226	-\$7,983	-1.14 %	0	\$1,233	0.18 %
Wood Deck	0	508	-\$7,399	-0.94 %	0	0	0.00 %	180	-\$3,002	-0.44 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	MajorHwy	0	-\$51,229	-6.48 %	Religious	-\$15,610	-2.23 %	0	-\$44,169	-6.48 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55001 09420	56029 10010			55094 13750			55007 06920		
Address	1918 OLD MILL RD MERRICK, NY 11566	92 CAMERON AVE MERRICK, NY 11566			1860 MEADOWBROOK RD MERRICK, NY 11566			1408 RHODE AVE MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2299	2069	\$17,507	2.79 %	1628	\$53,608	9.42 %	2649	-\$26,912	-3.63 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	168	-\$6,045	-0.82 %
Finished Bsmt	0	0	0	0.00 %	804	-\$40,960	-7.20 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	377	-\$31,983	-4.31 %
Luc	Exempt	One Family	-\$46,165	-7.35 %	One Family	-\$41,834	-7.35 %	One Family	-\$54,516	-7.35 %
Style	Raised Ranch/Hi Ranch	Colonial	-\$2,850	-0.45 %	Raised Ranch/Hi Ranch	0	0.00 %	Colonial	-\$3,365	-0.45 %
Bathrooms And Fixtures	3-0-11	2-0-6	\$23,018	3.67 %	3-0-9	\$6,823	1.20 %	2-1-8	\$14,159	1.91 %
Fireplace	2	1	\$5,569	0.89 %	0	\$5,047	0.89 %	2	0	0.00 %
Land Size	8970	6250	\$14,025	2.23 %	9039	-\$210	-0.04 %	7500	\$6,408	0.86 %
Year Built Depreciation	1987-96.32	1946-93.93	\$16,018	2.55 %	1990-98.59	-\$13,073	-2.30 %	1961-95.37	\$7,444	1.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-280	-\$16,924	-2.28 %
Detached Gar Depr	1	1	0	0.00 %	1	0	0.00 %	1	0	0.00 %
Porch	Op-18	Op-123	-\$4,423	-0.70 %	0	\$1,028	0.18 %	Op-174	-\$6,985	-0.94 %
Wood Deck	0	256	-\$3,638	-0.58 %	121	-\$1,801	-0.32 %	569	-\$7,453	-1.00 %
Misc Cost Items	0	3178	-\$3,178	-0.51 %	0	0	0.00 %	0	0	0.00 %
Location	MajorHwy	0	-\$40,672	-6.48 %	0	-\$36,856	-6.48 %	0	-\$48,029	-6.48 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 12, 2018			Aug 31, 2018			Sep 04, 2018		
Sale Price	N/A	\$791,000			\$699,999			\$682,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$791,000			\$699,999			\$682,000		
Total % Adjustment	N/A	-20.02 %			-5.83 %			-20.76 %		
Total Dollar Adjustment	N/A	-\$158,379			-\$40,808			-\$141,598		
Adjusted Sales Price	\$596,000	\$632,621			\$659,191			\$540,402		
Adj Sales Price / SQFT	\$0.00	\$275.17			\$286.73			\$235.06		
Gross \$ Adjustment	N/A	\$186,079			\$147,632			\$178,427		
# of adjustments	N/A	11			10			9		
# of adjustments over 1 %	N/A	4			8			6		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55001 09420	56029 10010			55094 13750			55007 06920		
Address	1918 OLD MILL RD MERRICK, NY 11566	92 CAMERON AVE MERRICK, NY 11566			1860 MEADOWBROOK RD MERRICK, NY 11566			1408 RHODE AVE MERRICK, NY 11566		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 22, 2018			Nov 20, 2017			Feb 13, 2018		
Sale Price	N/A	\$628,000			\$544,000			\$721,000		
adjRate	N/A	1.00000			1.04610			1.02857		
Time Adjustment	N/A	\$			\$25,081			\$20,600		
Time Adjusted Sale Price	N/A	\$628,000			\$569,081			\$741,600		
Total % Adjustment	N/A	-3.95 %			-11.99 %			-23.49 %		
Total Dollar Adjustment	N/A	-\$24,789			-\$68,229			-\$174,200		
Adjusted Sales Price	\$596,000	\$603,211			\$500,852			\$567,399		
Adj Sales Price / SQFT	\$0.00	\$262.38			\$217.86			\$246.80		
Gross \$ Adjustment	N/A	\$177,063			\$201,240			\$230,224		
# of adjustments	N/A	11			10			12		
# of adjustments over 1 %	N/A	6			6			8		

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TENTATIVE