

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	51247 00170	51240 00300			51240 00250			51172 00410		
Address	11 SPOKE LN LEVITTOWN, NY 11756	3 LOW LN LEVITTOWN, NY 11756			19 LOW LN LEVITTOWN, NY 11756			98 ABBEY LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1970	1954	\$1,236	0.24 %	1800	\$13,029	2.67 %	1750	\$13,197	3.52 %
Upper Living Area	600	600	0	0.00 %	600	0	0.00 %	600	0	0.00 %
Year Built Depreciation	1948-87.80	1948-87.80	0	0.00 %	1948-87.80	0	0.00 %	1948-87.80	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Terrace Or Patio	Pto-208	Pto-180	\$187	0.04 %	0	\$2,011	0.41 %	0	\$1,546	0.41 %
Porch	0	0	0	0.00 %	Op-64	-\$2,370	-0.49 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	204	0	\$1,031	0.20 %	0	\$971	0.20 %	84	\$406	0.11 %
Land Size	6500	6200	\$1,876	0.36 %	6700	-\$1,129	-0.23 %	7232	-\$3,047	-0.81 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	51247 00170	51382 00130			51202 00040			51225 00020		
Address	11 SPOKE LN LEVITTOWN, NY 11756	110 STIRRUP LN LEVITTOWN, NY 11756			86 OLD OAK LN LEVITTOWN, NY 11756			28 COVE LN LEVITTOWN, NY 11756		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1970	2004	-\$2,841	-0.50 %	1827	\$10,473	2.23 %	1693	\$42,474	4.53 %
Upper Living Area	600	600	0	0.00 %	563	-\$275	-0.06 %	563	-\$548	-0.06 %
Year Built Depreciation	1948-87.80	1950-88.17	-\$2,392	-0.42 %	1950-88.17	-\$1,975	-0.42 %	1948-87.80	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,069	0.44 %	0	\$4,127	0.44 %
Terrace Or Patio	Pto-208	0	\$2,349	0.41 %	0	\$1,940	0.41 %	0	\$3,870	0.41 %
Porch	0	Op-176	-\$5,855	-1.03 %	Op-16/Ep-225	-\$5,967	-1.27 %	Op-120	-\$7,409	-0.79 %
Wood Deck	0	856	-\$10,188	-1.79 %	0	0	0.00 %	0	0	0.00 %
Shed	204	0	\$1,134	0.20 %	144	\$243	0.05 %	0	\$1,868	0.20 %
Land Size	6500	6076	\$2,947	0.52 %	6000	\$2,889	0.61 %	6100	\$4,569	0.49 %

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Parcel ID #	51247 00170	51240 00300	51240 00250	51172 00410
Address	11 SPOKE LN LEVITTOWN, NY 11756	3 LOW LN LEVITTOWN, NY 11756	19 LOW LN LEVITTOWN, NY 11756	98 ABBEY LN LEVITTOWN, NY 11756
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 28, 2017	Apr 27, 2018	Nov 09, 2017
Sale Price	N/A	\$500,000	\$480,000	\$360,000
adjRate	N/A	1.03517	1.01492	1.04029
Time Adjustment	N/A	\$17,585	\$7,164	\$14,505
Time Adjusted Sale Price	N/A	\$517,585	\$487,164	\$374,505
Total % Adjustment	N/A	0.84 %	2.57 %	3.23 %
Total Dollar Adjustment	N/A	\$4,330	\$12,512	\$12,102
Adjusted Sales Price	\$460,000	\$521,915	\$499,675	\$386,607
Adj Sales Price / SQFT	\$0.00	\$264.93	\$253.64	\$196.25
Gross \$ Adjustment	N/A	\$4,330	\$19,509	\$18,196
# of adjustments	N/A	4	5	4
# of adjustments over 1 %	N/A	0	1	1

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	51247 00170	51382 00130	51202 00040	51225 00020
Address	11 SPOKE LN LEVITTOWN, NY 11756	110 STIRRUP LN LEVITTOWN, NY 11756	86 OLD OAK LN LEVITTOWN, NY 11756	28 COVE LN LEVITTOWN, NY 11756
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 21, 2017	Oct 16, 2018	Sep 18, 2018
Sale Price	N/A	\$539,000	\$470,000	\$937,377
adjRate	N/A	1.05582	1.00000	1.00000
Time Adjustment	N/A	\$30,086	\$	\$
Time Adjusted Sale Price	N/A	\$569,086	\$470,000	\$937,377
Total % Adjustment	N/A	-2.61 %	2.00 %	5.22 %
Total Dollar Adjustment	N/A	-\$14,846	\$9,397	\$48,950
Adjusted Sales Price	\$460,000	\$554,240	\$479,397	\$986,327
Adj Sales Price / SQFT	\$0.00	\$281.34	\$243.35	\$500.67
Gross \$ Adjustment	N/A	\$27,706	\$25,832	\$64,866
# of adjustments	N/A	7	8	7
# of adjustments over 1 %	N/A	2	2	1

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TENTATIVE