

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12410 00110	12410 00120			12410 00330			12410 00010		
Address	2 GARNET LN PLAINVIEW, NY 11803	4 GARNET LA PLAINVIEW, NY 11803			40 GARNET LN PLAINVIEW, NY 11803			93 CENTRAL PARK RD PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1646	1366	\$26,009	5.60 %	1366	\$35,133	5.60 %	1366	\$46,332	5.60 %
Upper Living Area	444	444	0	0.00 %	444	0	0.00 %	444	0	0.00 %
Basement	188	188	0	0.00 %	188	0	0.00 %	188	0	0.00 %
Rec Room	300	0	\$7,527	1.62 %	300	0	0.00 %	430	-\$4,818	-0.58 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	B-	-\$7,407	-0.90 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	3-0-11	-\$24,781	-3.00 %
Year Built Depreciation	1954-89.95	1955-90.98	-\$5,226	-1.13 %	1955-89.25	\$4,934	0.79 %	1955-87.80	\$20,320	2.46 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,760	0.44 %	0	\$3,639	0.44 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-20	-\$1,498	-0.18 %
Wood Deck	0	240	-\$4,218	-0.91 %	180	-\$4,713	-0.75 %	0	0	0.00 %
Shed	0	0	0	0.00 %	100	-\$666	-0.11 %	0	0	0.00 %
Land Size	8250	8250	0	0.00 %	6000	\$15,472	2.47 %	9150	-\$6,528	-0.79 %
Location	MajorHwy	0	-\$9,990	-2.15 %	Apartment	-\$13,495	-2.15 %	SecondarySt	-\$17,797	-2.15 %
Fronting	MajorStrip	ResidentialStreet	-\$19,548	-4.21 %	ResidentialStreet	-\$26,405	-4.21 %	SecondaryStreet	-\$5,252	-0.64 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12410 00110	12412 00040			12409 00140			47151 00210		
Address	2 GARNET LN PLAINVIEW, NY 11803	17 PEARL DR PLAINVIEW, NY 11803			27 RUBY LN PLAINVIEW, NY 11803			2 PALO ALTO DR PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1646	1366	\$39,425	5.60 %	1366	\$33,729	5.60 %	1410	\$30,058	4.63 %
Upper Living Area	444	444	0	0.00 %	444	0	0.00 %	0	-\$5,938	-0.91 %
Basement	188	408	-\$12,826	-1.82 %	188	0	0.00 %	344	-\$8,618	-1.33 %
Rec Room	300	0	\$11,410	1.62 %	0	\$9,761	1.62 %	0	\$10,530	1.62 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-1-8	-\$9,310	-1.43 %
Year Built Depreciation	1954-89.95	1955-90.98	-\$7,922	-1.13 %	1955-89.25	\$4,737	0.79 %	1956-89.25	\$5,110	0.79 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$3,555	-0.55 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$28,141	-4.68 %	Cntrl Ht	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,649	0.44 %	0	\$2,858	0.44 %
Terrace Or Patio	0	0	0	0.00 %	Pto-294	-\$3,038	-0.50 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	240	-\$6,394	-0.91 %	192	-\$4,727	-0.79 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	8250	7200	\$7,370	1.05 %	7500	\$4,408	0.73 %	8502	-\$1,494	-0.23 %
Location	MajorHwy	0	-\$15,144	-2.15 %	Commercial	\$14,197	2.36 %	MajorHwy	0	0.00 %
Fronting	MajorStrip	ResidentialStreet	-\$29,631	-4.21 %	ResidentialStreet	-\$25,349	-4.21 %	ResidentialStreet	-\$27,346	-4.21 %

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Address	2 GARNET LN PLAINVIEW, NY 11803	4 GARNET LA PLAINVIEW, NY 11803	40 GARNET LN PLAINVIEW, NY 11803	93 CENTRAL PARK RD PLAINVIEW, NY 11803
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 02, 2018	May 31, 2017	Jun 28, 2017
Sale Price	N/A	\$455,000	\$585,000	\$775,300
adjRate	N/A	1.01995	1.07157	1.06630
Time Adjustment	N/A	\$9,076	\$41,871	\$51,399
Time Adjusted Sale Price	N/A	\$464,076	\$626,871	\$826,699
Total % Adjustment	N/A	-1.17 %	2.08 %	0.27 %
Total Dollar Adjustment	N/A	-\$5,446	\$13,019	\$2,211
Adjusted Sales Price	\$615,000	\$458,630	\$639,890	\$828,911
Adj Sales Price / SQFT	\$0.00	\$278.63	\$388.75	\$503.59
Gross \$ Adjustment	N/A	\$72,518	\$103,578	\$138,372
# of adjustments	N/A	6	8	10
# of adjustments over 1 %	N/A	5	4	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	12410 00110	12412 00040	12409 00140	47151 00210
Address	2 GARNET LN PLAINVIEW, NY 11803	17 PEARL DR PLAINVIEW, NY 11803	27 RUBY LN PLAINVIEW, NY 11803	2 PALO ALTO DR PLAINVIEW, NY 11803
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 28, 2018	Aug 04, 2017	Sep 29, 2016
Sale Price	N/A	\$700,000	\$570,000	\$582,500
adjRate	N/A	1.00495	1.05582	1.11453
Time Adjustment	N/A	\$3,465	\$31,816	\$66,713
Time Adjusted Sale Price	N/A	\$703,465	\$601,816	\$649,213
Total % Adjustment	N/A	-1.95 %	1.37 %	-1.19 %
Total Dollar Adjustment	N/A	-\$13,711	\$8,225	-\$7,704
Adjusted Sales Price	\$615,000	\$689,754	\$610,041	\$641,509
Adj Sales Price / SQFT	\$0.00	\$419.05	\$370.62	\$389.74
Gross \$ Adjustment	N/A	\$130,123	\$130,737	\$104,815
# of adjustments	N/A	8	10	10
# of adjustments over 1 %	N/A	7	5	5

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TENTATIVE