

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	35523 00050	35523 00480			35523 00290			35524 00040		
Address	859 FRANKLIN AVE VALLEY STREAM, NY 11580	1034 SOUTHERN DR FRANKLIN SQUARE, NY 11010			922 SOUTHERN DR FRANKLIN SQUARE, NY 11010			1081 WOODCLIFF DR FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1269	1591	-\$27,942	-6.00 %	1184	\$7,803	1.71 %	1269	0	0.00 %
Upper Living Area	423	423	0	0.00 %	0	-\$5,336	-1.17 %	423	0	0.00 %
Attic	0	0	0	0.00 %	338	\$9,077	1.98 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	635	-\$16,231	-3.55 %	0	0	0.00 %
Year Built Depreciation	1949-92.43	1950-92.72	-\$1,455	-0.31 %	1950-92.72	-\$1,429	-0.31 %	1950-94.40	-\$11,043	-2.08 %
Parking	Det-400	Det-280	\$782	0.17 %	Det-480	-\$486	-0.11 %	0	\$3,222	0.61 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Fireplace	0	2	-\$8,032	-1.73 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Ep-28	-\$2,085	-0.45 %	Ep-144	-\$7,586	-1.66 %	Op-260	-\$12,592	-2.37 %
Land Size	6660	5859	\$3,577	0.77 %	6300	\$1,246	0.27 %	6300	\$1,446	0.27 %
Location	MajorHwy	MajorHwy	0	0.00 %	MajorHwy	0	0.00 %	0	-\$25,637	-4.83 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	35523 00050	35534 00130			35543 00080			35500 00030		
Address	859 FRANKLIN AVE VALLEY STREAM, NY 11580	1052 PARK LN FRANKLIN SQUARE, NY 11010			611 BERNICE RD FRANKLIN SQUARE, NY 11010			1083 ROBIN RD FRANKLIN SQUARE, NY 11010		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1269	1424	-\$11,165	-2.77 %	1628	-\$35,684	-6.77 %	1368	-\$8,089	-1.82 %
Upper Living Area	423	455	\$298	0.07 %	698	\$3,106	0.59 %	456	\$340	0.08 %
Attic	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 %
Year Built Depreciation	1949-92.43	1950-94.40	-\$8,381	-2.08 %	1950-94.40	-\$10,966	-2.08 %	1949-94.12	-\$8,009	-1.80 %
Parking	Det-400	Det-294	\$599	0.15 %	Det-294	\$784	0.15 %	0	\$2,705	0.61 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Forced Air	0	0.00 %	Steam/Vapor	\$2,776	0.62 %
Fireplace	0	2	-\$6,947	-1.73 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-100	-\$1,588	-0.30 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6660	6076	\$1,814	0.45 %	6500	\$628	0.12 %	7200	-\$1,697	-0.38 %
Location	MajorHwy	0	-\$19,457	-4.83 %	0	-\$25,459	-4.83 %	0	-\$21,520	-4.83 %

Nassau County Comparable Sales Report

Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	35523 00050	35523 00480	35523 00290	35524 00040
Address	859 FRANKLIN AVE VALLEY STREAM, NY 11580	1034 SOUTHERN DR FRANKLIN SQUARE, NY 11010	922 SOUTHERN DR FRANKLIN SQUARE, NY 11010	1081 WOODCLIFF DR FRANKLIN SQUARE, NY 11010
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 17, 2017	Sep 22, 2017	Nov 29, 2016
Sale Price	N/A	\$435,000	\$444,000	\$480,000
adjRate	N/A	1.07026	1.03010	1.10540
Time Adjustment	N/A	\$30,561	\$13,364	\$50,591
Time Adjusted Sale Price	N/A	\$465,561	\$457,364	\$530,591
Total % Adjustment	N/A	-7.55 %	-2.83 %	-8.41 %
Total Dollar Adjustment	N/A	-\$35,155	-\$12,943	-\$44,604
Adjusted Sales Price	\$472,000	\$430,405	\$444,422	\$485,987
Adj Sales Price / SQFT	\$0.00	\$339.17	\$350.21	\$382.97
Gross \$ Adjustment	N/A	\$43,873	\$49,195	\$53,940
# of adjustments	N/A	6	8	5
# of adjustments over 1 %	N/A	2	5	3
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	35523 00050	35534 00130	35543 00080	35500 00030
Address	859 FRANKLIN AVE VALLEY STREAM, NY 11580	1052 PARK LN FRANKLIN SQUARE, NY 11010	611 BERNICE RD FRANKLIN SQUARE, NY 11010	1083 ROBIN RD FRANKLIN SQUARE, NY 11010
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jan 25, 2018	Aug 29, 2017	May 31, 2016
Sale Price	N/A	\$395,576	\$510,000	\$390,000
adjRate	N/A	1.01795	1.03316	1.14199
Time Adjustment	N/A	\$7,102	\$16,912	\$55,376
Time Adjusted Sale Price	N/A	\$402,678	\$526,912	\$445,376
Total % Adjustment	N/A	-10.74 %	-13.13 %	-7.52 %
Total Dollar Adjustment	N/A	-\$43,239	-\$69,181	-\$33,494
Adjusted Sales Price	\$472,000	\$359,439	\$457,731	\$411,882
Adj Sales Price / SQFT	\$0.00	\$283.25	\$360.70	\$324.57
Gross \$ Adjustment	N/A	\$48,660	\$78,216	\$45,136

Nassau County Comparable Sales Report

# of adjustments	N/A	7	7	7
# of adjustments over 1 %	N/A	4	3	3

TENTATIVE