

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	422260100080	422260100020			38441 00400			38299 00180		
Address	175 WAVERLY AVE EAST ROCKAWAY, NY 11518	41 MILDRED PL LYNBROOK, NY 11563			155 SPENCER AVE LYNBROOK, NY 11563			44 ROOSEVELT AVE LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2733	2770	-\$4,110	-0.48 %	2186	\$61,837	8.32 %	2839	-\$8,268	-1.35 %
Upper Living Area	1327	670	-\$9,390	-1.10 %	700	-\$7,717	-1.04 %	961	-\$3,468	-0.57 %
Attic	0	0	0	0.00 %	140	\$6,598	0.89 %	384	\$13,548	2.22 %
Basement	11	55	-\$4,402	-0.51 %	0	\$985	0.13 %	0	\$810	0.13 %
Rec Room	0	603	-\$29,164	-3.41 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1974-96.48	1947-94.12	\$21,394	2.50 %	1903-92.43	\$32,516	4.38 %	1912-92.43	\$26,745	4.38 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Bathrooms And Fixtures	3-0-11	2-1-8	\$14,870	1.74 %	2-0-8	\$12,909	1.74 %	1-2-8	\$10,618	1.74 %
Parking	Det-504	Att-180	-\$1,043	-0.12 %	Det-440	\$616	0.08 %	Det-456/Cpt-240	\$372	0.06 %
Ext Wall	Mas/Frame	Stucco	-\$20,880	-2.44 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat Type	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$30,184	4.94 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Hot Wtr	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-44	Op-40	\$452	0.05 %	Op-70	-\$2,244	-0.30 %	0	\$4,011	0.66 %
Pool	510	0	\$58,758	6.87 %	741	-\$13,454	-1.81 %	0	\$41,957	6.87 %
Land Size	7820	5900	\$12,731	1.49 %	9880	-\$8,456	-1.14 %	10530	-\$8,837	-1.45 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	422260100080	422260100060			42 R 03270			42224 00870		
Address	175 WAVERLY AVE EAST ROCKAWAY, NY 11518	89 ROWE AVE LYNBROOK, NY 11563			24 BOWLER RD EAST ROCKAWAY, NY 11518			47 FENTON PL LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2733	2092	\$75,198	10.04 %	2560	\$19,804	2.37 %	2476	\$24,028	3.60 %
Upper Living Area	1327	728	-\$7,376	-0.99 %	1160	-\$2,068	-0.25 %	588	-\$8,431	-1.26 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	11	16	-\$447	-0.06 %	0	\$1,108	0.13 %	0	\$885	0.13 %
Rec Room	0	550	-\$23,732	-3.17 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1974-96.48	1947-94.12	\$18,722	2.50 %	2015-100.00	-\$29,447	-3.52 %	1940-94.12	\$16,692	2.50 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Cape	\$10,135	1.52 %
Bathrooms And Fixtures	3-0-11	2-1-8	\$13,012	1.74 %	2-1-9	\$9,125	1.09 %	3-0-9	\$7,287	1.09 %
Parking	Det-504	Att-200	-\$1,518	-0.20 %	Att-240	-\$2,987	-0.36 %	Att-200	-\$1,353	-0.20 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	0	0.00 %
Heat Type	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$32,981	4.94 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Steam/Vapor	\$4,161	0.62 %
Fireplace	2	2	0	0.00 %	1	\$14,675	1.76 %	2	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-144	-\$2,714	-0.41 %
Porch	Op-44	Op-32/Ep-180	-\$11,089	-1.48 %	Op-115	-\$6,217	-0.74 %	0	\$4,383	0.66 %
Pool	510	0	\$51,419	6.87 %	0	\$57,405	6.87 %	0	\$45,844	6.87 %
Land Size	7820	5850	\$11,833	1.58 %	5000	\$27,586	3.30 %	6000	\$8,716	1.31 %
Location	0	0	0	0.00 %	School	\$14,527	1.74 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 14, 2018			Oct 20, 2016			Apr 09, 2018		
Sale Price	N/A	\$850,000			\$649,000			\$599,000		
adjRate	N/A	1.00661			1.14453			1.01996		
Time Adjustment	N/A	\$5,619			\$93,797			\$11,957		
Time Adjusted Sale Price	N/A	\$855,619			\$742,797			\$610,957		
Total % Adjustment	N/A	4.58 %			11.25 %			17.62 %		
Total Dollar Adjustment	N/A	\$39,216			\$83,589			\$107,672		
Adjusted Sales Price	\$822,000	\$894,834			\$826,386			\$718,628		
Adj Sales Price / SQFT	\$0.00	\$327.42			\$302.37			\$262.94		
Gross \$ Adjustment	N/A	\$177,195			\$147,333			\$148,817		
# of adjustments	N/A	11			10			11		
# of adjustments over 1 %	N/A	7			6			7		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 15, 2017			Jun 03, 2016			Sep 19, 2017		
Sale Price	N/A	\$715,000			\$721,000			\$625,000		
adjRate	N/A	1.04720			1.15939			1.06810		
Time Adjustment	N/A	\$33,747			\$114,917			\$42,563		
Time Adjusted Sale Price	N/A	\$748,747			\$835,917			\$667,563		
Total % Adjustment	N/A	16.83 %			12.38 %			21.36 %		
Total Dollar Adjustment	N/A	\$126,022			\$103,510			\$142,613		
Adjusted Sales Price	\$822,000	\$874,768			\$939,427			\$810,176		
Adj Sales Price / SQFT	\$0.00	\$320.08			\$343.73			\$296.44		
Gross \$ Adjustment	N/A	\$214,347			\$184,949			\$167,611		
# of adjustments	N/A	10			11			13		
# of adjustments over 1 %	N/A	7			7			8		

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TENTATIVE