

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	12046 01040	12049 01020			12049 01100			12047 01170		
<b>Address</b>	6 VERNON ST PLAINVIEW, NY 11803	26 ISLAND ST PLAINVIEW, NY 11803			25 VERNON ST PLAINVIEW, NY 11803			35 ELDORADO BLVD PLAINVIEW, NY 11803		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1224	1224	0	0.00 %	1124	\$10,104	2.52 %	1224	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,583	-0.38 %	1950-90.30	-\$1,531	-0.38 %	1951-90.30	-\$1,371	-0.38 %
Ext Wall	Composition	Composition	0	0.00 %	Composition	0	0.00 %	Alum/Vinyl	-\$5,786	-1.61 %
Parking	Att-240	Det-294	\$4,239	1.02 %	Det-294	\$4,098	1.02 %	0	\$7,134	1.99 %
Terrace Or Patio	0	Pto-80	-\$871	-0.21 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-80	-\$2,092	-0.58 %
Pool	0	0	0	0.00 %	0	0	0.00 %	512	-\$11,563	-3.23 %
Land Size	6000	5400	\$3,354	0.81 %	5400	\$3,242	0.81 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	12046 01040	12049 01110			12048 01090			12048 01210		
<b>Address</b>	6 VERNON ST PLAINVIEW, NY 11803	27 VERNON ST PLAINVIEW, NY 11803			16 ISLAND ST PLAINVIEW, NY 11803			17 VERNON PL PLAINVIEW, NY 11803		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1224	1024	\$22,495	5.36 %	1119	\$10,708	2.66 %	1562	-\$30,581	-6.88 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-6	-\$13,781	-3.42 %	1-0-3	0	0.00 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,606	-0.38 %	1950-90.30	-\$1,541	-0.38 %	1950-90.30	-\$1,699	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$6,780	-1.61 %	Alum/Vinyl	-\$6,504	-1.61 %	Alum/Vinyl	-\$7,173	-1.61 %
Parking	Att-240	0	\$8,360	1.99 %	Det-308	\$3,621	0.90 %	0	\$8,844	1.99 %
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 %	Ep-90	-\$2,895	-0.65 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	5400	\$3,402	0.81 %	5400	\$3,263	0.81 %	6000	0	0.00 %

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Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	12046 01040	12049 01020	12049 01100	12047 01170
<b>Address</b>	6 VERNON ST PLAINVIEW, NY 11803	26 ISLAND ST PLAINVIEW, NY 11803	25 VERNON ST PLAINVIEW, NY 11803	35 ELDORADO BLVD PLAINVIEW, NY 11803
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	May 30, 2018	Mar 20, 2018	Mar 05, 2018
Sale Price	N/A	\$410,000	\$392,500	\$351,400
adjRate	N/A	1.00993	1.01995	1.01995
Time Adjustment	N/A	\$4,069	\$7,830	\$7,010
Time Adjusted Sale Price	N/A	\$414,069	\$400,330	\$358,410
Total % Adjustment	N/A	1.24 %	3.98 %	-3.82 %
Total Dollar Adjustment	N/A	\$5,138	\$15,914	-\$13,678
Adjusted Sales Price	\$455,000	\$419,207	\$416,243	\$344,732
Adj Sales Price / SQFT	\$0.00	\$342.49	\$340.07	\$281.64
Gross \$ Adjustment	N/A	\$10,048	\$18,976	\$27,945
# of adjustments	N/A	4	4	5
# of adjustments over 1 %	N/A	1	2	3
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	12046 01040	12049 01110	12048 01090	12048 01210
<b>Address</b>	6 VERNON ST PLAINVIEW, NY 11803	27 VERNON ST PLAINVIEW, NY 11803	16 ISLAND ST PLAINVIEW, NY 11803	17 VERNON PL PLAINVIEW, NY 11803
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 16, 2018	Aug 11, 2017	Oct 05, 2017
Sale Price	N/A	\$420,000	\$381,600	\$425,000
adjRate	N/A	1.00000	1.05582	1.04544
Time Adjustment	N/A	\$	\$21,300	\$19,313
Time Adjusted Sale Price	N/A	\$420,000	\$402,900	\$444,313
Total % Adjustment	N/A	6.16 %	-1.05 %	-7.54 %
Total Dollar Adjustment	N/A	\$25,871	-\$4,234	-\$33,504
Adjusted Sales Price	\$455,000	\$445,871	\$398,666	\$410,809
Adj Sales Price / SQFT	\$0.00	\$364.27	\$325.71	\$335.63
Gross \$ Adjustment	N/A	\$42,643	\$39,417	\$51,192
# of adjustments	N/A	5	6	5
# of adjustments over 1 %	N/A	3	3	3

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TENTATIVE