

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	32269 01150	32203 00870			32247 00270			32165 00690		
Address	44 CISNEY AVE FLORAL PARK, NY 11001	87 VERBENA AVE FLORAL PARK, NY 11001			122 OAK ST FLORAL PARK, NY 11001			86 ELM AVE FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2064	2044	\$2,027	0.29 %	1952	\$12,019	1.64 %	1929	\$14,985	2.00 %
Upper Living Area	753	806	\$530	0.07 %	792	\$402	0.06 %	600	-\$1,711	-0.23 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	67	95	-\$1,991	-0.28 %	108	-\$2,978	-0.41 %	0	\$5,286	0.70 %
Rec Room	161	0	\$6,536	0.92 %	0	\$6,719	0.92 %	0	\$6,897	0.92 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	1-1-6	1-1-6	0	0.00 %	1-0-4	\$15,027	2.06 %	2-0-6	0	0.00 %
Ext Wall	Brick	Stucco	-\$10,999	-1.55 %	Mas/Frame	\$5,008	0.69 %	Mas/Frame	\$5,141	0.69 %
Parking	Det-264	Det-324	-\$1,817	-0.26 %	Det-180	\$2,895	0.40 %	Det-240	\$129	0.02 %
Terrace Or Patio	Ter-10/Pto-141	0	\$2,876	0.40 %	Ter-20	\$1,734	0.24 %	Ter-200	-\$7,113	-0.95 %
Porch	0	Op-28	-\$1,693	-0.24 %	0	0	0.00 %	Ep-128	-\$6,318	-0.84 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	224	-\$6,522	-0.87 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	4500	5000	-\$5,710	-0.80 %	4000	\$6,619	0.91 %	4320	\$2,348	0.31 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	32269 01150	32258 01120			32063 00290			32152 09530		
Address	44 CISNEY AVE FLORAL PARK, NY 11001	16 REVERE DR EFLORAL PARK, NY 11001			17 REVERE DR FLORAL PARK, NY 11001			159 MAYFAIR AVE FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2064	1923	\$15,955	2.09 %	1620	\$52,148	7.34 %	2032	\$3,667	0.46 %
Upper Living Area	753	667	-\$959	-0.13 %	720	-\$338	-0.05 %	840	\$970	0.12 %
Attic	0	0	0	0.00 %	0	0	0.00 %	336	\$11,651	1.46 %
Basement	67	0	\$5,379	0.70 %	0	\$5,007	0.70 %	0	\$5,643	0.70 %
Rec Room	161	0	\$7,018	0.92 %	0	\$6,533	0.92 %	0	\$7,363	0.92 %
Quality	C+	B-	-\$6,837	-0.90 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	1-1-6	2-1-8	-\$10,943	-1.43 %	1-1-6	0	0.00 %	1-1-5	\$7,363	0.92 %
Ext Wall	Brick	Mas/Frame	\$5,231	0.69 %	Mas/Frame	\$4,869	0.69 %	Brick	0	0.00 %
Parking	Det-264	Att-180	-\$6,210	-0.81 %	Att-152	-\$4,295	-0.60 %	Det-324	-\$2,047	-0.26 %
Terrace Or Patio	Ter-10/Pto-141	0	\$3,088	0.40 %	0	\$2,874	0.40 %	0	\$3,239	0.40 %
Porch	0	Op-12	-\$856	-0.11 %	Op-18	-\$1,167	-0.16 %	Op-24/Ep-150	-\$8,268	-1.03 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	48	-\$380	-0.05 %	0	0	0.00 %
Land Size	4500	4500	0	0.00 %	4725	-\$2,649	-0.37 %	5000	-\$6,433	-0.80 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 29, 2016			Sep 08, 2017			Sep 06, 2018		
Sale Price	N/A	\$618,750			\$690,000			\$750,000		
adjRate	N/A	1.14861			1.05891			1.00000		
Time Adjustment	N/A	\$91,953			\$40,645			\$		
Time Adjusted Sale Price	N/A	\$710,703			\$730,645			\$750,000		
Total % Adjustment	N/A	-1.44 %			6.49 %			1.75 %		
Total Dollar Adjustment	N/A	-\$10,242			\$47,445			\$13,122		
Adjusted Sales Price	\$756,000	\$700,462			\$778,091			\$763,122		
Adj Sales Price / SQFT	\$0.00	\$339.37			\$376.98			\$369.73		
Gross \$ Adjustment	N/A	\$34,177			\$53,401			\$56,450		
# of adjustments	N/A	9			9			10		
# of adjustments over 1 %	N/A	1			2			1		
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Address	44 CISNEY AVE FLORAL PARK, NY 11001	16 REVERE DR EFLORAL PARK, NY 11001			17 REVERE DR FLORAL PARK, NY 11001			159 MAYFAIR AVE FLORAL PARK, NY 11001		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 20, 2017			Dec 21, 2017			Jul 13, 2017		
Sale Price	N/A	\$729,000			\$682,500			\$747,500		
adjRate	N/A	1.04676			1.04088			1.07110		
Time Adjustment	N/A	\$34,085			\$27,900			\$53,145		
Time Adjusted Sale Price	N/A	\$763,085			\$710,400			\$800,645		
Total % Adjustment	N/A	1.42 %			8.81 %			2.89 %		
Total Dollar Adjustment	N/A	\$10,864			\$62,603			\$23,150		
Adjusted Sales Price	\$756,000	\$773,950			\$773,003			\$823,795		
Adj Sales Price / SQFT	\$0.00	\$374.98			\$374.52			\$399.13		
Gross \$ Adjustment	N/A	\$62,475			\$80,261			\$56,645		
# of adjustments	N/A	10			10			10		
# of adjustments over 1 %	N/A	2			1			2		

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TENTATIVE