

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	09203 00300	09191 00010			09179 02100			09192 00440		
Address	. WILLIS AVE WILLISTON PARK, NY 11596	135 STRATFORD AVE WILLISTON PARK, NY 11596			215 STRATFORD AVE WILLISTON PARK, NY 11596			18 FORDHAM ST WILLISTON PARK, NY 11596		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1690	1650	\$3,719	0.70 %	1622	\$7,270	1.21 %	1619	\$6,536	1.26 %
Upper Living Area	728	468	-\$2,153	-0.41 %	676	-\$460	-0.08 %	504	-\$1,794	-0.35 %
Attic	0	0	0	0.00 %	270	\$7,216	1.20 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	54	-\$2,939	-0.57 %
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	1930-87.80	1928-87.80	0	0.00 %	1930-85.47	\$16,371	2.72 %	1928-85.47	\$14,079	2.72 %
Ext Wall	Composition	Alum/Vinyl	-\$8,539	-1.61 %	Alum/Vinyl	-\$9,714	-1.61 %	Alum/Vinyl	-\$8,354	-1.61 %
Fireplace	4	0	\$4,668	0.88 %	0	\$5,310	0.88 %	0	\$4,566	0.88 %
Parking	Det-756	Det-294	\$7,747	1.46 %	Det-360	\$7,719	1.28 %	Det-324	\$7,397	1.43 %
Terrace Or Patio	0	Pto-140	-\$1,678	-0.32 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	120	0	\$2,991	0.57 %	0	\$3,402	0.57 %	260	-\$2,048	-0.40 %
Living Area Bldg2	1231	0	\$4,422	0.84 %	0	\$5,030	0.84 %	0	\$4,326	0.84 %
Misc Cost Items	22300	0	\$22,300	4.22 %	0	\$22,300	3.71 %	0	\$22,300	4.31 %
Land Size	20400	3600	\$75,130	14.20 %	8820	\$39,896	6.63 %	4120	\$67,422	13.03 %
Location	MajorHwy	0	-\$11,388	-2.15 %	LIRR	\$24,531	4.08 %	0	-\$11,140	-2.15 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	09203 00300	09194 00380			09199 00170			09189 00090		
<b>Address</b>	. WILLIS AVE WILLISTON PARK, NY 11596	100 FORDHAM ST WILLISTON PARK, NY 11596			53 CORNELL ST WILLISTON PARK, NY 11596			148 BROAD ST WILLISTON PARK, NY 11596		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1690	1325	\$46,673	7.38 %	1612	\$9,075	1.39 %	1482	\$23,141	3.92 %
Upper Living Area	728	504	-\$2,193	-0.35 %	624	-\$1,012	-0.16 %	468	-\$2,405	-0.41 %
Attic	0	101	\$3,044	0.48 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	91	-\$5,549	-0.94 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-1-5	-\$16,516	-2.53 %	1-0-3	0	0.00 %
Year Built Depreciation	1930-87.80	1928-87.80	0	0.00 %	1927-87.80	0	0.00 %	1929-87.80	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	-\$10,216	-1.61 %	Alum/Vinyl	-\$10,529	-1.61 %	Alum/Vinyl	-\$9,541	-1.61 %
Fireplace	4	0	\$5,584	0.88 %	0	\$5,755	0.88 %	0	\$5,215	0.88 %
Parking	Det-756	Det-384	\$3,401	0.54 %	Det-324	\$9,323	1.43 %	Det-400	\$6,664	1.13 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-100	-\$1,473	-0.25 %
Porch	0	Op-30	-\$1,607	-0.25 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	120	0	\$3,578	0.57 %	200	-\$1,607	-0.25 %	0	\$3,342	0.57 %
Living Area Bldg2	1231	0	\$5,291	0.84 %	0	\$5,452	0.84 %	0	\$4,941	0.84 %
Misc Cost Items	22300	0	\$22,300	3.52 %	0	\$22,300	3.42 %	0	\$22,300	3.77 %
Land Size	20400	4920	\$72,803	11.50 %	4000	\$86,648	13.29 %	4000	\$78,516	13.29 %
Location	MajorHwy	0	-\$13,624	-2.15 %	0	-\$14,040	-2.15 %	0	-\$12,723	-2.15 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	09203 00300	09191 00010	09179 02100	09192 00440
<b>Address</b>	. WILLIS AVE WILLISTON PARK, NY 11596	135 STRATFORD AVE WILLISTON PARK, NY 11596	215 STRATFORD AVE WILLISTON PARK, NY 11596	18 FORDHAM ST WILLISTON PARK, NY 11596
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Sep 25, 2017	Aug 28, 2017	Jan 02, 2018
<b>Sale Price</b>	N/A	\$499,550	\$565,000	\$500,000
<b>adjRate</b>	N/A	1.05891	1.06498	1.03494
<b>Time Adjustment</b>	N/A	\$29,426	\$36,716	\$17,469
<b>Time Adjusted Sale Price</b>	N/A	\$528,976	\$601,716	\$517,469
<b>Total % Adjustment</b>	N/A	18.38 %	21.42 %	19.39 %
<b>Total Dollar Adjustment</b>	N/A	\$97,218	\$128,873	\$100,352
<b>Adjusted Sales Price</b>	\$685,000	\$626,195	\$730,589	\$617,821
<b>Adj Sales Price / SQFT</b>	\$0.00	\$370.53	\$432.30	\$365.57
<b>Gross \$ Adjustment</b>	N/A	\$144,733	\$149,219	\$152,901
<b># of adjustments</b>	N/A	11	12	12
<b># of adjustments over 1 %</b>	N/A	5	8	7

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	09203 00300	09194 00380	09199 00170	09189 00090
<b>Address</b>	. WILLIS AVE WILLISTON PARK, NY 11596	100 FORDHAM ST WILLISTON PARK, NY 11596	53 CORNELL ST WILLISTON PARK, NY 11596	148 BROAD ST WILLISTON PARK, NY 11596
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Feb 15, 2018	Dec 15, 2016	Dec 30, 2016
<b>Sale Price</b>	N/A	\$615,000	\$585,000	\$530,100
<b>adjRate</b>	N/A	1.02903	1.11488	1.11488
<b>Time Adjustment</b>	N/A	\$17,854	\$67,206	\$60,899
<b>Time Adjusted Sale Price</b>	N/A	\$632,854	\$652,206	\$590,999
<b>Total % Adjustment</b>	N/A	21.34 %	14.54 %	19.02 %
<b>Total Dollar Adjustment</b>	N/A	\$135,035	\$94,850	\$112,428
<b>Adjusted Sales Price</b>	\$685,000	\$767,889	\$747,056	\$703,427
<b>Adj Sales Price / SQFT</b>	\$0.00	\$454.37	\$442.05	\$416.23
<b>Gross \$ Adjustment</b>	N/A	\$190,316	\$182,257	\$175,809
<b># of adjustments</b>	N/A	12	11	12
<b># of adjustments over 1 %</b>	N/A	5	7	6

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TENTATIVE