

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	36100 01380	36104 05810			34448 00280			36084 02690		
Address	7 BELMONT PKWY HEMPSTEAD, NY 11550	11 ELMWOOD AVE HEMPSTEAD, NY 11550			149 BROADFIELD RD HEMPSTEAD, NY 11550			225 KENNEDY AVE HEMPSTEAD, NY 11550		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2000	1680	\$12,076	4.16 %	2000	0	0.00 %	1996	\$207	0.05 %
Unf Bsmt	0	48	-\$1,170	-0.40 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	516	-\$11,587	-2.62 %
Year Built Depreciation	1959-92.86	1961-93.98	-\$3,467	-1.20 %	1960-91.40	\$8,390	1.59 %	1991-97.69	-\$21,876	-4.95 %
Quality	C-	C-	0	0.00 %	C	-\$6,126	-1.16 %	C	-\$5,136	-1.16 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	3-0-10	-\$10,167	-2.30 %
Land Size	5000	4000	\$4,176	1.44 %	4880	\$821	0.16 %	6120	-\$4,661	-1.05 %
Parking	0	0	0	0.00 %	Det-400	-\$7,451	-1.41 %	Att-264	-\$12,186	-2.76 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	36100 01380	34437 03340			34432 00380			36127 03040		
Address	7 BELMONT PKWY HEMPSTEAD, NY 11550	3 ELIZABETH CT HEMPSTEAD, NY 11550			61 CARMAN ST HEMPSTEAD, NY 11550			474 GREENWICH ST HEMPSTEAD, NY 11550		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2000	2150	-\$8,044	-1.68 %	1529	\$7,428	6.49 %	1260	\$45,209	12.14 %
Unf Bsmt	0	0	0	0.00 %	48	-\$462	-0.40 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	619	-\$3,468	-3.03 %	0	0	0.00 %
Year Built Depreciation	1959-92.86	1962-92.62	\$1,210	0.25 %	1954-93.09	-\$284	-0.25 %	1950-91.15	\$6,983	1.88 %
Quality	C-	C	-\$5,568	-1.16 %	C	-\$1,330	-1.16 %	C-	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	3-0-10	-\$2,634	-2.30 %	2-0-7	0	0.00 %
Land Size	5000	5900	-\$4,142	-0.86 %	5640	-\$721	-0.63 %	4180	\$4,299	1.15 %
Parking	0	Att-437	-\$19,384	-4.04 %	Det-399	-\$1,618	-1.41 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-302	-\$2,864	-2.50 %	0	0	0.00 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Medium	\$19,093	5.13 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 07, 2018	Jul 17, 2014	Oct 24, 2017
Sale Price	N/A	\$290,000	\$400,000	\$420,000
adjRate	N/A	1.00000	1.31842	1.05277
Time Adjustment	N/A	\$	\$127,367	\$22,163
Time Adjusted Sale Price	N/A	\$290,000	\$527,367	\$442,163
Total % Adjustment	N/A	4.01 %	-0.83 %	-14.79 %
Total Dollar Adjustment	N/A	\$11,615	-\$4,366	-\$65,406
Adjusted Sales Price	\$384,000	\$301,615	\$523,002	\$376,757
Adj Sales Price / SQFT	\$0.00	\$150.81	\$261.50	\$188.38
Gross \$ Adjustment	N/A	\$20,889	\$22,788	\$65,820
# of adjustments	N/A	4	4	7
# of adjustments over 1 %	N/A	3	3	6

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	36100 01380	34437 03340	34432 00380	36127 03040
Address	7 BELMONT PKWY HEMPSTEAD, NY 11550	3 ELIZABETH CT HEMPSTEAD, NY 11550	61 CARMAN ST HEMPSTEAD, NY 11550	474 GREENWICH ST HEMPSTEAD, NY 11550
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 07, 2014	Mar 22, 2018	Oct 17, 2016
Sale Price	N/A	\$344,000	\$111,948	\$328,600
adjRate	N/A	1.39346	1.02312	1.13328
Time Adjustment	N/A	\$135,351	\$2,588	\$43,795
Time Adjusted Sale Price	N/A	\$479,351	\$114,536	\$372,395
Total % Adjustment	N/A	-7.49 %	-5.20 %	20.30 %
Total Dollar Adjustment	N/A	-\$35,927	-\$5,954	\$75,584
Adjusted Sales Price	\$384,000	\$443,424	\$108,582	\$447,979
Adj Sales Price / SQFT	\$0.00	\$221.71	\$54.29	\$223.99
Gross \$ Adjustment	N/A	\$38,348	\$20,809	\$75,584
# of adjustments	N/A	5	9	4
# of adjustments over 1 %	N/A	3	6	4

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TENTATIVE