

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	50025 01450	34079 00390			50010 00080			34502 05600		
Address	1060 MIDLAND ST UNIONDALE, NY 11553	511 MAPLE AVE UNIONDALE, NY 11553			105 RUXTON ST UNIONDALE, NY 11553			310 NEWPORT RD UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1448	1450	-\$126	-0.04 %	1470	-\$1,544	-0.41 %	1658	-\$15,799	-3.25 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1925-92.38	1950-92.62	-\$860	-0.26 %	1955-93.31	-\$3,770	-1.00 %	1921-92.38	0	0.00 %
Quality	C-	C	-\$3,903	-1.16 %	C	-\$4,397	-1.16 %	C-	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Land Size	6000	6000	0	0.00 %	4000	\$9,139	2.41 %	4000	\$11,751	2.41 %
Parking	Det-360	Det-280	\$894	0.27 %	0	\$4,931	1.30 %	0	\$6,340	1.30 %
Porch	Op-48/Ep-20	0	\$3,093	0.92 %	0	\$3,484	0.92 %	0	\$4,480	0.92 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	9120	-\$9,120	-1.87 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	50025 01450	34513 06470			50007 02220			50137 03310		
Address	1060 MIDLAND ST UNIONDALE, NY 11553	579 CEDAR ST UNIONDALE, NY 11553			92 WALTON AVE UNIONDALE, NY 11553			524 EMERSON ST UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1448	1493	-\$2,430	-0.83 %	1127	\$22,680	7.03 %	1906	-\$29,415	-6.35 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	68	-\$2,620	-0.57 %
Rec Room	0	683	-\$9,613	-3.27 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1925-92.38	1941-92.38	0	0.00 %	1949-92.38	0	0.00 %	1957-93.54	-\$5,713	-1.23 %
Quality	C-	C-	0	0.00 %	C	-\$3,748	-1.16 %	C	-\$5,380	-1.16 %
Bathrooms And Fixtures	2-0-7	3-0-10	-\$6,764	-2.30 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Land Size	6000	10200	-\$8,071	-2.74 %	5000	\$3,099	0.96 %	6000	0	0.00 %
Parking	Det-360	Det-400	-\$379	-0.13 %	0	\$4,202	1.30 %	Det-308	\$816	0.18 %
Porch	Op-48/Ep-20	0	\$2,708	0.92 %	0	\$2,969	0.92 %	0	\$4,263	0.92 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 28, 2017			Mar 29, 2018			Nov 21, 2017		
Sale Price	N/A	\$321,000			\$370,000			\$465,000		
adjRate	N/A	1.04677			1.02312			1.04677		
Time Adjustment	N/A	\$15,013			\$8,554			\$21,748		
Time Adjusted Sale Price	N/A	\$336,013			\$378,554			\$486,748		
Total % Adjustment	N/A	-0.27 %			2.07 %			-0.48 %		
Total Dollar Adjustment	N/A	-\$902			\$7,843			-\$2,348		
Adjusted Sales Price	\$397,000	\$335,111			\$386,397			\$484,400		
Adj Sales Price / SQFT	\$0.00	\$231.43			\$266.85			\$334.53		
Gross \$ Adjustment	N/A	\$8,876			\$27,266			\$47,491		
# of adjustments	N/A	5			6			5		
# of adjustments over 1 %	N/A	1			3			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
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Address	1060 MIDLAND ST UNIONDALE, NY 11553	579 CEDAR ST UNIONDALE, NY 11553			92 WALTON AVE UNIONDALE, NY 11553			524 EMERSON ST UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 24, 2018			Feb 28, 2018			Dec 08, 2017		
Sale Price	N/A	\$294,172			\$313,541			\$445,000		
adjRate	N/A	1.00000			1.02898			1.04081		
Time Adjustment	N/A	\$			\$9,086			\$18,159		
Time Adjusted Sale Price	N/A	\$294,172			\$322,627			\$463,159		
Total % Adjustment	N/A	-8.35 %			9.05 %			-8.22 %		
Total Dollar Adjustment	N/A	-\$24,550			\$29,203			-\$38,050		
Adjusted Sales Price	\$397,000	\$269,622			\$351,831			\$425,109		
Adj Sales Price / SQFT	\$0.00	\$186.20			\$242.98			\$293.58		
Gross \$ Adjustment	N/A	\$29,965			\$36,699			\$48,207		
# of adjustments	N/A	6			5			6		
# of adjustments over 1 %	N/A	3			3			3		

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