

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	35374 00700	35294 00520			35385 03230			35346 02570		
Address	218 COLONY AVE WEST HEMPSTEAD, NY 11552	487 CHESMAN ST WEST HEMPSTEAD, NY 11552			249 WOODLAWN RD WEST HEMPSTEAD, NY 11552			53 WALNUT ST WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1125	1125	0	0.00 %	1161	-\$4,772	-0.92 %	1200	-\$10,246	-1.87 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	905	806	\$3,022	0.58 %	905	0	0.00 %	900	\$156	0.03 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Raised Ranch/Hi Ranch	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %
Quality	C	C	0	0.00 %	C+	-\$19,840	-3.81 %	C+	-\$20,891	-3.81 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$4,020	-0.77 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1969-92.29	1960-91.97	\$1,836	0.35 %	1986-97.07	-\$25,625	-4.92 %	1969-93.56	-\$7,398	-1.35 %
Ext Wall	Alum/Vinyl	Frame	\$5,534	1.06 %	Alum/Vinyl	0	0.00 %	Composition	\$8,992	1.64 %
Heat System	Cntrl HtAC	Cntrl Ht	\$25,576	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$26,882	4.91 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-120	Pto-190	-\$542	-0.10 %	0	\$1,486	0.29 %	Pto-200	-\$640	-0.12 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	4000	4000	0	0.00 %	5869	-\$15,055	-2.89 %	4000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	35374 00700	35345 02090			35346 02890			35340 00390		
Address	218 COLONY AVE WEST HEMPSTEAD, NY 11552	439 LANGLEY AVE WEST HEMPSTEAD, NY 11552			40 SPRUCE ST WEST HEMPSTEAD, NY 11552			397 LANGLEY AVE WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1125	1144	-\$2,136	-0.49 %	1217	-\$11,431	-2.27 %	1126	-\$127	-0.03 %
Upper Living Area	0	0	0	0.00 %	504	\$5,160	1.03 %	0	0	0.00 %
Attic	0	0	0	0.00 %	101	\$2,419	0.48 %	322	\$6,844	1.40 %
Basement	905	844	\$1,544	0.35 %	0	\$36,363	7.23 %	0	\$35,293	7.23 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	603	-\$13,924	-2.85 %
Style	Raised Ranch/Hi Ranch	Raised Ranch/Hi Ranch	0	0.00 %	Old Style	\$9,210	1.83 %	Cape	\$13,791	2.83 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-5	\$4,626	0.92 %	3-0-9	-\$9,838	-2.02 %
Year Built Depreciation	1969-92.29	1974-94.47	-\$10,081	-2.31 %	1926-89.95	\$13,085	2.60 %	1953-90.64	\$8,905	1.82 %
Ext Wall	Alum/Vinyl	Composition	\$7,173	1.64 %	Stucco	-\$13,848	-2.75 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$21,445	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Parking	0	0	0	0.00 %	Det-306	-\$4,567	-0.91 %	Det-280	-\$3,895	-0.80 %
Terrace Or Patio	Pto-120	0	\$1,248	0.29 %	Pto-112	\$69	0.01 %	Pto-306	-\$1,134	-0.23 %
Porch	0	Op-24	-\$900	-0.21 %	0	0	0.00 %	0	0	0.00 %
Land Size	4000	5000	-\$7,405	-1.69 %	4000	0	0.00 %	4000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 24, 2016			Dec 26, 2017			Oct 15, 2018		
Sale Price	N/A	\$445,000			\$500,000			\$548,000		
adjRate	N/A	1.17166			1.04088			1.00000		
Time Adjustment	N/A	\$76,390			\$20,440			\$		
Time Adjusted Sale Price	N/A	\$521,390			\$520,440			\$548,000		
Total % Adjustment	N/A	6.02 %			-12.26 %			-0.57 %		
Total Dollar Adjustment	N/A	\$31,407			-\$63,807			-\$3,146		
Adjusted Sales Price	\$500,000	\$552,797			\$456,633			\$544,854		
Adj Sales Price / SQFT	\$0.00	\$491.38			\$405.90			\$484.31		
Gross \$ Adjustment	N/A	\$40,531			\$66,778			\$75,204		
# of adjustments	N/A	6			5			7		
# of adjustments over 1 %	N/A	2			3			5		

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 08, 2014			Sep 06, 2017			Dec 15, 2017		
Sale Price	N/A	\$363,000			\$475,000			\$469,000		
adjRate	N/A	1.20433			1.05891			1.04088		
Time Adjustment	N/A	\$74,171			\$27,980			\$19,172		
Time Adjusted Sale Price	N/A	\$437,171			\$502,980			\$488,172		
Total % Adjustment	N/A	2.49 %			8.17 %			7.36 %		
Total Dollar Adjustment	N/A	\$10,887			\$41,088			\$35,915		
Adjusted Sales Price	\$500,000	\$448,059			\$544,068			\$524,087		
Adj Sales Price / SQFT	\$0.00	\$398.27			\$483.62			\$465.85		
Gross \$ Adjustment	N/A	\$51,933			\$100,779			\$93,750		
# of adjustments	N/A	8			10			9		
# of adjustments over 1 %	N/A	4			6			6		

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TENTATIVE