

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12592 00080	12566 00230			12467 00150			12539 00380		
Address	131 NORTHERN PKWY PLAINVIEW, NY 11803	67 WINTHROP RD PLAINVIEW, NY 11803			49 PASADENA DR PLAINVIEW, NY 11803			110 NORTHERN PKWY PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1515	1474	\$6,072	0.81 %	1450	\$10,170	1.29 %	1495	\$3,072	0.39 %
Basement	396	409	-\$756	-0.10 %	361	\$2,170	0.28 %	414	-\$1,094	-0.14 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	300	-\$12,593	-1.60 %
Bathrooms And Fixtures	2-1-9	2-1-8	\$4,471	0.59 %	2-1-8	\$4,674	0.59 %	2-1-9	0	0.00 %
Year Built Depreciation	1958-90.30	1957-91.31	-\$8,365	-1.11 %	1955-90.98	-\$5,883	-0.75 %	1958-91.64	-\$11,571	-1.47 %
Ext Wall	Brick	Brick	0	0.00 %	Mas/Frame	\$5,401	0.69 %	Brick	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	2	0	\$3,318	0.44 %	2	0	0.00 %	0	\$3,473	0.44 %
Terrace Or Patio	0	Pto-210	-\$3,117	-0.41 %	0	0	0.00 %	Pto-180	-\$2,959	-0.38 %
Wood Deck	464	277	\$2,590	0.34 %	446	\$221	0.03 %	213	\$3,929	0.50 %
Land Size	7000	7000	0	0.00 %	6912	\$764	0.10 %	7000	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12592 00080	12539 00290			12026 00370			12488 00130		
Address	131 NORTHERN PKWY PLAINVIEW, NY 11803	128 NORTHERN PKWY PLAINVIEW, NY 11803			98 NASSAU AVE PLAINVIEW, NY 11803			30 IRENE LA E PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1515	1559	-\$6,156	-0.83 %	1444	\$9,471	1.41 %	1493	\$2,744	0.43 %
Basement	396	414	-\$1,024	-0.14 %	390	\$313	0.05 %	351	\$2,275	0.36 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	2-1-8	\$3,974	0.59 %	2-1-8	\$3,796	0.59 %
Year Built Depreciation	1958-90.30	1958-91.64	-\$10,828	-1.47 %	1955-90.98	-\$5,002	-0.75 %	1955-90.98	-\$4,778	-0.75 %
Ext Wall	Brick	Brick	0	0.00 %	Mas/Frame	\$4,593	0.69 %	Mas/Frame	\$4,387	0.69 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$31,395	4.91 %
Fireplace	2	0	\$3,250	0.44 %	0	\$2,950	0.44 %	0	\$2,817	0.44 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	464	538	-\$791	-0.11 %	428	\$382	0.06 %	316	\$1,668	0.26 %
Land Size	7000	7000	0	0.00 %	9100	-\$13,324	-1.99 %	6900	\$705	0.11 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12592 00080	12566 00230			12467 00150			12539 00380		
Address	131 NORTHERN PKWY PLAINVIEW, NY 11803	67 WINTHROP RD PLAINVIEW, NY 11803			49 PASADENA DR PLAINVIEW, NY 11803			110 NORTHERN PKWY PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 28, 2018			Sep 20, 2017			Aug 22, 2018		
Sale Price	N/A	\$750,000			\$750,000			\$789,000		
adjRate	N/A	1.00495			1.05062			1.00000		
Time Adjustment	N/A	\$3,713			\$37,963			\$		
Time Adjusted Sale Price	N/A	\$753,713			\$787,963			\$789,000		
Total % Adjustment	N/A	0.56 %			2.22 %			-2.25 %		
Total Dollar Adjustment	N/A	\$4,212			\$17,517			-\$17,742		
Adjusted Sales Price	\$686,000	\$757,925			\$805,480			\$771,258		
Adj Sales Price / SQFT	\$0.00	\$500.28			\$531.67			\$509.08		
Gross \$ Adjustment	N/A	\$28,688			\$29,283			\$38,692		
# of adjustments	N/A	7			7			7		
# of adjustments over 1 %	N/A	1			1			2		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12592 00080	12539 00290			12026 00370			12488 00130		
Address	131 NORTHERN PKWY PLAINVIEW, NY 11803	128 NORTHERN PKWY PLAINVIEW, NY 11803			98 NASSAU AVE PLAINVIEW, NY 11803			30 IRENE LA E PLAINVIEW, NY 11803		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 20, 2015			Jul 06, 2018			Oct 02, 2018		
Sale Price	N/A	\$630,000			\$670,000			\$640,000		
adjRate	N/A	1.17199			1.00000			1.00000		
Time Adjustment	N/A	\$108,355			\$			\$		
Time Adjusted Sale Price	N/A	\$738,355			\$670,000			\$640,000		
Total % Adjustment	N/A	-2.11 %			0.50 %			7.03 %		
Total Dollar Adjustment	N/A	-\$15,549			\$3,355			\$45,010		
Adjusted Sales Price	\$686,000	\$722,806			\$673,355			\$685,010		
Adj Sales Price / SQFT	\$0.00	\$477.10			\$444.46			\$452.15		
Gross \$ Adjustment	N/A	\$22,050			\$40,008			\$54,566		
# of adjustments	N/A	5			8			9		
# of adjustments over 1 %	N/A	1			2			1		

Nassau County Comparable Sales Report

TENTATIVE