

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	34279 03440	34294 00110			35452 01630			35368 00480		
Address	220 CATHEDRAL AVE HEMPSTEAD, NY 11550	33 HILTON AVE HEMPSTEAD, NY 11550			99 SUNSET DR HEMPSTEAD, NY 11550			31 LONG DR HEMPSTEAD, NY 11550		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2130	2229	-\$5,277	-1.06 %	2224	-\$3,107	-1.01 %	2088	\$2,377	0.47 %
Unf Bsmt	87	0	\$3,603	0.72 %	0	\$2,231	0.72 %	0	\$3,674	0.72 %
Year Built Depreciation	1952-92.38	1903-93.76	-\$7,321	-1.47 %	1923-93.76	-\$4,534	-1.47 %	1926-93.76	-\$7,466	-1.47 %
Style	Cape	Old Style	0	0.00 %	Old Style	0	0.00 %	Colonial	-\$41,496	-8.15 %
Quality	B-	B-	0	0.00 %	C+	\$11,544	3.74 %	B-	0	0.00 %
Bathrooms And Fixtures	3-0-9	1-1-6	\$13,372	2.68 %	2-0-6	\$8,281	2.68 %	1-1-6	\$13,638	2.68 %
Land Size	10560	14300	-\$7,869	-1.58 %	8220	\$4,085	1.32 %	11700	-\$2,728	-0.54 %
Parking	Att-420	Det-324	\$14,348	2.88 %	0	\$12,639	4.09 %	Det-400	\$13,330	2.62 %
Porch	Ep-166	Op-467	-\$6,994	-1.40 %	Ep-36	\$3,854	1.25 %	Op-56	\$5,130	1.01 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	34279 03440	34314 0127A			34316 0115A			34279 01070		
Address	220 CATHEDRAL AVE HEMPSTEAD, NY 11550	66 STRATFORD RD WEST HEMPSTEAD, NY 11552			34 STRATFORD RD WEST HEMPSTEAD, NY 11552			194 CATHEDRAL AVE HEMPSTEAD, NY 11550		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2130	2039	\$6,317	1.03 %	1798	\$12,341	4.04 %	2201	-\$4,567	-0.76 %
Unf Bsmt	87	184	-\$4,518	-0.73 %	0	\$2,203	0.72 %	0	\$4,314	0.72 %
Year Built Depreciation	1952-92.38	1929-93.76	-\$9,026	-1.47 %	1928-93.76	-\$4,477	-1.47 %	1950-92.62	-\$1,530	-0.26 %
Style	Cape	Colonial	-\$50,161	-8.15 %	Old Style	0	0.00 %	Colonial	-\$48,720	-8.15 %
Quality	B-	B-	0	0.00 %	C+	\$11,399	3.74 %	C	\$39,404	6.59 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$4,744	0.77 %	1-1-5	\$11,924	3.91 %	2-1-8	\$4,608	0.77 %
Land Size	10560	6000	\$18,506	3.01 %	6300	\$8,376	2.75 %	15240	-\$11,382	-1.90 %
Parking	Att-420	Det-400	\$16,113	2.62 %	Det-400	\$7,992	2.62 %	Det-420	\$15,261	2.55 %
Porch	Ep-166	0	\$11,067	1.80 %	Op-140	\$664	0.22 %	Op-150	\$881	0.15 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 10, 2018			Dec 15, 2017			Oct 12, 2017		
Sale Price	N/A	\$499,000			\$300,000			\$489,900		
adjRate	N/A	1.00000			1.03006			1.03881		
Time Adjustment	N/A	\$			\$9,018			\$19,015		
Time Adjusted Sale Price	N/A	\$499,000			\$309,018			\$508,915		
Total % Adjustment	N/A	0.77 %			11.32 %			-2.66 %		
Total Dollar Adjustment	N/A	\$3,862			\$34,993			-\$13,542		
Adjusted Sales Price	\$529,000	\$502,862			\$344,011			\$495,373		
Adj Sales Price / SQFT	\$0.00	\$236.09			\$161.51			\$232.57		
Gross \$ Adjustment	N/A	\$58,783			\$50,275			\$89,839		
# of adjustments	N/A	7			8			8		
# of adjustments over 1 %	N/A	6			7			5		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	34279 03440	34314 0127A			34316 0115A			34279 01070		
Address	220 CATHEDRAL AVE HEMPSTEAD, NY 11550	66 STRATFORD RD WEST HEMPSTEAD, NY 11552			34 STRATFORD RD WEST HEMPSTEAD, NY 11552			194 CATHEDRAL AVE HEMPSTEAD, NY 11550		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 17, 2018			Mar 12, 2018			Feb 05, 2018		
Sale Price	N/A	\$610,000			\$300,000			\$585,000		
adjRate	N/A	1.00850			1.01707			1.02138		
Time Adjustment	N/A	\$5,184			\$5,120			\$12,508		
Time Adjusted Sale Price	N/A	\$615,184			\$305,120			\$597,508		
Total % Adjustment	N/A	-1.13 %			16.53 %			-0.29 %		
Total Dollar Adjustment	N/A	-\$6,957			\$50,422			-\$1,731		
Adjusted Sales Price	\$529,000	\$608,227			\$355,542			\$595,777		
Adj Sales Price / SQFT	\$0.00	\$285.55			\$166.92			\$279.71		
Gross \$ Adjustment	N/A	\$120,452			\$59,375			\$130,667		
# of adjustments	N/A	8			8			9		
# of adjustments over 1 %	N/A	6			6			4		

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TENTATIVE