

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	54282 01250	54283 00500			54465 01150			54279 00850		
Address	2731 PARK AVE BALDWIN, NY 11510	966 THOMAS AVE BALDWIN, NY 11510			2338 ROCKWOOD AVE BALDWIN, NY 11510			847 WAVERLY PL BALDWIN, NY 11510		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	800	1080	-\$33,279	-7.53 %	1681	-\$80,999	-17.61 %	1168	-\$41,545	-9.40 %
Style	Bungalow, Cottage	Bungalow, Cottage	0	0.00 %	Bungalow, Cottage	0	0.00 %	Old Style	-\$11,585	-2.62 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-1-5	-\$13,207	-2.99 %
Ext Wall	Composition	Alum/Vinyl	-\$4,329	-0.98 %	Composition	0	0.00 %	Alum/Vinyl	-\$4,329	-0.98 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$3,885	-0.88 %
Land Size	6250	7950	-\$5,550	-1.26 %	12600	-\$16,633	-3.62 %	6800	-\$1,954	-0.44 %
Parking	Det-256	Det-216	\$1,015	0.23 %	Det-288	-\$810	-0.18 %	Det-324	-\$1,621	-0.37 %
Porch	Op-228	Op-192/Ep-28	\$115	0.03 %	Op-208/Ep-20	-\$17	0.00 %	Op-108	\$2,347	0.53 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	2736	-\$2,736	-0.62 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	54282 01250	54097 00030			54212 00110			54105 00150		
Address	2731 PARK AVE BALDWIN, NY 11510	1006 DAVISON PL BALDWIN, NY 11510			954 CLINTON PL BALDWIN, NY 11510			2287 EDNA CT BALDWIN, NY 11510		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	800	1568	-\$72,294	-16.10 %	1385	-\$50,442	-13.34 %	918	-\$13,430	-3.53 %
Style	Bungalow, Cottage	Old Style	-\$11,771	-2.62 %	Bungalow, Cottage	0	0.00 %	Old Style	-\$9,986	-2.62 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	2-0-6	-\$15,364	-4.03 %
Ext Wall	Composition	Composition	0	0.00 %	Composition	0	0.00 %	Alum/Vinyl	-\$3,732	-0.98 %
Fireplace	0	0	0	0.00 %	1	0	0.00 %	2	-\$3,349	-0.88 %
Land Size	6250	7500	-\$4,280	-0.95 %	10575	-\$10,304	-2.72 %	7030	-\$2,346	-0.62 %
Parking	Det-256	Det-468	-\$4,765	-1.06 %	Det-240	\$342	0.09 %	Det-324	-\$1,397	-0.37 %
Porch	Op-228	Op-56/Ep-96	\$1,321	0.29 %	Ep-21	\$4,285	1.13 %	Op-105/Ep-30	\$1,473	0.39 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Parcel ID #	54282 01250	54283 00500			54465 01150			54279 00850		
Address	2731 PARK AVE BALDWIN, NY 11510	966 THOMAS AVE BALDWIN, NY 11510			2338 ROCKWOOD AVE BALDWIN, NY 11510			847 WAVERLY PL BALDWIN, NY 11510		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 25, 2017			Jul 30, 2018			Jul 18, 2017		
Sale Price	N/A	\$380,000			\$460,000			\$380,000		
adjRate	N/A	1.16310			1.00000			1.16310		
Time Adjustment	N/A	\$61,976			\$			\$61,976		
Time Adjusted Sale Price	N/A	\$441,976			\$460,000			\$441,976		
Total % Adjustment	N/A	-9.51 %			-21.40 %			-17.76 %		
Total Dollar Adjustment	N/A	-\$42,028			-\$98,458			-\$78,516		
Adjusted Sales Price	\$366,000	\$399,948			\$361,542			\$363,460		
Adj Sales Price / SQFT	\$0.00	\$499.93			\$451.93			\$454.33		
Gross \$ Adjustment	N/A	\$44,289			\$98,458			\$83,209		
# of adjustments	N/A	5			4			9		
# of adjustments over 1 %	N/A	2			2			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	54282 01250	54097 00030			54212 00110			54105 00150		
Address	2731 PARK AVE BALDWIN, NY 11510	1006 DAVISON PL BALDWIN, NY 11510			954 CLINTON PL BALDWIN, NY 11510			2287 EDNA CT BALDWIN, NY 11510		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 01, 2018			Aug 08, 2016			Oct 31, 2016		
Sale Price	N/A	\$427,000			\$300,000			\$304,000		
adjRate	N/A	1.05165			1.26053			1.25320		
Time Adjustment	N/A	\$22,055			\$78,159			\$76,973		
Time Adjusted Sale Price	N/A	\$449,055			\$378,159			\$380,973		
Total % Adjustment	N/A	-20.44 %			-14.84 %			-12.63 %		
Total Dollar Adjustment	N/A	-\$91,789			-\$56,118			-\$48,133		
Adjusted Sales Price	\$366,000	\$357,266			\$322,041			\$332,840		
Adj Sales Price / SQFT	\$0.00	\$446.58			\$402.55			\$416.05		
Gross \$ Adjustment	N/A	\$94,431			\$65,373			\$51,078		
# of adjustments	N/A	5			4			8		
# of adjustments over 1 %	N/A	3			3			3		

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TENTATIVE