

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	50012 00010	50180 00590			50446 00040			50499 00100		
Address	1902 FREEMAN AVE EAST MEADOW, NY 11554	1844 FREEMAN AVE EAST MEADOW, NY 11554			687 BRYANT ST EAST MEADOW, NY 11554			1690 CORAL RD EAST MEADOW, NY 11554		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1716	1650	\$4,903	1.15 %	1794	-\$7,289	-1.29 %	1899	-\$17,316	-2.92 %
Upper Living Area	825	825	0	0.00 %	825	0	0.00 %	910	\$676	0.11 %
Rec Room	619	413	\$3,562	0.84 %	413	\$4,730	0.84 %	455	\$3,897	0.66 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$8,741	2.06 %	2-1-8	\$3,347	0.59 %	3-0-9	0	0.00 %
Year Built Depreciation	1949-87.80	1949-87.80	0	0.00 %	1951-88.17	-\$2,372	-0.42 %	1951-88.17	-\$2,492	-0.42 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$3,107	0.55 %	Mas/Frame	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$3,043	-0.54 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-468	Att-260	\$369	0.09 %	Att-210	\$2,414	0.43 %	Att-286	-\$480	-0.08 %
Terrace Or Patio	0	0	0	0.00 %	Pto-375	-\$3,254	-0.58 %	0	0	0.00 %
Porch	Op-322	Op-242	\$965	0.23 %	0	\$8,464	1.50 %	Op-286	\$571	0.10 %
Wood Deck	0	144	-\$2,732	-0.64 %	0	0	0.00 %	0	0	0.00 %
Land Size	8000	6000	\$9,465	2.23 %	6500	\$9,043	1.60 %	6000	\$13,207	2.23 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	50012 00010	50134 00590			50224 00780			50461 00270		
Address	1902 FREEMAN AVE EAST MEADOW, NY 11554	2429 RUGBY ST EAST MEADOW, NY 11554			2227 SIXTH ST EAST MEADOW, NY 11554			1613 MIDLAND DR EAST MEADOW, NY 11554		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1716	1650	\$4,524	1.15 %	1762	-\$3,661	-0.77 %	1802	-\$8,801	-1.42 %
Upper Living Area	825	825	0	0.00 %	768	-\$377	-0.08 %	782	-\$369	-0.06 %
Rec Room	619	0	\$11,759	3.00 %	0	\$14,247	3.00 %	391	\$5,796	0.94 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C	-\$17,332	-2.80 %
Bathrooms And Fixtures	3-0-9	2-0-7	\$4,979	1.27 %	2-0-6	\$9,772	2.06 %	3-0-9	0	0.00 %
Year Built Depreciation	1949-87.80	1949-87.80	0	0.00 %	1949-87.80	0	0.00 %	1951-88.17	-\$2,605	-0.42 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$2,616	0.55 %	Alum/Vinyl	\$3,412	0.55 %
Heat System	Cntrl Ht	Cntrl HtAC	-\$20,351	-5.19 %	Cntrl Ht	-\$2,562	-0.54 %	Cntrl Ht	-\$3,342	-0.54 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,717	-0.44 %
Parking	Det-468	Det-440	\$2,629	0.67 %	Att-200	\$2,371	0.50 %	Att-200	\$3,093	0.50 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-85	-\$1,367	-0.22 %
Porch	Op-322	Ep-384	-\$670	-0.17 %	Op-64	\$4,780	1.01 %	0	\$9,296	1.50 %
Wood Deck	0	0	0	0.00 %	200	-\$3,835	-0.81 %	234	-\$5,544	-0.89 %
Land Size	8000	7500	\$1,942	0.50 %	7000	\$4,882	1.03 %	8260	-\$1,516	-0.24 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 13, 2018			Sep 08, 2017			Sep 12, 2016		
Sale Price	N/A	\$425,000			\$530,000			\$519,000		
adjRate	N/A	1.00000			1.06482			1.14263		
Time Adjustment	N/A	\$			\$34,352			\$74,024		
Time Adjusted Sale Price	N/A	\$425,000			\$564,352			\$593,024		
Total % Adjustment	N/A	5.95 %			2.68 %			-0.33 %		
Total Dollar Adjustment	N/A	\$25,273			\$15,149			-\$1,938		
Adjusted Sales Price	\$592,000	\$450,273			\$579,501			\$591,086		
Adj Sales Price / SQFT	\$0.00	\$262.40			\$337.70			\$344.46		
Gross \$ Adjustment	N/A	\$30,737			\$47,064			\$38,639		
# of adjustments	N/A	7			10			7		
# of adjustments over 1 %	N/A	3			3			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 13, 2018			Feb 07, 2017			Oct 17, 2016		
Sale Price	N/A	\$380,000			\$427,000			\$545,000		
adjRate	N/A	1.03190			1.11267			1.13731		
Time Adjustment	N/A	\$12,122			\$48,111			\$74,832		
Time Adjusted Sale Price	N/A	\$392,122			\$475,111			\$619,832		
Total % Adjustment	N/A	1.23 %			5.94 %			-3.55 %		
Total Dollar Adjustment	N/A	\$4,812			\$28,233			-\$21,994		
Adjusted Sales Price	\$592,000	\$396,934			\$503,344			\$597,839		
Adj Sales Price / SQFT	\$0.00	\$231.31			\$293.32			\$348.39		
Gross \$ Adjustment	N/A	\$46,854			\$49,104			\$65,191		

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# of adjustments	N/A	7	10	13
# of adjustments over 1 %	N/A	4	4	3