

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	37063 02020	37280 03230			37063 01240			37273 01820		
Address	10 FENIMORE ST LYNBROOK, NY 11563	21 WILSON AVE LYNBROOK, NY 11563			36 FENIMORE ST LYNBROOK, NY 11563			82 TAFT AVE LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2492	2166	\$30,194	5.15 %	1876	\$3,232	10.70 %	1984	\$42,788	8.51 %
Upper Living Area	525	546	\$267	0.05 %	669	\$91	0.30 %	891	\$3,613	0.72 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	14	20	-\$419	-0.07 %	16	-\$7	-0.02 %	0	\$848	0.17 %
Rec Room	0	0	0	0.00 %	335	-\$634	-2.10 %	0	0	0.00 %
Style	Colonial	Old Style	\$8,904	1.52 %	Colonial	0	0.00 %	Old Style	\$7,638	1.52 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$3,749	0.64 %	2-1-8	\$193	0.64 %	1-1-5	\$16,256	3.23 %
Parking	Att-268	Det-400	\$3,519	0.60 %	Att-198	\$81	0.27 %	Det-252	\$4,066	0.81 %
Ext Wall	Alum/Vinyl	Composition	\$4,892	0.83 %	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat Type	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Heat System	Steam/Vapor	Steam/Vapor	0	0.00 %	Steam/Vapor	0	0.00 %	Steam/Vapor	0	0.00 %
Fireplace	4	2	\$10,296	1.76 %	2	\$530	1.76 %	2	\$8,832	1.76 %
Terrace Or Patio	0	0	0	0.00 %	Pto-120	-\$106	-0.35 %	0	0	0.00 %
Porch	0	Ep-32	-\$2,959	-0.50 %	0	0	0.00 %	Ep-24	-\$1,961	-0.39 %
Wood Deck	0	0	0	0.00 %	270	-\$383	-1.27 %	0	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	37063 02020	37276 02130			37252 00510			37246 00700		
Address	10 FENIMORE ST LYNBROOK, NY 11563	46 WILSON AVE LYNBROOK, NY 11563			152 DAVISON AVE LYNBROOK, NY 11563			145 DAVISON AVE LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2492	2542	-\$5,210	-0.71 %	1868	\$57,156	10.87 %	2613	-\$9,340	-1.68 %
Upper Living Area	525	720	\$2,948	0.40 %	672	\$1,612	0.31 %	952	\$4,575	0.82 %
Attic	0	144	\$6,704	0.91 %	269	\$8,522	1.62 %	0	0	0.00 %
Basement	14	0	\$1,238	0.17 %	0	\$886	0.17 %	0	\$935	0.17 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Old Style	\$11,159	1.52 %	Old Style	\$7,982	1.52 %	Colonial	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-1-10	-\$4,178	-0.57 %	2-0-6	\$11,661	2.22 %	3-0-12	-\$8,569	-1.54 %
Parking	Att-268	Det-252	\$5,940	0.81 %	Det-360	\$3,445	0.66 %	Det-288	\$4,214	0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat Type	Cntrl Ht	Cntrl HtAC	-\$34,603	-4.71 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Heat System	Steam/Vapor	Central AC	-\$4,553	-0.62 %	Steam/Vapor	0	0.00 %	Hot Wtr	-\$3,437	-0.62 %
Fireplace	4	2	\$12,903	1.76 %	0	\$18,622	3.54 %	2	\$9,741	1.76 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-32/Ep-32	-\$6,585	-0.90 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	400	-\$12,128	-1.65 %	0	0	0.00 %	0	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	37063 02020	37280 03230			37063 01240			37273 01820		
Address	10 FENIMORE ST LYNBROOK, NY 11563	21 WILSON AVE LYNBROOK, NY 11563			36 FENIMORE ST LYNBROOK, NY 11563			82 TAFT AVE LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 17, 2018			Jun 07, 2018			Mar 02, 2018		
Sale Price	N/A	\$575,000			\$30,000			\$490,000		
adjRate	N/A	1.01996			1.00661			1.02670		
Time Adjustment	N/A	\$11,478			\$198			\$13,084		
Time Adjusted Sale Price	N/A	\$586,478			\$30,198			\$503,084		
Total % Adjustment	N/A	9.97 %			9.92 %			16.32 %		
Total Dollar Adjustment	N/A	\$58,443			\$2,996			\$82,079		
Adjusted Sales Price	\$656,000	\$644,921			\$33,194			\$585,164		
Adj Sales Price / SQFT	\$0.00	\$258.80			\$13.32			\$234.82		
Gross \$ Adjustment	N/A	\$65,198			\$5,257			\$86,001		
# of adjustments	N/A	9			9			8		
# of adjustments over 1 %	N/A	3			4			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	37063 02020	37276 02130			37252 00510			37246 00700		
Address	10 FENIMORE ST LYNBROOK, NY 11563	46 WILSON AVE LYNBROOK, NY 11563			152 DAVISON AVE LYNBROOK, NY 11563			145 DAVISON AVE LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 17, 2018			Aug 25, 2017			Dec 04, 2013		
Sale Price	N/A	\$735,000			\$489,000			\$438,000		
adjRate	N/A	1.00000			1.07516			1.26681		
Time Adjustment	N/A	\$			\$36,754			\$116,861		
Time Adjusted Sale Price	N/A	\$735,000			\$525,754			\$554,861		
Total % Adjustment	N/A	-3.59 %			20.90 %			-0.34 %		
Total Dollar Adjustment	N/A	-\$26,364			\$109,885			-\$1,883		
Adjusted Sales Price	\$656,000	\$708,636			\$635,639			\$552,978		
Adj Sales Price / SQFT	\$0.00	\$284.36			\$255.07			\$221.90		
Gross \$ Adjustment	N/A	\$108,148			\$109,885			\$40,811		
# of adjustments	N/A	12			8			7		
# of adjustments over 1 %	N/A	4			5			3		

Nassau County Comparable Sales Report

TENTATIVE