

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	401810200080	40177 00120			40 D 01130			40 D0101080		
Address	55 CAUSEWAY LAWRENCE, NY 11559	15 BEECHWOOD DR LAWRENCE, NY 11559			59 MERRALL DR LAWRENCE, NY 11559			10 MERRALL DR LAWRENCE, NY 11559		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3098	3111	-\$2,619	-0.21 %	3114	-\$3,931	-0.26 %	3340	-\$49,317	-3.75 %
Basement	0	0	0	0.00 %	11	-\$1,095	-0.07 %	31	-\$2,671	-0.20 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1942-95.62	1941-95.62	0	0.00 %	1950-95.90	-\$4,322	-0.29 %	1942-100.00	-\$57,602	-4.38 %
Quality	B+	B+	0	0.00 %	B	\$45,197	3.01 %	B+	0	0.00 %
Bathrooms And Fixtures	2-1-9	4-0-12	-\$25,759	-2.09 %	3-1-11	-\$22,000	-1.46 %	3-0-10	-\$10,138	-0.77 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	4	2	\$24,838	2.02 %	2	\$30,314	2.02 %	2	\$26,513	2.02 %
Parking	Att-357	Att-320	\$3,354	0.27 %	Att-332	\$2,744	0.18 %	Att-357	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-40	Op-28	\$2,711	0.22 %	Ep-22	\$4,772	0.32 %	0	\$10,445	0.79 %
Pool	0	0	0	0.00 %	0	0	0.00 %	405	-\$17,091	-1.30 %
Land Size	9600	9804	-\$2,784	-0.23 %	8944	\$11,495	0.76 %	9240	\$5,419	0.41 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	401810200080	40090 00220			401810200160			401010101020		
Address	55 CAUSEWAY LAWRENCE, NY 11559	100 FULTON ST LAWRENCE, NY 11559			47 CAUSEWAY LAWRENCE, NY 11559			25 LORD AVE LAWRENCE, NY 11559		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3098	3213	-\$36,612	-1.84 %	2763	\$73,897	5.99 %	2906	\$45,508	3.30 %
Basement	0	143	-\$17,679	-0.89 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	700	-\$65,126	-3.26 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1942-95.62	1954-94.49	\$23,827	1.19 %	1942-95.62	0	0.00 %	1942-95.62	0	0.00 %
Quality	B+	B+	0	0.00 %	B+	0	0.00 %	B	\$41,391	3.01 %
Bathrooms And Fixtures	2-1-9	3-1-13	-\$53,162	-2.66 %	3-0-9	0	0.00 %	3-0-10	-\$10,615	-0.77 %
Heat System	Central AC	Central AC	0	0.00 %	Hot Wtr	\$57,849	4.69 %	Central AC	0	0.00 %
Fireplace	4	2	\$40,220	2.02 %	2	\$24,879	2.02 %	2	\$27,762	2.02 %
Parking	Att-357	Att-400	-\$6,001	-0.30 %	Att-357	0	0.00 %	Att-378	-\$2,050	-0.15 %
Terrace Or Patio	0	Pto-260	-\$33,569	-1.68 %	0	0	0.00 %	Pto-280	-\$24,180	-1.76 %
Porch	Op-40	0	\$15,845	0.79 %	0	\$9,801	0.79 %	Op-32	\$1,992	0.14 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	9600	9676	-\$1,692	-0.08 %	9600	0	0.00 %	9315	\$4,472	0.32 %

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Address	55 CAUSEWAY LAWRENCE, NY 11559	15 BEECHWOOD DR LAWRENCE, NY 11559			59 MERRALL DR LAWRENCE, NY 11559			10 MERRALL DR LAWRENCE, NY 11559		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 04, 2015			Apr 15, 2015			Jul 01, 2016		
Sale Price	N/A	\$990,000			\$1,200,000			\$1,200,000		
adjRate	N/A	1.24444			1.25304			1.09591		
Time Adjustment	N/A	\$241,997			\$303,648			\$115,096		
Time Adjusted Sale Price	N/A	\$1,231,997			\$1,503,648			\$1,315,096		
Total % Adjustment	N/A	-0.02 %			4.20 %			-7.18 %		
Total Dollar Adjustment	N/A	-\$260			\$63,174			-\$94,442		
Adjusted Sales Price	\$1,333,000	\$1,231,737			\$1,566,822			\$1,220,653		
Adj Sales Price / SQFT	\$0.00	\$397.59			\$505.75			\$394.01		
Gross \$ Adjustment	N/A	\$62,065			\$125,871			\$179,197		
# of adjustments	N/A	6			9			8		
# of adjustments over 1 %	N/A	2			3			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	401810200080	40090 00220			401810200160			401010101020		
Address	55 CAUSEWAY LAWRENCE, NY 11559	100 FULTON ST LAWRENCE, NY 11559			47 CAUSEWAY LAWRENCE, NY 11559			25 LORD AVE LAWRENCE, NY 11559		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 03, 2018			Oct 21, 2014			Aug 25, 2015		
Sale Price	N/A	\$1,995,000			\$945,000			\$1,135,000		
adjRate	N/A	1.00000			1.30590			1.21325		
Time Adjustment	N/A	\$			\$289,072			\$242,043		
Time Adjusted Sale Price	N/A	\$1,995,000			\$1,234,072			\$1,377,043		
Total % Adjustment	N/A	-6.71 %			13.49 %			6.12 %		
Total Dollar Adjustment	N/A	-\$133,949			\$166,426			\$84,278		
Adjusted Sales Price	\$1,333,000	\$1,861,051			\$1,400,498			\$1,461,322		
Adj Sales Price / SQFT	\$0.00	\$600.73			\$452.07			\$471.70		
Gross \$ Adjustment	N/A	\$293,734			\$166,426			\$157,970		
# of adjustments	N/A	10			4			8		
# of adjustments over 1 %	N/A	6			3			4		

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TENTATIVE