

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	50016 00520	50016 00520			50265 00620			50417 00240		
Address	857 NEW ST UNIONDALE, NY 11553	857 NEW ST UNIONDALE, NY 11553			711 CHARTER CT UNIONDALE, NY 11553			779 SUMMER AVE UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1456	1456	0	0.00 %	1543	-\$7,206	-1.46 %	1502	-\$3,274	-0.83 %
Rec Room	520	520	0	0.00 %	761	-\$4,622	-0.93 %	0	\$10,623	2.71 %
Year Built Depreciation	1955-92.38	1955-93.31	-\$4,301	-1.00 %	1938-92.38	0	0.00 %	1950-92.62	-\$1,004	-0.26 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$3,331	0.77 %	3-0-9	0	0.00 %	2-0-6	\$10,511	2.68 %
Land Size	8160	8160	0	0.00 %	10000	-\$5,243	-1.06 %	5900	\$6,726	1.71 %
Parking	Att-240	Att-240	0	0.00 %	Att-162	\$3,628	0.73 %	Att-220	\$705	0.18 %
Porch	0	0	0	0.00 %	Op-360	-\$13,615	-2.75 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	50016 00520	50016 02640			50016 01660			36128 00590		
Address	857 NEW ST UNIONDALE, NY 11553	767 NEW ST UNIONDALE, NY 11553			785 NEW ST UNIONDALE, NY 11553			603 EDGEMERE AVE UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1456	1531	-\$5,323	-1.28 %	1352	\$8,652	2.03 %	1554	-\$5,123	-1.62 %
Rec Room	520	775	-\$4,104	-0.98 %	483	\$671	0.16 %	916	-\$4,635	-1.47 %
Year Built Depreciation	1955-92.38	1949-92.38	0	0.00 %	1953-92.86	-\$2,162	-0.51 %	1953-92.86	-\$1,603	-0.51 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-1-9	0	0.00 %	2-1-8	\$2,437	0.77 %
Land Size	8160	5150	\$10,177	2.44 %	7622	\$1,527	0.36 %	6500	\$3,791	1.20 %
Parking	Att-240	0	\$10,914	2.62 %	Att-231	\$342	0.08 %	Att-220	\$568	0.18 %
Porch	0	Op-18	-\$1,208	-0.29 %	0	0	0.00 %	0	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	50016 00520	50016 00520			50265 00620			50417 00240		
Address	857 NEW ST UNIONDALE, NY 11553	857 NEW ST UNIONDALE, NY 11553			711 CHARTER CT UNIONDALE, NY 11553			779 SUMMER AVE UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 14, 2017			Dec 01, 2017			Jun 18, 2018		
Sale Price	N/A	\$415,000			\$475,000			\$390,000		
adjRate	N/A	1.04081			1.04081			1.00573		
Time Adjustment	N/A	\$16,934			\$19,383			\$2,235		
Time Adjusted Sale Price	N/A	\$431,934			\$494,383			\$392,235		
Total % Adjustment	N/A	-0.22 %			-5.47 %			6.19 %		
Total Dollar Adjustment	N/A	-\$970			-\$27,057			\$24,287		
Adjusted Sales Price	\$444,000	\$430,964			\$467,325			\$416,521		
Adj Sales Price / SQFT	\$0.00	\$295.99			\$320.97			\$286.07		
Gross \$ Adjustment	N/A	\$7,632			\$34,314			\$32,843		
# of adjustments	N/A	2			5			6		
# of adjustments over 1 %	N/A	0			3			3		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	50016 00520	50016 02640			50016 01660			36128 00590		
Address	857 NEW ST UNIONDALE, NY 11553	767 NEW ST UNIONDALE, NY 11553			785 NEW ST UNIONDALE, NY 11553			603 EDGEMERE AVE UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 19, 2017			Feb 04, 2015			Sep 02, 2016		
Sale Price	N/A	\$375,000			\$335,000			\$277,000		
adjRate	N/A	1.11117			1.27274			1.14075		
Time Adjustment	N/A	\$41,687			\$91,368			\$38,987		
Time Adjusted Sale Price	N/A	\$416,687			\$426,368			\$315,987		
Total % Adjustment	N/A	2.51 %			2.12 %			-1.44 %		
Total Dollar Adjustment	N/A	\$10,457			\$9,030			-\$4,565		
Adjusted Sales Price	\$444,000	\$427,144			\$435,398			\$311,422		
Adj Sales Price / SQFT	\$0.00	\$293.37			\$299.04			\$213.89		
Gross \$ Adjustment	N/A	\$31,726			\$13,355			\$18,156		
# of adjustments	N/A	5			5			6		
# of adjustments over 1 %	N/A	3			1			3		

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TENTATIVE