

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	421630104210	42147 01640			42230 01120			42279 07560		
Address	316 SCRANTON AVE LYNBROOK, NY 11563	374 SCRANTON AVE LYNBROOK, NY 11563			295 SCRANTON AVE LYNBROOK, NY 11563			257 UNION AVE LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1696	1868	-\$16,925	-3.40 %	1580	\$16,850	2.57 %	2579	-\$104,517	-13.94 %
Upper Living Area	0	713	\$8,994	1.81 %	650	\$11,016	1.68 %	936	\$16,664	2.22 %
Attic	356	143	-\$5,709	-1.15 %	0	-\$13,342	-2.03 %	0	-\$15,258	-2.03 %
Basement	0	0	0	0.00 %	152	-\$11,140	-1.70 %	0	0	0.00 %
Rec Room	731	0	\$20,486	4.12 %	325	\$13,011	1.98 %	0	\$30,863	4.12 %
Style	Split Level	Old Style	0	0.00 %	Old Style	0	0.00 %	Colonial	-\$11,216	-1.50 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$12,633	1.68 %
Bathrooms And Fixtures	3-0-10	2-0-6	\$13,951	2.80 %	1-1-5	\$25,063	3.82 %	2-0-6	\$21,018	2.80 %
Parking	Att-220	Det-324	\$2,617	0.53 %	Det-200	\$4,635	0.71 %	Det-440	\$2,739	0.37 %
Ext Wall	Frame	Alum/Vinyl	0	0.00 %	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat Type	Cntrl HtAC	Cntrl Ht	\$24,596	4.94 %	Cntrl Ht	\$32,402	4.94 %	Cntrl HtAC	0	0.00 %
Heat System	Central AC	Hot Wtr	0	0.00 %	Steam/Vapor	\$4,088	0.62 %	Central AC	0	0.00 %
Fireplace	0	2	-\$8,589	-1.73 %	2	-\$11,315	-1.73 %	0	0	0.00 %
Terrace Or Patio	Pto-66	0	\$1,049	0.21 %	0	\$1,383	0.21 %	0	\$1,581	0.21 %
Porch	Ep-77	Op-187	-\$4,454	-0.89 %	Op-304	-\$10,203	-1.56 %	Op-110	-\$2,240	-0.30 %
Wood Deck	209	0	\$5,295	1.06 %	0	\$6,976	1.06 %	240	-\$853	-0.11 %
Pool	740	0	\$43,965	8.83 %	0	\$57,918	8.83 %	648	\$5,117	0.68 %
Land Size	15975	8352	\$16,063	3.23 %	12291	\$8,473	1.29 %	10192	\$16,688	2.23 %
Fronting	SecondaryStreet	0	0	0.00 %	SecondaryStreet	0	0.00 %	MajorStrip	0	0.00 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	421630104210	421370301270			42127 00290			421370301260		
Address	316 SCRANTON AVE LYNBROOK, NY 11563	57 GARDEN DR LYNBROOK, NY 11563			371 SCRANTON AVE LYNBROOK, NY 11563			53 GARDEN DR LYNBROOK, NY 11563		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1696	1309	\$25,955	8.03 %	1848	-\$14,817	-3.03 %	1598	\$9,667	2.15 %
Upper Living Area	0	0	0	0.00 %	700	\$8,718	1.78 %	663	\$7,657	1.71 %
Attic	356	374	\$288	0.09 %	0	-\$9,960	-2.03 %	0	-\$9,130	-2.03 %
Basement	0	0	0	0.00 %	67	-\$3,829	-0.78 %	26	-\$1,392	-0.31 %
Rec Room	731	701	\$416	0.13 %	0	\$20,146	4.12 %	0	\$18,468	4.12 %
Style	Split Level	Cape	0	0.00 %	Old Style	0	0.00 %	Cape	0	0.00 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-10	2-0-7	\$6,301	1.95 %	2-0-6	\$13,720	2.80 %	2-0-6	\$12,576	2.80 %
Parking	Att-220	Det-200	\$2,285	0.71 %	Det-780	-\$263	-0.05 %	Det-200	\$3,171	0.71 %
Ext Wall	Frame	Mas/Frame	0	0.00 %	Stucco	-\$11,948	-2.44 %	Mas/Frame	0	0.00 %
Heat Type	Cntrl HtAC	Cntrl Ht	\$15,976	4.94 %	Cntrl Ht	\$24,188	4.94 %	Cntrl Ht	\$22,172	4.94 %
Heat System	Central AC	Forced Air	0	0.00 %	Steam/Vapor	\$3,052	0.62 %	Forced Air	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-66	0	\$682	0.21 %	0	\$1,032	0.21 %	0	\$946	0.21 %
Porch	Ep-77	Op-15/Ep-12	\$2,016	0.62 %	Op-278	-\$6,993	-1.43 %	Op-216/Ep-131	-\$7,946	-1.77 %
Wood Deck	209	0	\$3,439	1.06 %	0	\$5,207	1.06 %	0	\$4,773	1.06 %
Pool	740	0	\$28,557	8.83 %	0	\$43,235	8.83 %	0	\$39,632	8.83 %
Land Size	15975	4500	\$26,482	8.19 %	10250	\$10,755	2.20 %	4300	\$39,118	8.72 %
Fronting	SecondaryStreet	0	0	0.00 %	SecondaryArtery	\$15,707	3.21 %	0	0	0.00 %
Traffic	Light	Light	0	0.00 %	Medium	\$13,094	2.67 %	Light	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	421630104210	42147 01640	42230 01120	42279 07560
Address	316 SCRANTON AVE LYNBROOK, NY 11563	374 SCRANTON AVE LYNBROOK, NY 11563	295 SCRANTON AVE LYNBROOK, NY 11563	257 UNION AVE LYNBROOK, NY 11563
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 18, 2017	Aug 14, 2017	Aug 06, 2018
Sale Price	N/A	\$460,000	\$610,000	\$750,000
adjRate	N/A	1.08227	1.07516	1.00000
Time Adjustment	N/A	\$37,843	\$45,848	\$
Time Adjusted Sale Price	N/A	\$497,843	\$655,848	\$750,000
Total % Adjustment	N/A	20.36 %	20.71 %	-3.57 %
Total Dollar Adjustment	N/A	\$101,340	\$135,814	-\$26,783
Adjusted Sales Price	\$668,000	\$599,184	\$791,662	\$723,217
Adj Sales Price / SQFT	\$0.00	\$353.29	\$466.78	\$426.43
Gross \$ Adjustment	N/A	\$172,694	\$227,816	\$241,386
# of adjustments	N/A	13	15	13
# of adjustments over 1 %	N/A	10	12	8

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	421630104210	421370301270	42127 00290	421370301260
Address	316 SCRANTON AVE LYNBROOK, NY 11563	57 GARDEN DR LYNBROOK, NY 11563	371 SCRANTON AVE LYNBROOK, NY 11563	53 GARDEN DR LYNBROOK, NY 11563
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 26, 2018	Apr 12, 2018	Apr 24, 2018
Sale Price	N/A	\$317,039	\$480,000	\$440,000
adjRate	N/A	1.01996	1.01996	1.01996
Time Adjustment	N/A	\$6,328	\$9,581	\$8,783
Time Adjusted Sale Price	N/A	\$323,367	\$489,581	\$448,783
Total % Adjustment	N/A	34.76 %	22.68 %	31.13 %
Total Dollar Adjustment	N/A	\$112,396	\$111,044	\$139,713
Adjusted Sales Price	\$668,000	\$435,763	\$600,625	\$588,496
Adj Sales Price / SQFT	\$0.00	\$256.94	\$354.14	\$346.99
Gross \$ Adjustment	N/A	\$112,396	\$206,664	\$176,650
# of adjustments	N/A	11	17	13
# of adjustments over 1 %	N/A	6	13	10

Nassau County Comparable Sales Report

TENTATIVE