

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	36110 01890	50267 00050			50413 01370			50 M0100100		
Address	566 LEONARD AVE UNIONDALE, NY 11553	860 JAMES PL UNIONDALE, NY 11553			700 NEW ST UNIONDALE, NY 11553			695 UNIONDALE AVE UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1690	1783	-\$7,211	-1.25 %	1572	\$8,711	1.71 %	1662	\$1,488	0.39 %
Year Built Depreciation	1953-92.38	1949-92.38	0	0.00 %	1923-92.38	0	0.00 %	1947-92.38	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Cape	\$9,559	2.52 %
Quality	C-	C	-\$6,724	-1.16 %	C	-\$5,924	-1.16 %	C	-\$4,414	-1.16 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$5,102	-1.00 %	2-0-6	0	0.00 %
Land Size	6875	6448	\$1,949	0.34 %	5950	\$3,878	0.76 %	4950	\$6,647	1.75 %
Parking	Det-308	0	\$6,509	1.12 %	Det-400	-\$1,552	-0.30 %	Det-280	\$341	0.09 %
Porch	Op-220	Ep-187	\$1,025	0.18 %	Op-12	\$9,812	1.92 %	0	\$8,079	2.13 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	36110 01890	50360 00130			36121 04590			36121 05530		
Address	566 LEONARD AVE UNIONDALE, NY 11553	889 NEW ST UNIONDALE, NY 11553			84 ARGYLE AVE UNIONDALE, NY 11553			483 NORTHERN PKWY UNIONDALE, NY 11553		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1690	1650	\$2,469	0.56 %	1317	\$20,803	6.52 %	1595	\$5,406	1.36 %
Year Built Depreciation	1953-92.38	1948-92.38	0	0.00 %	1952-92.86	-\$1,618	-0.51 %	1923-92.38	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$8,024	2.52 %	Bungalow, Cottage	\$20,087	5.06 %
Quality	C-	C	-\$5,102	-1.16 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Land Size	6875	5346	\$5,830	1.33 %	6000	\$2,285	0.72 %	8250	-\$3,773	-0.95 %
Parking	Det-308	Det-280	\$395	0.09 %	Det-280	\$287	0.09 %	Det-240	\$901	0.23 %
Porch	Op-220	0	\$9,337	2.13 %	0	\$6,782	2.13 %	0	\$8,433	2.13 %

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Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	36110 01890	50267 00050	50413 01370	50 M0100100
Address	566 LEONARD AVE UNIONDALE, NY 11553	860 JAMES PL UNIONDALE, NY 11553	700 NEW ST UNIONDALE, NY 11553	695 UNIONDALE AVE UNIONDALE, NY 11553
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 09, 2018	Aug 27, 2018	Jul 19, 2018
Sale Price	N/A	\$578,855	\$510,000	\$380,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$578,855	\$510,000	\$380,000
Total % Adjustment	N/A	-0.77 %	1.93 %	5.71 %
Total Dollar Adjustment	N/A	-\$4,451	\$9,824	\$21,700
Adjusted Sales Price	\$441,000	\$574,404	\$519,824	\$401,700
Adj Sales Price / SQFT	\$0.00	\$339.88	\$307.59	\$237.69
Gross \$ Adjustment	N/A	\$23,418	\$34,980	\$30,529
# of adjustments	N/A	5	6	6
# 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 #	36110 01890	50360 00130	36121 04590	36121 05530
Address	566 LEONARD AVE UNIONDALE, NY 11553	889 NEW ST UNIONDALE, NY 11553	84 ARGYLE AVE UNIONDALE, NY 11553	483 NORTHERN PKWY UNIONDALE, NY 11553
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 20, 2016	Sep 25, 2018	Oct 21, 2016
Sale Price	N/A	\$385,000	\$319,000	\$350,000
adjRate	N/A	1.14075	1.00000	1.13328
Time Adjustment	N/A	\$54,188	\$	\$46,648
Time Adjusted Sale Price	N/A	\$439,188	\$319,000	\$396,648
Total % Adjustment	N/A	2.94 %	11.46 %	7.83 %
Total Dollar Adjustment	N/A	\$12,929	\$36,564	\$31,054
Adjusted Sales Price	\$441,000	\$452,117	\$355,564	\$427,701
Adj Sales Price / SQFT	\$0.00	\$267.52	\$210.39	\$253.08
Gross \$ Adjustment	N/A	\$23,133	\$39,799	\$38,601
# of adjustments	N/A	5	6	5
# of adjustments over 1 %	N/A	3	3	3

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TENTATIVE