

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	354750201520	35312 00310			35352 01930			35338 00350		
Address	91 OAKLAND AVE WEST HEMPSTEAD, NY 11552	70 OAKLAND AVE WEST HEMPSTEAD, NY 11552			143 POPLAR ST WEST HEMPSTEAD, NY 11552			389 MADISON AVE WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1529	1454	\$7,662	1.48 %	1576	-\$4,920	-0.88 %	1465	\$6,874	1.26 %
Upper Living Area	448	513	\$568	0.11 %	408	-\$391	-0.07 %	0	-\$5,034	-0.92 %
Basement	78	15	\$3,383	0.65 %	0	\$4,559	0.82 %	0	\$4,462	0.82 %
Rec Room	671	0	\$16,539	3.20 %	612	\$1,232	0.22 %	0	\$17,473	3.20 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$448	-0.08 %
Quality	C+	C+	0	0.00 %	C	\$22,123	3.96 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$7,523	1.45 %	2-0-6	\$8,121	1.45 %	2-0-6	\$7,948	1.45 %
Year Built Depreciation	1940-89.95	1940-89.95	0	0.00 %	1949-89.95	0	0.00 %	1953-90.64	-\$4,139	-0.76 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$3,073	0.55 %	Frame	\$8,838	1.62 %
Fireplace	2	2	0	0.00 %	0	\$2,457	0.44 %	2	0	0.00 %
Parking	Att-190	Att-200	-\$372	-0.07 %	Det-240	\$5,601	1.00 %	Att-252	-\$2,345	-0.43 %
Terrace Or Patio	0	Pto-72	-\$1,002	-0.19 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-126	Ep-120	\$147	0.03 %	Op-32	\$3,172	0.57 %	Op-85/Ep-144	-\$2,158	-0.40 %
Land Size	5700	6400	-\$4,565	-0.88 %	5650	\$377	0.07 %	7000	-\$8,525	-1.56 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	354750201520	35380 01340			35377 00320			35312 01630		
Address	91 OAKLAND AVE WEST HEMPSTEAD, NY 11552	295 COLONY ST WEST HEMPSTEAD, NY 11552			222 SYCAMORE ST WEST HEMPSTEAD, NY 11552			459 MAXWELL ST WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1529	1546	-\$1,898	-0.32 %	1616	-\$9,070	-1.61 %	1575	-\$4,182	-0.86 %
Upper Living Area	448	726	\$2,587	0.44 %	690	\$2,188	0.39 %	475	\$224	0.05 %
Basement	78	0	\$4,801	0.82 %	70	\$456	0.08 %	0	\$3,958	0.82 %
Rec Room	671	0	\$18,802	3.20 %	0	\$18,072	3.20 %	0	\$15,500	3.20 %
Style	Cape	Old Style	-\$5,682	-0.97 %	Old Style	-\$5,461	-0.97 %	Cape	0	0.00 %
Quality	C+	B-	-\$5,267	-0.90 %	C+	0	0.00 %	C	\$19,206	3.96 %
Bathrooms And Fixtures	2-1-8	1-1-6	\$8,552	1.45 %	1-1-6	\$8,220	1.45 %	2-0-6	\$7,050	1.45 %
Year Built Depreciation	1940-89.95	1929-89.95	0	0.00 %	1928-89.95	0	0.00 %	1943-89.95	0	0.00 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Stucco	-\$12,531	-2.22 %	Brick	-\$3,299	-0.68 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$2,133	0.44 %
Parking	Att-190	Det-216	\$6,563	1.12 %	Det-324	\$3,595	0.64 %	Det-420	\$829	0.17 %
Terrace Or Patio	0	Pto-125	-\$1,723	-0.29 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-126	Ep-56	\$2,285	0.39 %	Op-48	\$2,543	0.45 %	Ep-84	\$1,050	0.22 %
Land Size	5700	4300	\$12,823	2.18 %	4000	\$15,530	2.75 %	5700	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 21, 2017			Jun 21, 2018			Jul 12, 2017		
Sale Price	N/A	\$480,000			\$555,000			\$510,000		
adjRate	N/A	1.07725			1.00574			1.07110		
Time Adjustment	N/A	\$37,078			\$3,186			\$36,259		
Time Adjusted Sale Price	N/A	\$517,078			\$558,186			\$546,259		
Total % Adjustment	N/A	5.78 %			8.13 %			4.20 %		
Total Dollar Adjustment	N/A	\$29,884			\$45,404			\$22,946		
Adjusted Sales Price	\$532,000	\$546,962			\$603,590			\$569,205		
Adj Sales Price / SQFT	\$0.00	\$357.72			\$394.76			\$372.27		
Gross \$ Adjustment	N/A	\$41,763			\$56,027			\$68,242		
# of adjustments	N/A	9			11			11		
# of adjustments over 1 %	N/A	3			3			5		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 21, 2017			Jul 26, 2018			Jul 30, 2015		
Sale Price	N/A	\$559,000			\$565,000			\$406,000		
adjRate	N/A	1.05155			1.00000			1.19354		
Time Adjustment	N/A	\$28,816			\$			\$78,578		
Time Adjusted Sale Price	N/A	\$587,816			\$565,000			\$484,578		
Total % Adjustment	N/A	7.12 %			4.17 %			8.76 %		
Total Dollar Adjustment	N/A	\$41,845			\$23,543			\$42,469		
Adjusted Sales Price	\$532,000	\$629,661			\$588,543			\$527,047		
Adj Sales Price / SQFT	\$0.00	\$411.81			\$384.92			\$344.70		
Gross \$ Adjustment	N/A	\$70,982			\$77,667			\$57,432		
# of adjustments	N/A	11			10			10		
# of adjustments over 1 %	N/A	4			5			3		

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TENTATIVE