

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	35429 00400	35429 00350			35426 00550			35429 00320		
Address	813 MYRNA DR WEST HEMPSTEAD, NY 11552	833 MYRNA DR WEST HEMPSTEAD, NY 11552			569 PARK AVE WEST HEMPSTEAD, NY 11552			845 MYRNA DR WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2388	1907	\$43,854	6.80 %	2079	\$21,640	4.14 %	1606	\$73,825	12.30 %
Upper Living Area	0	0	0	0.00 %	768	\$7,510	1.44 %	0	0	0.00 %
Attic	594	303	-\$6,452	-1.00 %	0	-\$12,027	-2.30 %	0	-\$13,794	-2.30 %
Basement	400	412	-\$596	-0.09 %	0	\$19,420	3.71 %	390	\$466	0.08 %
Rec Room	504	0	\$16,347	2.53 %	0	\$13,261	2.53 %	0	\$15,210	2.53 %
Style	Split Level	Split Level	0	0.00 %	Colonial	\$7,307	1.40 %	Split Level	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-9	-\$3,085	-0.59 %	2-1-8	0	0.00 %
Year Built Depreciation	1955-89.95	1955-90.98	-\$7,264	-1.13 %	1923-89.95	0	0.00 %	1955-90.98	-\$6,758	-1.13 %
Ext Wall	Brick	Mas/Frame	\$4,421	0.69 %	Alum/Vinyl	\$6,487	1.24 %	Mas/Frame	\$4,114	0.69 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$29,439	4.91 %
Fireplace	2	2	0	0.00 %	1	\$2,303	0.44 %	2	0	0.00 %
Parking	0	0	0	0.00 %	Det-260	-\$3,718	-0.71 %	0	0	0.00 %
Terrace Or Patio	0	Pto-330	-\$3,472	-0.54 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-16	0	\$951	0.15 %	0	\$771	0.15 %	0	\$885	0.15 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	618	-\$9,246	-1.54 %
Shed	80	0	\$559	0.09 %	0	\$454	0.09 %	0	\$520	0.09 %
Land Size	7370	7300	\$471	0.07 %	7065	\$1,696	0.32 %	7700	-\$2,009	-0.33 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	35429 00400	35423 04310			35645 00050			35645 00170		
Address	813 MYRNA DR WEST HEMPSTEAD, NY 11552	606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552			820 MYRNA DR WEST HEMPSTEAD, NY 11552			830 LAWRENCE CT WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2388	1956	\$32,358	6.01 %	1580	\$67,874	12.84 %	1578	\$87,142	12.88 %
Upper Living Area	0	768	\$7,728	1.44 %	0	0	0.00 %	0	0	0.00 %
Attic	594	0	-\$12,376	-2.30 %	0	-\$12,151	-2.30 %	0	-\$15,550	-2.30 %
Basement	400	0	\$19,983	3.71 %	408	-\$326	-0.06 %	408	-\$417	-0.06 %
Rec Room	504	576	-\$1,542	-0.29 %	0	\$13,398	2.53 %	0	\$17,146	2.53 %
Style	Split Level	Colonial	\$7,519	1.40 %	Split Level	0	0.00 %	Split Level	0	0.00 %
Bathrooms And Fixtures	2-1-8	3-0-10	-\$5,999	-1.11 %	2-1-8	0	0.00 %	2-1-8	0	0.00 %
Year Built Depreciation	1955-89.95	1928-89.95	0	0.00 %	1955-90.98	-\$5,953	-1.13 %	1955-90.98	-\$7,619	-1.13 %
Ext Wall	Brick	Alum/Vinyl	\$6,675	1.24 %	Mas/Frame	\$3,624	0.69 %	Mas/Frame	\$4,637	0.69 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$25,933	4.91 %	Cntrl Ht	\$33,187	4.91 %
Fireplace	2	0	\$2,370	0.44 %	2	0	0.00 %	2	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-210	-\$2,186	-0.41 %	Pto-252	-\$3,125	-0.46 %
Porch	Op-16	0	\$794	0.15 %	0	\$779	0.15 %	0	\$997	0.15 %
Wood Deck	0	0	0	0.00 %	417	-\$6,655	-1.26 %	0	0	0.00 %
Shed	80	0	\$467	0.09 %	0	\$458	0.09 %	0	\$586	0.09 %
Land Size	7370	6000	\$8,545	1.59 %	8250	-\$4,546	-0.86 %	6700	\$4,955	0.73 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	35429 00400	35429 00350			35426 00550			35429 00320		
Address	813 MYRNA DR WEST HEMPSTEAD, NY 11552	833 MYRNA DR WEST HEMPSTEAD, NY 11552			569 PARK AVE WEST HEMPSTEAD, NY 11552			845 MYRNA DR WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 29, 2018			Nov 17, 2016			Oct 30, 2017		
Sale Price	N/A	\$645,000			\$467,000			\$570,000		
adjRate	N/A	1.00000			1.12043			1.05286		
Time Adjustment	N/A	\$			\$56,243			\$30,131		
Time Adjusted Sale Price	N/A	\$645,000			\$523,243			\$600,131		
Total % Adjustment	N/A	7.57 %			11.85 %			15.44 %		
Total Dollar Adjustment	N/A	\$48,820			\$62,019			\$92,651		
Adjusted Sales Price	\$629,000	\$693,820			\$585,261			\$692,782		
Adj Sales Price / SQFT	\$0.00	\$290.54			\$245.08			\$290.11		
Gross \$ Adjustment	N/A	\$84,387			\$99,678			\$156,266		
# of adjustments	N/A	10			13			11		
# of adjustments over 1 %	N/A	4			7			6		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	35429 00400	35423 04310			35645 00050			35645 00170		
Address	813 MYRNA DR WEST HEMPSTEAD, NY 11552	606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552			820 MYRNA DR WEST HEMPSTEAD, NY 11552			830 LAWRENCE CT WEST HEMPSTEAD, NY 11552		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 11, 2015			Nov 10, 2017			Jun 07, 2016		
Sale Price	N/A	\$455,000			\$505,000			\$589,000		
adjRate	N/A	1.18336			1.04685			1.14861		
Time Adjustment	N/A	\$83,430			\$23,661			\$87,532		
Time Adjusted Sale Price	N/A	\$538,430			\$528,661			\$676,532		
Total % Adjustment	N/A	12.35 %			15.18 %			18.02 %		
Total Dollar Adjustment	N/A	\$66,522			\$80,249			\$121,940		
Adjusted Sales Price	\$629,000	\$604,952			\$608,910			\$798,472		
Adj Sales Price / SQFT	\$0.00	\$253.33			\$254.99			\$334.37		
Gross \$ Adjustment	N/A	\$106,355			\$143,884			\$175,361		
# of adjustments	N/A	12			12			11		
# of adjustments over 1 %	N/A	8			6			5		

Nassau County Comparable Sales Report

TENTATIVE