

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	26002 00440	26002 00040			25064 00210			14027 00310		
Address	1698 ROUTE 25A SYOSSET, NY 11791	16 TIMBER RIDGE DR OYSTER BAY, NY 11771			27 VISTA DR SYOSSET, NY 11791			50 LAUREL CT SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	5645	4092	\$280,493	17.76 %	5546	\$20,970	0.90 %	5344	\$58,173	2.82 %
Attic	0	218.4	\$16,631	1.05 %	0	0	0.00 %	0	0	0.00 %
Basement	433	0	\$38,293	2.42 %	0	\$56,301	2.42 %	132	\$32,605	1.58 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	416	-\$44,337	-2.15 %
Year Built Depreciation	1982-94.78	1979-95.62	-\$13,912	-0.88 %	1993-98.27	-\$82,530	-3.55 %	1979-95.62	-\$18,150	-0.88 %
Style	Colonial	Contempora ry	\$89,368	5.66 %	Contempora ry	\$131,396	5.66 %	Colonial	0	0.00 %
Quality	A	A	0	0.00 %	A+	-\$51,359	-2.21 %	A-	\$18,691	0.91 %
Bathrooms And Fixtures	5-1-20	4-1-17	\$18,963	1.20 %	5-1-21	-\$8,305	-0.36 %	4-1-15	\$43,995	2.14 %
Ext Wall	Frame	Frame	0	0.00 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Fireplace	4	2	\$31,836	2.02 %	2	\$46,808	2.02 %	2	\$41,533	2.02 %
Parking	Att-900	Att-546	\$28,399	1.80 %	Att-660	\$26,828	1.16 %	Att-836	\$5,891	0.29 %
Terrace Or Patio	Ter-300	0	\$48,989	3.10 %	Ter-144	\$31,660	1.36 %	0	\$63,911	3.10 %
Porch	Op-200	Ep-33	\$31,948	2.02 %	0	\$63,218	2.72 %	Op-48	\$36,540	1.77 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	48	-\$8,549	-0.41 %
Pool	1008	800	\$6,175	0.39 %	966	\$1,743	0.08 %	648	\$14,660	0.71 %
Misc Cost Items	0	0	0	0.00 %	25445	-\$25,445	-1.10 %	0	0	0.00 %
Land Size	89041	87120	\$4,366	0.28 %	87381	\$5,538	0.24 %	87155	\$5,591	0.27 %
Fronting	Culdesac	0	0	0.00 %	PrivateRoad	-\$52,818	-2.27 %	Culdesac	0	0.00 %
Section Block	26 002	26 002	0	0.00 %	25 064	-\$367,448	-15.83 %	14 027	-\$326,043	-15.83 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	26002 00440	26 C 21040			26 C 21250			14 A 11510		
Address	1698 ROUTE 25A SYOSSET, NY 11791	1302 RIDGE RD LAUREL HOLLOW, NY			1326 RIDGE LAUREL HOLLOW, NY			48 HILLTOP DR , NY		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	5645	5737	-\$17,661	-0.82 %	5574	\$15,607	0.65 %	6196	-\$108,343	-4.62 %
Attic	0	809.6	\$68,982	3.20 %	0	0	0.00 %	0	0	0.00 %
Basement	433	0	\$52,345	2.42 %	114	\$40,903	1.69 %	351	\$9,216	0.39 %
Rec Room	0	0	0	0.00 %	1686	-\$144,946	-5.99 %	0	0	0.00 %
Year Built Depreciation	1982-94.78	1992-100.00	-\$112,733	-5.22 %	2011-100.00	-\$126,311	-5.22 %	2005-100.00	-\$122,401	-5.22 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	A	A+	-\$47,750	-2.21 %	A+	-\$53,501	-2.21 %	A+	-\$51,845	-2.21 %
Bathrooms And Fixtures	5-1-20	3-1-14	\$57,298	2.65 %	4-1-17	\$29,044	1.20 %	5-1-21	-\$8,384	-0.36 %
Ext Wall	Frame	Frame	0	0.00 %	Frame	0	0.00 %	Brick	-\$60,970	-2.60 %
Fireplace	4	6	-\$25,057	-1.16 %	2	\$48,760	2.02 %	2	\$47,251	2.02 %
Parking	Att-900	Att-704	\$19,976	0.93 %	Att-816	\$9,151	0.38 %	Att-805	\$10,074	0.43 %
Terrace Or Patio	Ter-300	Pto-3236	-\$38,213	-1.77 %	0	\$75,032	3.10 %	Pto-976	-\$4,099	-0.17 %
Porch	Op-200	Op-68	\$31,696	1.47 %	Op-469	-\$39,805	-1.65 %	Op-80	\$30,282	1.29 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	1008	595	\$17,951	0.83 %	800	\$9,459	0.39 %	1034	-\$1,068	-0.05 %
Misc Cost Items	0	5016	-\$5,016	-0.23 %	0	0	0.00 %	0	0	0.00 %
Land Size	89041	95614	-\$19,374	-0.90 %	92870	-\$12,856	-0.53 %	125296	-\$99,182	-4.23 %
Fronting	Culdesac	ResidentialStreet	0	0.00 %	PrivateRoad	-\$55,022	-2.27 %	Culdesac	0	0.00 %
Section Block	26 002	26 C	-\$341,628	-15.83 %	26 C	-\$382,776	-15.83 %	14 A	-\$370,927	-15.83 %

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Address	1698 ROUTE 25A SYOSSET, NY 11791	16 TIMBER RIDGE DR OYSTER BAY, NY 11771			27 VISTA DR SYOSSET, NY 11791			50 LAUREL CT SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 03, 2018			Jun 26, 2017			Sep 16, 2016		
Sale Price	N/A	\$1,575,000			\$2,250,000			\$1,950,000		
adjRate	N/A	1.00262			1.03190			1.05649		
Time Adjustment	N/A	\$4,127			\$71,768			\$110,148		
Time Adjusted Sale Price	N/A	\$1,579,127			\$2,321,768			\$2,060,148		
Total % Adjustment	N/A	36.83 %			-8.76 %			-3.66 %		
Total Dollar Adjustment	N/A	\$581,549			-\$203,444			-\$75,488		
Adjusted Sales Price	\$1,405,000	\$2,160,675			\$2,118,324			\$1,984,659		
Adj Sales Price / SQFT	\$0.00	\$382.76			\$375.26			\$351.58		
Gross \$ Adjustment	N/A	\$609,373			\$972,368			\$718,670		
# of adjustments	N/A	12			15			14		
# of adjustments over 1 %	N/A	9			11			8		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	26002 00440	26 C 21040			26 C 21250			14 A 11510		
Address	1698 ROUTE 25A SYOSSET, NY 11791	1302 RIDGE RD LAUREL HOLLOW, NY			1326 RIDGE LAUREL HOLLOW, NY			48 HILLTOP DR , NY		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 27, 2017			Jul 26, 2017			Jul 24, 2018		
Sale Price	N/A	\$2,125,000			\$2,350,000			\$2,343,750		
adjRate	N/A	1.01582			1.02920			1.00000		
Time Adjustment	N/A	\$33,624			\$68,622			\$		
Time Adjusted Sale Price	N/A	\$2,158,624			\$2,418,622			\$2,343,750		
Total % Adjustment	N/A	-16.64 %			-24.28 %			-31.16 %		
Total Dollar Adjustment	N/A	-\$359,184			-\$587,262			-\$730,395		
Adjusted Sales Price	\$1,405,000	\$1,799,440			\$1,831,360			\$1,613,355		
Adj Sales Price / SQFT	\$0.00	\$318.77			\$324.42			\$285.80		
Gross \$ Adjustment	N/A	\$855,681			\$1,043,174			\$924,041		
# of adjustments	N/A	14			14			13		
# of adjustments over 1 %	N/A	9			10			8		

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TENTATIVE