

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	08209 00290	08268 00140			08256 00070			08271 00110		
Address	35 GREENWAY EAST NEW HYDE PARK, NY 11040	36 FLAG LN NEW HYDE PARK, NY 11040			150 ROBBY LN NEW HYDE PARK, NY 11040			259 ROBBY LN NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2800	3090	-\$53,733	-4.88 %	2986	-\$38,685	-3.22 %	2503	\$67,026	5.86 %
Basement	20	24	-\$287	-0.03 %	480	-\$29,457	-2.45 %	124	-\$7,367	-0.64 %
Rec Room	1100	536	\$21,730	1.98 %	1013	\$3,188	0.26 %	1390	-\$9,211	-0.81 %
Year Built Depreciation	2017-100.00	1963-93.91	\$71,324	6.48 %	1955-92.71	\$94,539	7.86 %	1962-93.91	\$74,117	6.48 %
Style	Colonial	Colonial	0	0.00 %	Split Level	-\$51,187	-4.25 %	Raised Ranch/Hi Ranch	-\$25,593	-2.24 %
Quality	B	C	\$80,762	7.34 %	C+	\$44,467	3.70 %	C+	\$42,250	3.70 %
Bathrooms And Fixtures	4-1-16	2-1-10	\$38,637	3.51 %	3-1-14	\$11,857	0.99 %	2-1-9	\$49,342	4.32 %
Ext Wall	Brick	Alum/Vinyl	\$29,379	2.67 %	Stucco	\$32,132	2.67 %	Alum/Vinyl	\$30,530	2.67 %
Fireplace	0	2	-\$21,738	-1.98 %	0	0	0.00 %	2	-\$22,590	-1.98 %
Parking	Det-300	Att-342	-\$16,552	-1.50 %	0	\$20,856	1.73 %	0	\$19,816	1.73 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-36	-\$7,889	-0.72 %	Op-48	-\$11,116	-0.92 %	0	0	0.00 %
Land Size	7800	8500	-\$10,125	-0.92 %	8515	-\$11,299	-0.94 %	9875	-\$28,646	-2.51 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	08209 00290	08283 00110			08237 00030			08208 00950		
<b>Address</b>	35 GREENWAY EAST NEW HYDE PARK, NY 11040	85 COUNTRY VILLAGE LN NEW HYDE PARK, NY 11040			1 CREST RD NEW HYDE PARK, NY 11040			120 GREENWAY WEST NEW HYDE PARK, NY 11040		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2800	2630	\$31,474	3.23 %	2635	\$30,122	3.13 %	2707	\$18,136	1.73 %
Basement	20	24	-\$254	-0.03 %	0	\$1,268	0.13 %	0	\$1,382	0.13 %
Rec Room	1100	0	\$46,225	4.75 %	507	\$20,152	2.10 %	426	\$25,668	2.45 %
Year Built Depreciation	2017-100.00	1963-93.91	\$63,100	6.48 %	1948-91.78	\$86,020	8.95 %	1941-91.78	\$93,766	8.95 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	B	C	\$71,450	7.34 %	C	\$70,552	7.34 %	C	\$76,905	7.34 %
Bathrooms And Fixtures	4-1-16	2-1-9	\$42,008	4.32 %	3-0-10	\$33,752	3.51 %	2-1-8	\$54,709	5.22 %
Ext Wall	Brick	Alum/Vinyl	\$25,992	2.67 %	Mas/Frame	\$25,665	2.67 %	Alum/Vinyl	\$27,976	2.67 %
Fireplace	0	2	-\$19,232	-1.98 %	2	-\$18,990	-1.98 %	2	-\$20,700	-1.98 %
Parking	Det-300	Att-360	-\$15,891	-1.63 %	Att-242	-\$7,048	-0.73 %	Att-265	-\$9,641	-0.92 %
Terrace Or Patio	0	Pto-300	-\$17,766	-1.83 %	Pto-874	-\$29,232	-3.04 %	0	0	0.00 %
Porch	0	Op-36	-\$6,980	-0.72 %	Op-16	-\$3,385	-0.35 %	Op-40	-\$8,254	-0.79 %
Land Size	7800	8436	-\$8,173	-0.84 %	9875	-\$24,081	-2.51 %	7670	\$1,896	0.18 %

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Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	08209 00290	08268 00140	08256 00070	08271 00110
<b>Address</b>	35 GREENWAY EAST NEW HYDE PARK, NY 11040	36 FLAG LN NEW HYDE PARK, NY 11040	150 ROBBY LN NEW HYDE PARK, NY 11040	259 ROBBY LN NEW HYDE PARK, NY 11040
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 26, 2018	Aug 04, 2016	Jun 02, 2017
Sale Price	N/A	\$1,100,000	\$1,140,000	\$1,110,000
adjRate	N/A	1.00000	1.05531	1.02980
Time Adjustment	N/A	\$	\$63,052	\$33,077
Time Adjusted Sale Price	N/A	\$1,100,000	\$1,203,052	\$1,143,077
Total % Adjustment	N/A	11.96 %	5.43 %	16.59 %
Total Dollar Adjustment	N/A	\$131,509	\$65,295	\$189,676
Adjusted Sales Price	\$1,283,000	\$1,231,509	\$1,268,347	\$1,332,752
Adj Sales Price / SQFT	\$0.00	\$439.82	\$452.98	\$475.98
Gross \$ Adjustment	N/A	\$352,157	\$348,784	\$376,489
# of adjustments	N/A	11	11	11
# of adjustments over 1 %	N/A	8	7	9
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	08209 00290	08283 00110	08237 00030	08208 00950
<b>Address</b>	35 GREENWAY EAST NEW HYDE PARK, NY 11040	85 COUNTRY VILLAGE LN NEW HYDE PARK, NY 11040	1 CREST RD NEW HYDE PARK, NY 11040	120 GREENWAY WEST NEW HYDE PARK, NY 11040
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 15, 2017	Sep 28, 2017	Sep 29, 2016
Sale Price	N/A	\$945,000	\$940,000	\$995,000
adjRate	N/A	1.02980	1.02227	1.05273
Time Adjustment	N/A	\$28,160	\$20,931	\$52,466
Time Adjusted Sale Price	N/A	\$973,160	\$960,931	\$1,047,466
Total % Adjustment	N/A	21.78 %	19.23 %	25.00 %
Total Dollar Adjustment	N/A	\$211,953	\$184,795	\$261,844
Adjusted Sales Price	\$1,283,000	\$1,185,113	\$1,145,726	\$1,309,310
Adj Sales Price / SQFT	\$0.00	\$423.25	\$409.19	\$467.61
Gross \$ Adjustment	N/A	\$348,543	\$350,266	\$339,034

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# of adjustments	N/A	12	12	11
# of adjustments over 1 %	N/A	9	9	7

TENTATIVE