

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	422030200180	422030200190			42213 00280			42 H 00390		
Address	1354 HEWLETT LN HEWLETT, NY 11557	1379 BOXWOOD DR WHEWLETT, NY 11557			9 LAKE DR HEWLETT, NY 11557			285 PEPPERIDGE RD HEWLETT, NY 11557		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2954	2668	\$43,727	5.31 %	2619	\$61,907	6.31 %	2989	-\$4,954	-0.60 %
Attic	714	0	-\$23,195	-2.82 %	796.4	\$2,447	0.25 %	763.2	\$1,247	0.15 %
Bsmt Type	Full	Full	0	0.00 %	Full	0	0.00 %	None	\$44,448	5.35 %
Basement	13	20	-\$378	-0.05 %	0	\$845	0.09 %	0	\$714	0.09 %
Rec Room	446	0	\$19,213	2.33 %	0	\$22,902	2.33 %	0	\$19,370	2.33 %
Year Built Depreciation	1950-95.62	1950-95.90	-\$2,367	-0.29 %	1952-96.17	-\$5,601	-0.57 %	1952-96.17	-\$4,737	-0.57 %
Style	Cape	Colonial	0	0.00 %	Cape	0	0.00 %	Modified Ranch	\$28,669	3.45 %
Quality	B	B	0	0.00 %	B+	-\$28,639	-2.92 %	B+	-\$24,222	-2.92 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$7,153	0.87 %	3-0-9	0	0.00 %	3-0-10	-\$6,399	-0.77 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-462	Att-484	-\$1,142	-0.14 %	Att-504	-\$2,571	-0.26 %	Att-462	0	0.00 %
Terrace Or Patio	Ter-288	Pto-496	\$4,668	0.57 %	Pto-115	\$19,506	1.99 %	Pto-403	\$6,687	0.81 %
Porch	0	0	0	0.00 %	Ep-161	-\$23,003	-2.34 %	Op-24/Ep-18	-\$6,829	-0.82 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	648	0	\$15,749	1.91 %	0	\$18,774	1.91 %	0	\$15,878	1.91 %
Land Size	16800	16250	\$2,954	0.36 %	15000	\$12,040	1.23 %	15141	\$9,338	1.12 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	422030200180	42194 00020			42232 00050			42266 00020		
Address	1354 HEWLETT LN HEWLETT, NY 11557	217 EVERIT AVE HEWLETT, NY 11557			1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557			1300 AUERBACH AVE HEWLETT, NY 11557		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2954	3105	-\$26,622	-2.50 %	2840	\$17,221	2.02 %	3463	-\$95,430	-7.76 %
Attic	714	364.8	-\$12,781	-1.20 %	0	-\$24,016	-2.82 %	0	-\$34,642	-2.82 %
Bsmt Type	Full	Full	0	0.00 %	Full	0	0.00 %	None	\$65,842	5.35 %
Basement	13	0	\$916	0.09 %	0	\$734	0.09 %	0	\$1,058	0.09 %
Rec Room	446	450	-\$184	-0.02 %	0	\$19,893	2.33 %	0	\$28,693	2.33 %
Year Built Depreciation	1950-95.62	1932-95.62	0	0.00 %	1950-95.90	-\$2,450	-0.29 %	1952-96.17	-\$7,017	-0.57 %
Style	Cape	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	B	A-	-\$37,760	-3.55 %	B-	\$25,115	2.95 %	B-	\$36,226	2.95 %
Bathrooms And Fixtures	3-0-9	4-1-14	-\$33,982	-3.19 %	3-0-9	0	0.00 %	3-1-13	-\$32,766	-2.66 %
Fireplace	2	4	-\$21,031	-1.98 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-462	Att-361	\$7,283	0.68 %	Att-263	\$12,252	1.44 %	Att-480	-\$1,399	-0.11 %
Terrace Or Patio	Ter-288	Pto-460	\$6,967	0.65 %	0	\$25,637	3.01 %	Pto-1022	-\$4,006	-0.33 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Ep-45	-\$10,951	-0.89 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	132	-\$12,175	-0.99 %
Pool	648	0	\$20,357	1.91 %	0	\$16,306	1.91 %	0	\$23,521	1.91 %
Land Size	16800	26572	-\$67,042	-6.30 %	16250	\$3,058	0.36 %	14896	\$16,017	1.30 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 29, 2017			Jul 24, 2017			Dec 08, 2016		
Sale Price	N/A	\$740,000			\$890,000			\$720,000		
adjRate	N/A	1.11258			1.10274			1.15286		
Time Adjustment	N/A	\$83,311			\$91,435			\$110,059		
Time Adjusted Sale Price	N/A	\$823,311			\$981,435			\$830,059		
Total % Adjustment	N/A	8.06 %			8.01 %			9.54 %		
Total Dollar Adjustment	N/A	\$66,382			\$78,607			\$79,211		
Adjusted Sales Price	\$990,000	\$889,693			\$1,060,042			\$909,270		
Adj Sales Price / SQFT	\$0.00	\$301.18			\$358.85			\$307.81		
Gross \$ Adjustment	N/A	\$120,545			\$198,235			\$173,491		
# of adjustments	N/A	10			11			13		
# of adjustments over 1 %	N/A	4			7			6		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 21, 2017			Aug 13, 2015			Aug 17, 2017		
Sale Price	N/A	\$999,990			\$720,000			\$1,125,000		
adjRate	N/A	1.06421			1.18396			1.09298		
Time Adjustment	N/A	\$64,209			\$132,451			\$104,597		
Time Adjusted Sale Price	N/A	\$1,064,199			\$852,451			\$1,229,597		
Total % Adjustment	N/A	-15.40 %			11.00 %			-2.20 %		
Total Dollar Adjustment	N/A	-\$163,880			\$93,749			-\$27,028		
Adjusted Sales Price	\$990,000	\$900,319			\$946,200			\$1,202,569		
Adj Sales Price / SQFT	\$0.00	\$304.78			\$320.31			\$407.10		
Gross \$ Adjustment	N/A	\$234,924			\$146,682			\$369,743		
# of adjustments	N/A	11			10			14		
# of adjustments over 1 %	N/A	7			7			8		

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TENTATIVE