

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	27013 02110	27028 00460			27014 00150			27013 03150		
Address	58 SUMMIT ST OYSTER BAY, NY 11771	14 RUSH PL OYSTER BAY, NY 11771			55 TOOKER AVE OYSTER BAY, NY 11771			19 IRVING CT OYSTER BAY, NY 11771		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1558	1200	\$48,271	8.93 %	1868	-\$36,272	-5.77 %	1092	\$35,820	12.35 %
Attic	0	0	0	0.00 %	128.4	\$4,038	0.64 %	0	0	0.00 %
Basement	0	0	0	0.00 %	54	-\$2,197	-0.35 %	156	-\$2,786	-0.96 %
Rec Room	380	288	\$2,337	0.43 %	0	\$12,785	2.03 %	520	-\$1,747	-0.60 %
Quality	C-	C-	0	0.00 %	C	-\$22,372	-3.56 %	C-	0	0.00 %
Bathrooms And Fixtures	3-1-12	2-0-6	\$28,225	5.22 %	2-0-7	\$25,372	4.04 %	1-0-3	\$31,084	10.72 %
Fireplace	3	0	\$17,369	3.21 %	2	\$7,379	1.17 %	0	\$9,321	3.21 %
Parking	Det-150	0	\$5,227	0.97 %	0	\$6,077	0.97 %	0	\$2,805	0.97 %
Porch	Op-278	Op-40	\$13,621	2.52 %	Ep-261	\$447	0.07 %	Op-16	\$8,615	2.97 %
Land Size	7422	4000	-\$4,640	-0.86 %	8085	-\$6,152	-0.98 %	3081	\$30,855	10.64 %
Section Block	27 013	27 028	-\$73,440	-13.59 %	27 014	-\$85,382	-13.59 %	27 013	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	27013 02110	24001 00560			27021 01550			27013 01260		
Address	58 SUMMIT ST OYSTER BAY, NY 11771	38 CAPITAL HEIGHTS RD OYSTER BAY, NY 11771			178 ANSTICE ST OYSTER BAY, NY 11771			37 WEEKS AVE OYSTER BAY, NY 11771		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1558	1618	-\$8,492	-1.23 %	1711	-\$16,434	-3.02 %	1224	\$37,528	8.23 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	106	-\$3,635	-0.67 %	0	0	0.00 %
Rec Room	380	0	\$14,041	2.03 %	0	\$11,062	2.03 %	456	-\$1,527	-0.33 %
Quality	C-	C	-\$24,571	-3.56 %	C+	-\$37,163	-6.84 %	C	-\$16,242	-3.56 %
Bathrooms And Fixtures	3-1-12	1-0-3	\$73,960	10.72 %	2-0-6	\$28,392	5.22 %	2-0-6	\$23,823	5.22 %
Fireplace	3	2	\$8,104	1.17 %	2	\$6,384	1.17 %	0	\$14,660	3.21 %
Parking	Det-150	Det-280	-\$4,567	-0.66 %	0	\$5,258	0.97 %	0	\$4,412	0.97 %
Porch	Op-278	Op-403	-\$5,115	-0.74 %	Op-62	\$11,775	2.17 %	Op-108/Ep-28	\$5,499	1.21 %
Land Size	7422	5400	\$25,704	3.73 %	6400	\$9,341	1.72 %	3496	\$41,248	9.04 %
Section Block	27 013	24 001	-\$93,771	-13.59 %	27 021	-\$73,876	-13.59 %	27 013	0	0.00 %

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Address	58 SUMMIT ST OYSTER BAY, NY 11771	14 RUSH PL OYSTER BAY, NY 11771	55 TOOKER AVE OYSTER BAY, NY 11771	19 IRVING CT OYSTER BAY, NY 11771
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 20, 2018	Apr 05, 2017	Aug 27, 2018
Sale Price	N/A	\$535,000	\$585,650	\$290,000
adjRate	N/A	1.01009	1.07277	1.00000
Time Adjustment	N/A	\$5,395	\$42,617	\$
Time Adjusted Sale Price	N/A	\$540,395	\$628,267	\$290,000
Total % Adjustment	N/A	6.84 %	-15.32 %	39.30 %
Total Dollar Adjustment	N/A	\$36,970	-\$96,277	\$113,967
Adjusted Sales Price	\$517,000	\$577,365	\$531,990	\$403,967
Adj Sales Price / SQFT	\$0.00	\$370.58	\$341.46	\$259.29
Gross \$ Adjustment	N/A	\$193,130	\$208,472	\$123,034
# of adjustments	N/A	8	11	8
# of adjustments over 1 %	N/A	5	6	5
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
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Address	58 SUMMIT ST OYSTER BAY, NY 11771	38 CAPITAL HEIGHTS RD OYSTER BAY, NY 11771	178 ANSTICE ST OYSTER BAY, NY 11771	37 WEEKS AVE OYSTER BAY, NY 11771
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 07, 2018	Aug 22, 2017	Sep 23, 2016
Sale Price	N/A	\$690,000	\$517,000	\$410,500
adjRate	N/A	1.00000	1.05145	1.11112
Time Adjustment	N/A	\$	\$26,602	\$45,613
Time Adjusted Sale Price	N/A	\$690,000	\$543,602	\$456,113
Total % Adjustment	N/A	-2.13 %	-10.83 %	23.99 %
Total Dollar Adjustment	N/A	-\$14,707	-\$58,895	\$109,402
Adjusted Sales Price	\$517,000	\$675,293	\$484,707	\$565,515
Adj Sales Price / SQFT	\$0.00	\$433.44	\$311.11	\$362.97
Gross \$ Adjustment	N/A	\$258,324	\$203,321	\$144,939
# of adjustments	N/A	9	10	8
# of adjustments over 1 %	N/A	7	8	6

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TENTATIVE