

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	07321 00020	07056 00520			07036 00010			07024 00150		
Address	246 WARNER AVE ROSLYN HEIGHTS, NY 11577	31 ROSLYN RD ROSLYN HEIGHTS, NY 11577			222 GARDEN ST ROSLYN HEIGHTS, NY 11577			100 WARNER AVE ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1605	1351	\$23,788	4.83 %	1392	\$27,105	3.98 %	1600	\$586	0.09 %
Basement	0	82	-\$3,907	-0.79 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1923-91.04	1888-91.04	0	0.00 %	1917-91.04	0	0.00 %	1905-91.04	0	0.00 %
Style	Old Style	Old Style	0	0.00 %	Colonial	-\$10,721	-1.57 %	Old Style	0	0.00 %
Bathrooms And Fixtures	1-0-4	1-1-5	-\$10,024	-2.04 %	1-1-5	-\$13,877	-2.04 %	2-0-6	-\$25,163	-3.67 %
Heat System	Steam/Vapor	Steam/Vapor	0	0.00 %	Hot Wtr	\$1,768	0.26 %	Central AC	-\$36,121	-5.27 %
Land Size	5000	4650	\$4,406	0.90 %	5300	-\$4,858	-0.71 %	7500	-\$33,307	-4.86 %
Parking	Det-324	Det-200	-\$403	-0.08 %	Det-352	-\$777	-0.11 %	Det-360	-\$1,001	-0.15 %
Porch	176.4	168	\$365	0.07 %	144	\$2,041	0.30 %	222	-\$2,525	-0.37 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	MajorHwy	MajorHwy	0	0.00 %	MajorHwy	0	0.00 %	MajorHwy	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	07321 00020	07037 00740			07009 07010			07007 06840		
Address	246 WARNER AVE ROSLYN HEIGHTS, NY 11577	250 GARDEN ST ROSLYN HEIGHTS, NY 11577			33 VILLA ST ROSLYN HEIGHTS, NY 11577			28 WILLOW ST ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1605	1885	-\$32,419	-4.31 %	1534	\$8,187	1.25 %	1540	\$7,857	1.14 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1923-91.04	1908-91.04	0	0.00 %	1925-93.45	-\$16,933	-2.58 %	1918-93.45	-\$17,795	-2.58 %
Style	Old Style	Old Style	0	0.00 %	Old Style	0	0.00 %	Colonial	-\$10,853	-1.57 %
Bathrooms And Fixtures	1-0-4	1-0-3	\$20,221	2.69 %	1-0-3	\$17,644	2.69 %	1-0-3	\$18,542	2.69 %
Heat System	Steam/Vapor	Hot Wtr	\$1,952	0.26 %	Hot Wtr	\$1,703	0.26 %	Forced Air	-\$661	-0.10 %
Land Size	5000	5000	0	0.00 %	5000	0	0.00 %	5000	0	0.00 %
Parking	Det-324	Det-324	0	0.00 %	Det-360	-\$959	-0.15 %	Det-484	-\$4,209	-0.61 %
Porch	176.4	258	-\$4,697	-0.62 %	124	\$3,310	0.50 %	108	\$4,698	0.68 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	299	-\$3,776	-0.55 %
Location	MajorHwy	MajorHwy	0	0.00 %	0	-\$59,213	-9.02 %	0	-\$62,227	-9.02 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 29, 2017			Jan 22, 2018			Aug 26, 2016		
Sale Price	N/A	\$470,000			\$655,000			\$588,750		
adjRate	N/A	1.04742			1.04051			1.16487		
Time Adjustment	N/A	\$22,286			\$26,532			\$97,070		
Time Adjusted Sale Price	N/A	\$492,286			\$681,532			\$685,820		
Total % Adjustment	N/A	2.89 %			0.10 %			-14.22 %		
Total Dollar Adjustment	N/A	\$14,225			\$681			-\$97,530		
Adjusted Sales Price	\$617,000	\$506,511			\$682,213			\$588,289		
Adj Sales Price / SQFT	\$0.00	\$315.58			\$425.05			\$366.54		
Gross \$ Adjustment	N/A	\$42,892			\$61,148			\$98,703		
# of adjustments	N/A	6			7			6		
# of adjustments over 1 %	N/A	2			3			3		
Sales Comparison										
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 30, 2014			Nov 10, 2016			Oct 11, 2017		
Sale Price	N/A	\$600,000			\$575,000			\$650,000		
adjRate	N/A	1.25393			1.14170			1.06137		
Time Adjustment	N/A	\$152,360			\$81,479			\$39,892		
Time Adjusted Sale Price	N/A	\$752,360			\$656,479			\$689,892		
Total % Adjustment	N/A	-1.99 %			-7.05 %			-9.92 %		
Total Dollar Adjustment	N/A	-\$14,944			-\$46,262			-\$68,424		
Adjusted Sales Price	\$617,000	\$737,416			\$610,217			\$621,468		
Adj Sales Price / SQFT	\$0.00	\$459.45			\$380.20			\$387.21		
Gross \$ Adjustment	N/A	\$59,290			\$107,949			\$130,617		

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# of adjustments	N/A	4	7	9
# of adjustments over 1 %	N/A	2	4	5