

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	27 N 02900	27 N 02900			27045 00360			27021 00640		
Address	147 ANSTICE ST OYSTER BAY, NY 11771	147 ANSTICE ST OYSTER BAY, NY 11771			1 SEAWANHAKA PL OYSTER BAY, NY 11771			238 ANSTICE ST OYSTER BAY, NY 11771		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3413	3413	0	0.00 %	1810	\$253,797	30.22 %	2286	\$119,863	20.63 %
Attic	553.2	553.2	0	0.00 %	176	-\$12,302	-1.46 %	0	-\$13,414	-2.31 %
Basement	0	0	0	0.00 %	0	0	0.00 %	15	-\$576	-0.10 %
Year Built Depreciation	1896-88.80	1896-88.80	0	0.00 %	1970-95.06	-\$55,344	-6.59 %	1924-91.78	-\$18,910	-3.25 %
Style	Old Style	Old Style	0	0.00 %	Cape	0	0.00 %	Old Style	0	0.00 %
Quality	B	B	0	0.00 %	B	0	0.00 %	C+	\$21,480	3.70 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-1-8	\$7,298	0.87 %	2-0-6	\$17,567	3.02 %
Heat System	Steam/Vapor	Steam/Vapor	0	0.00 %	Hot Wtr	\$2,018	0.24 %	Hot Wtr	\$1,396	0.24 %
Fireplace	5	5	0	0.00 %	2	\$22,456	2.67 %	0	\$27,567	4.74 %
Parking	Det-850/Cpt-165	Det-850/Cpt-165	0	0.00 %	Att-440	-\$1,652	-0.20 %	Det-400	\$9,193	1.58 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-599/Ep-95	Op-599/Ep-95	0	0.00 %	Op-375	\$11,482	1.37 %	Op-142	\$18,287	3.15 %
Land Size	20470	20470	0	0.00 %	9200	\$80,912	9.63 %	7500	\$71,128	12.24 %
Location	School	School	0	0.00 %	0	-\$24,970	-2.97 %	0	-\$17,277	-2.97 %
Fronting	ResidentialStreet	ResidentialStreet	0	0.00 %	DeadEnd	0	0.00 %	ResidentialStreet	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	27 N 02900	27045 00110			24003 00240			27027 00170		
Address	147 ANSTICE ST OYSTER BAY, NY 11771	73 SHIPS POINT LN OYSTER BAY, NY 11771			2 MILL RIVER RD OYSTER BAY, NY 11771			201 IVY ST OYSTER BAY, NY 11771		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3413	2143	\$164,199	23.21 %	2700	\$90,871	12.65 %	1952	\$236,038	27.03 %
Attic	553.2	0	-\$16,332	-2.31 %	0	-\$16,585	-2.31 %	0	-\$20,154	-2.31 %
Basement	0	67	-\$3,049	-0.43 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1896-88.80	1960-93.62	-\$36,422	-5.15 %	1935-91.78	-\$23,381	-3.25 %	1910-88.80	0	0.00 %
Style	Old Style	Cape	0	0.00 %	Colonial	\$56,935	7.92 %	Old Style	0	0.00 %
Quality	B	B-	\$20,846	2.95 %	B-	\$21,169	2.95 %	C+	\$32,272	3.70 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$21,389	3.02 %	2-1-8	\$6,243	0.87 %	1-1-5	\$38,521	4.41 %
Heat System	Steam/Vapor	Hot Wtr	\$1,700	0.24 %	Central AC	-\$30,525	-4.25 %	Hot Wtr	\$2,098	0.24 %
Fireplace	5	2	\$18,918	2.67 %	2	\$19,211	2.67 %	2	\$23,344	2.67 %
Parking	Det-850/Cpt-165	Att-546	-\$6,007	-0.85 %	Att-460	-\$2,340	-0.33 %	Det-504	\$10,312	1.18 %
Terrace Or Patio	0	0	0	0.00 %	Pto-600	-\$18,605	-2.59 %	0	0	0.00 %
Porch	Op-599/Ep-95	Op-136	\$22,660	3.20 %	Op-180	\$19,807	2.76 %	Op-431	\$9,389	1.08 %
Land Size	20470	10005	\$60,715	8.58 %	29277	-\$28,969	-4.03 %	15717	\$26,937	3.09 %
Location	School	0	-\$21,036	-2.97 %	MajorHwy	\$22,799	3.17 %	0	-\$25,958	-2.97 %
Fronting	ResidentialStreet	ResidentialStreet	0	0.00 %	SecondaryArtery	\$63,696	8.86 %	ResidentialStreet	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 28, 2018			Dec 28, 2017			Mar 20, 2017		
Sale Price	N/A	\$490,000			\$815,000			\$539,000		
adjRate	N/A	1.01517			1.03056			1.07817		
Time Adjustment	N/A	\$7,431			\$24,908			\$42,131		
Time Adjusted Sale Price	N/A	\$497,431			\$839,908			\$581,131		
Total % Adjustment	N/A	0.00 %			33.78 %			40.66 %		
Total Dollar Adjustment	N/A	\$			\$283,696			\$236,305		
Adjusted Sales Price	\$961,000	\$497,431			\$1,123,604			\$817,436		
Adj Sales Price / SQFT	\$0.00	\$145.75			\$329.21			\$239.51		
Gross \$ Adjustment	N/A	\$			\$472,231			\$336,658		
# of adjustments	N/A	0			10			12		
# of adjustments over 1 %	N/A	0			7			10		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 27, 2016			Jan 19, 2016			Jul 02, 2015		
Sale Price	N/A	\$640,000			\$627,500			\$762,500		
adjRate	N/A	1.10556			1.14507			1.14507		
Time Adjustment	N/A	\$67,555			\$91,034			\$110,619		
Time Adjusted Sale Price	N/A	\$707,555			\$718,534			\$873,119		
Total % Adjustment	N/A	32.16 %			25.10 %			38.12 %		
Total Dollar Adjustment	N/A	\$227,580			\$180,327			\$332,799		
Adjusted Sales Price	\$961,000	\$935,136			\$898,861			\$1,205,918		
Adj Sales Price / SQFT	\$0.00	\$273.99			\$263.36			\$353.33		
Gross \$ Adjustment	N/A	\$393,272			\$421,136			\$425,022		
# of adjustments	N/A	12			14			10		
# of adjustments over 1 %	N/A	9			12			9		

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TENTATIVE