

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	26 C 20950	14025 00240			14030 00010			14013 00110		
Address	. RIDGE RD LAUREL HOLLOW, NY	28 SPRINGWOOD PATH SYOSSET, NY 11791			345 LAUREL LN SYOSSET, NY 11791			6 OVERLOOK DR LOCUST VALLEY, NY 11560		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	0	2595	-\$21,074	-1.88 %	2636	-\$27,755	-2.66 %	2586	-\$18,915	-1.70 %
Bsmt Type	None	Full	-\$57,052	-5.08 %	Full	-\$53,113	-5.08 %	Full	-\$56,417	-5.08 %
Rec Room	0	635	-\$33,993	-3.03 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	0-100.00	1964-93.02	\$84,256	7.51 %	1968-93.62	\$71,260	6.82 %	1966-93.32	\$79,474	7.16 %
Style	0	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Quality	0	B	0	0.00 %	B-	\$30,788	2.95 %	B	0	0.00 %
Bathrooms And Fixtures	0-0-0	3-1-12	-\$187,265	-16.68 %	3-0-10	-\$162,598	-15.56 %	2-0-9	-\$165,430	-14.90 %
Heat System	N/A	Central AC	-\$66,529	-5.93 %	Hot Wtr	-\$15,853	-1.52 %	Central AC	-\$65,788	-5.93 %
Fireplace	0	2	-\$22,183	-1.98 %	0	0	0.00 %	2	-\$21,936	-1.98 %
Parking	0	Att-462	-\$44,599	-3.97 %	Att-420	-\$38,764	-3.71 %	Att-462	-\$44,102	-3.97 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-322	-\$21,072	-1.90 %
Porch	0	Op-70	-\$14,038	-1.25 %	Op-96	-\$16,776	-1.61 %	Op-138	-\$23,107	-2.08 %
Pool	0	0	0	0.00 %	0	0	0.00 %	800	-\$24,301	-2.19 %
Bathhouse	294	0	\$59,848	5.33 %	0	\$55,716	5.33 %	0	\$59,182	5.33 %
Misc Cost Items	2800	0	\$2,800	0.25 %	0	\$2,800	0.27 %	0	\$2,800	0.25 %
Land Size	90169	87120	\$4,898	0.44 %	87120	\$4,560	0.44 %	87460	\$4,294	0.39 %
Water Attribute	Bay	None	\$510,824	45.51 %	None	\$475,555	45.51 %	None	\$505,135	45.51 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	26 C 20950	14030 00090			14025 00210			14027 00140		
Address	. RIDGE RD LAUREL HOLLOW, NY	265 LAUREL LN SYOSSET, NY 11791			6 WOODGREEN WAY SYOSSET, NY 11791			260 LAUREL LN SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	0	2166	\$55,916	4.81 %	2319	\$29,298	2.49 %	2142	\$51,330	5.20 %
Bsmt Type	None	3/4 Bsmt	-\$59,063	-5.08 %	Full	-\$59,721	-5.08 %	3/4 Bsmt	-\$50,217	-5.08 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	0-100.00	1970-93.91	\$75,349	6.48 %	1964-93.02	\$88,197	7.51 %	1970-93.91	\$64,064	6.48 %
Style	0	Ranch	0	0.00 %	Cape	\$68,608	5.84 %	Ranch	0	0.00 %
Quality	0	B-	\$34,237	2.95 %	B	0	0.00 %	B-	\$29,109	2.95 %
Bathrooms And Fixtures	0-0-0	2-1-9	-\$173,191	-14.90 %	3-0-10	-\$182,826	-15.56 %	2-0-7	-\$131,588	-13.32 %
Heat System	N/A	Hot Wtr	-\$17,629	-1.52 %	Central AC	-\$69,641	-5.93 %	Hot Wtr	-\$14,989	-1.52 %
Fireplace	0	2	-\$22,965	-1.98 %	2	-\$23,220	-1.98 %	0	0	0.00 %
Parking	0	Att-399	-\$41,517	-3.57 %	Att-506	-\$49,778	-4.24 %	Att-399	-\$35,299	-3.57 %
Terrace Or Patio	0	0	0	0.00 %	Pto-150	-\$13,998	-1.19 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	800	-\$25,441	-2.19 %	0	0	0.00 %	0	0	0.00 %
Bathhouse	294	0	\$61,958	5.33 %	0	\$62,647	5.33 %	0	\$52,679	5.33 %
Misc Cost Items	2800	0	\$2,800	0.24 %	0	\$2,800	0.24 %	0	\$2,800	0.28 %
Land Size	90169	87120	\$5,071	0.44 %	87120	\$5,128	0.44 %	87120	\$4,312	0.44 %
Water Attribute	Bay	None	\$528,832	45.51 %	None	\$534,715	45.51 %	None	\$449,629	45.51 %

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Address	. RIDGE RD LAUREL HOLLOW, NY	28 SPRINGWOOD PATH SYOSSET, NY 11791	345 LAUREL LN SYOSSET, NY 11791	6 OVERLOOK DR LOCUST VALLEY, NY 11560
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 29, 2018	Jun 05, 2018	Aug 27, 2018
Sale Price	N/A	\$1,122,500	\$1,045,000	\$1,110,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$1,122,500	\$1,045,000	\$1,110,000
Total % Adjustment	N/A	19.23 %	31.18 %	18.90 %
Total Dollar Adjustment	N/A	\$215,893	\$325,820	\$209,816
Adjusted Sales Price	\$1,152,000	\$1,338,393	\$1,370,820	\$1,319,816
Adj Sales Price / SQFT	\$0.00	\$0.00	\$0.00	\$0.00
Gross \$ Adjustment	N/A	\$1,109,360	\$955,540	\$1,091,954
# of adjustments	N/A	13	12	14
# of adjustments over 1 %	N/A	11	10	12

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	26 C 20950	14030 00090	14025 00210	14027 00140
Address	. RIDGE RD LAUREL HOLLOW, NY	265 LAUREL LN SYOSSET, NY 11791	6 WOODGREEN WAY SYOSSET, NY 11791	260 LAUREL LN SYOSSET, NY 11791
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 03, 2017	Jun 14, 2018	Mar 15, 2017
Sale Price	N/A	\$1,138,000	\$1,175,000	\$950,000
adjRate	N/A	1.02115	1.00000	1.04003
Time Adjustment	N/A	\$24,072	\$	\$38,028
Time Adjusted Sale Price	N/A	\$1,162,072	\$1,175,000	\$988,028
Total % Adjustment	N/A	36.52 %	33.38 %	42.69 %
Total Dollar Adjustment	N/A	\$424,357	\$392,209	\$421,828
Adjusted Sales Price	\$1,152,000	\$1,586,429	\$1,567,209	\$1,409,856
Adj Sales Price / SQFT	\$0.00	\$0.00	\$0.00	\$0.00
Gross \$ Adjustment	N/A	\$1,103,970	\$1,190,576	\$886,015
# of adjustments	N/A	13	13	11
# of adjustments over 1 %	N/A	11	11	9

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TENTATIVE