

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	29020 01640	28006 00690			29011 01460			29075 00160		
Address	2 QUINCY AVE BAYVILLE, NY 11709	3 BREEZY LN BAYVILLE, NY 11709			3 SHOREWOOD DR BAYVILLE, NY 11709			31 OAKPOINT DR BAYVILLE, NY 11709		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2832	2199	\$104,215	11.12 %	2604	\$64,275	4.36 %	2870	-\$9,788	-0.68 %
Attic	0	0	0	0.00 %	0	0	0.00 %	168	\$11,992	0.83 %
Bsmt Type	Full	Full	0	0.00 %	None	\$78,983	5.35 %	Full	0	0.00 %
Basement	0	60	-\$3,631	-0.39 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1923-94.20	1929-94.20	0	0.00 %	1998-100.00	-\$85,513	-5.80 %	1980-100.00	-\$84,063	-5.80 %
Quality	C-	C-	0	0.00 %	B-	-\$110,777	-7.51 %	B	-\$147,280	-10.16 %
Bathrooms And Fixtures	1-1-6	1-1-5	\$12,639	1.35 %	2-1-9	-\$43,280	-2.93 %	2-1-8	-\$30,317	-2.09 %
Heat System	Hot Wtr	None	\$14,442	1.54 %	Hot Wtr	0	0.00 %	Central AC	-\$64,927	-4.48 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	Det-420	0	\$21,096	2.25 %	Att-462	-\$26,732	-1.81 %	Att-420	-\$22,369	-1.54 %
Porch	Op-352	0	\$35,763	3.81 %	Op-108	\$29,592	2.01 %	Ep-33	\$45,060	3.11 %
Pool	0	0	0	0.00 %	0	0	0.00 %	576	-\$24,897	-1.72 %
Living Area Bldg2	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	13300	4000	\$56,437	6.02 %	7800	\$93,354	6.33 %	17647	-\$46,398	-3.20 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	29020 01640	29075 00320			29075 00210			28006 00710		
Address	2 QUINCY AVE BAYVILLE, NY 11709	25 OAK POINT DR BAYVILLE, NY 11709			45 OAK POINT DR BAYVILLE, NY 11709			5 BREEZY LN BAYVILLE, NY 11709		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2832	3000	-\$37,520	-2.89 %	3060	-\$54,019	-3.86 %	1232	\$315,422	34.35 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bsmt Type	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Basement	0	0	0	0.00 %	30	-\$2,753	-0.20 %	0	0	0.00 %
Year Built Depreciation	1923-94.20	1974-98.27	-\$53,817	-4.14 %	1979-100.00	-\$81,165	-5.80 %	1936-94.20	0	0.00 %
Quality	C-	B	-\$132,044	-10.16 %	B	-\$142,201	-10.16 %	C-	0	0.00 %
Bathrooms And Fixtures	1-1-6	3-0-9	-\$38,145	-2.93 %	2-1-11	-\$60,962	-4.35 %	1-1-5	\$12,380	1.35 %
Heat System	Hot Wtr	Central AC	-\$58,211	-4.48 %	Central AC	-\$62,688	-4.48 %	Pipeless	-\$4,652	-0.51 %
Fireplace	2	0	\$26,209	2.02 %	2	0	0.00 %	2	0	0.00 %
Parking	Det-420	Att-441	-\$21,829	-1.68 %	Att-600	-\$36,627	-2.62 %	Att-432	-\$14,886	-1.62 %
Porch	Op-352	Op-80	\$30,793	2.37 %	Op-100	\$29,339	2.10 %	Ep-352	-\$484	-0.05 %
Pool	0	648	-\$24,401	-1.88 %	0	0	0.00 %	0	0	0.00 %
Living Area Bldg2	0	0	0	0.00 %	0	0	0.00 %	1232	-\$19,397	-2.11 %
Land Size	13300	11410	\$23,118	1.78 %	12457	\$10,582	0.76 %	4000	\$55,281	6.02 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	29020 01640	28006 00690			29011 01460			29075 00160		
Address	2 QUINCY AVE BAYVILLE, NY 11709	3 BREEZY LN BAYVILLE, NY 11709			3 SHOREWOOD DR BAYVILLE, NY 11709			31 OAKPOINT DR BAYVILLE, NY 11709		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 23, 2018			Aug 15, 2018			Jun 16, 2017		
Sale Price	N/A	\$937,500			\$1,475,000			\$1,450,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$937,500			\$1,475,000			\$1,450,000		
Total % Adjustment	N/A	25.70 %			-0.01 %			-25.72 %		
Total Dollar Adjustment	N/A	\$240,961			-\$98			-\$372,988		
Adjusted Sales Price	\$1,145,000	\$1,178,461			\$1,474,902			\$1,077,012		
Adj Sales Price / SQFT	\$0.00	\$416.12			\$520.80			\$380.30		
Gross \$ Adjustment	N/A	\$248,223			\$532,506			\$487,093		
# of adjustments	N/A	7			8			10		
# of adjustments over 1 %	N/A	6			8			8		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	29020 01640	29075 00320			29075 00210			28006 00710		
Address	2 QUINCY AVE BAYVILLE, NY 11709	25 OAK POINT DR BAYVILLE, NY 11709			45 OAK POINT DR BAYVILLE, NY 11709			5 BREEZY LN BAYVILLE, NY 11709		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 05, 2017			May 29, 2018			Sep 15, 2016		
Sale Price	N/A	\$1,300,000			\$1,400,000			\$900,000		
adjRate	N/A	1.00000			1.00000			1.02033		
Time Adjustment	N/A	\$			\$			\$18,293		
Time Adjusted Sale Price	N/A	\$1,300,000			\$1,400,000			\$918,293		
Total % Adjustment	N/A	-21.99 %			-28.61 %			37.42 %		
Total Dollar Adjustment	N/A	-\$285,847			-\$400,494			\$343,663		
Adjusted Sales Price	\$1,145,000	\$1,014,153			\$999,506			\$1,261,956		
Adj Sales Price / SQFT	\$0.00	\$358.10			\$352.93			\$445.61		
Gross \$ Adjustment	N/A	\$446,086			\$480,337			\$422,502		
# of adjustments	N/A	10			9			7		
# of adjustments over 1 %	N/A	10			7			5		

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TENTATIVE