

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	14 A 10200	14014 00040			14020 00050			14025 00240		
Address	2 SPRINGWOOD PATH SYOSSET, NY 11791	147 LAUREL LN SYOSSET, NY 11791			39 HILLTOP DR SYOSSET, NY 11791			28 SPRINGWOOD PATH SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3051	3361	-\$38,826	-4.80 %	3460	-\$79,910	-6.19 %	2595	\$96,248	8.57 %
Attic	917.6	850	-\$1,539	-0.19 %	0	-\$43,797	-3.39 %	0	-\$38,099	-3.39 %
Basement	0	180	-\$8,870	-1.10 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	635	-\$33,993	-3.03 %
Year Built Depreciation	1964-91.78	1958-92.10	-\$2,754	-0.34 %	1958-92.10	-\$4,392	-0.34 %	1964-93.02	-\$14,894	-1.33 %
Style	Cape	Cape	0	0.00 %	Colonial	-\$71,187	-5.52 %	Ranch	-\$61,926	-5.52 %
Quality	B	B	0	0.00 %	B	0	0.00 %	B	0	0.00 %
Bathrooms And Fixtures	4-1-14	2-1-8	\$33,950	4.20 %	3-0-13	\$7,043	0.55 %	3-1-12	\$12,782	1.14 %
Fireplace	4	4	0	0.00 %	2	\$26,014	2.02 %	2	\$22,630	2.02 %
Parking	Att-441	Att-594	-\$7,443	-0.92 %	Att-525	-\$6,755	-0.52 %	Att-462	-\$1,521	-0.14 %
Terrace Or Patio	0	Pto-432	-\$17,914	-2.21 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-594	Op-35/Ep-280	\$10,612	1.31 %	Op-26	\$57,191	4.43 %	Op-70	\$41,276	3.68 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	800	-\$17,714	-2.19 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	14700	0	\$14,700	1.82 %	0	\$14,700	1.14 %	0	\$14,700	1.31 %
Land Size	116741	149054	-\$24,643	-3.05 %	123928	-\$9,722	-0.75 %	87120	\$42,366	3.77 %
Fronting	PrivateRoad	0	\$18,835	2.33 %	Culdesac	\$30,038	2.33 %	0	\$26,130	2.33 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	14 A 10200	26 E 00690			14025 00210			26 E 00440		
Address	2 SPRINGWOOD PATH SYOSSET, NY 11791	1560 LAUREL HOLLOW RD SYOSSET, NY 11791			6 WOODGREEN WAY SYOSSET, NY 11791			1660 MOORES HILL RD SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3051	3407	-\$72,973	-5.45 %	2319	\$157,578	13.41 %	2834	\$48,133	3.82 %
Attic	917.6	0	-\$45,412	-3.39 %	0	-\$39,881	-3.39 %	0	-\$42,761	-3.39 %
Basement	0	188	-\$15,263	-1.14 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1964-91.78	1958-92.10	-\$4,554	-0.34 %	1964-93.02	-\$15,591	-1.33 %	1956-91.78	0	0.00 %
Style	Cape	Colonial	-\$73,813	-5.52 %	Cape	0	0.00 %	Colonial	-\$69,504	-5.52 %
Quality	B	A-	-\$47,474	-3.55 %	B	0	0.00 %	B+	-\$36,763	-2.92 %
Bathrooms And Fixtures	4-1-14	4-1-14	0	0.00 %	3-0-10	\$29,401	2.50 %	3-0-9	\$41,556	3.30 %
Fireplace	4	3	\$11,130	0.83 %	2	\$23,689	2.02 %	2	\$25,399	2.02 %
Parking	Att-441	Att-592	-\$12,159	-0.91 %	Att-506	-\$4,809	-0.41 %	Att-627	-\$13,859	-1.10 %
Terrace Or Patio	0	Pto-320	-\$25,313	-1.89 %	Pto-150	-\$13,998	-1.19 %	Pto-617	-\$33,036	-2.62 %
Porch	Op-594	Op-21	\$60,678	4.54 %	0	\$58,634	4.99 %	Op-45	\$51,310	4.07 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	175	-\$15,542	-1.23 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	14700	0	\$14,700	1.10 %	0	\$14,700	1.25 %	0	\$14,700	1.17 %
Land Size	116741	91040	\$42,784	3.20 %	87120	\$44,347	3.77 %	87120	\$47,550	3.77 %
Fronting	PrivateRoad	ResidentialStreet	\$31,146	2.33 %	0	\$27,353	2.33 %	ResidentialStreet	\$29,328	2.33 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 07, 2017			Jul 22, 2016			Aug 29, 2018		
Sale Price	N/A	\$780,000			\$1,215,000			\$1,122,500		
adjRate	N/A	1.03731			1.06203			1.00000		
Time Adjustment	N/A	\$29,103			\$75,365			\$		
Time Adjusted Sale Price	N/A	\$809,103			\$1,290,365			\$1,122,500		
Total % Adjustment	N/A	-5.14 %			-6.26 %			9.42 %		
Total Dollar Adjustment	N/A	-\$41,605			-\$80,776			\$105,699		
Adjusted Sales Price	\$1,282,000	\$767,498			\$1,209,589			\$1,228,199		
Adj Sales Price / SQFT	\$0.00	\$251.56			\$396.46			\$402.56		
Gross \$ Adjustment	N/A	\$197,800			\$350,749			\$406,565		
# of adjustments	N/A	12			11			12		
# of adjustments over 1 %	N/A	9			7			11		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 21, 2017			Jun 14, 2018			Mar 29, 2018		
Sale Price	N/A	\$1,300,000			\$1,175,000			\$1,250,000		
adjRate	N/A	1.02920			1.00000			1.00788		
Time Adjustment	N/A	\$37,961			\$			\$9,851		
Time Adjusted Sale Price	N/A	\$1,337,961			\$1,175,000			\$1,259,851		
Total % Adjustment	N/A	-10.20 %			23.95 %			3.69 %		
Total Dollar Adjustment	N/A	-\$136,524			\$281,423			\$46,511		
Adjusted Sales Price	\$1,282,000	\$1,201,437			\$1,456,423			\$1,306,362		
Adj Sales Price / SQFT	\$0.00	\$393.78			\$477.36			\$428.18		
Gross \$ Adjustment	N/A	\$457,399			\$429,980			\$469,442		
# of adjustments	N/A	13			11			13		
# of adjustments over 1 %	N/A	10			10			13		

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TENTATIVE