

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	09529 00390	09523 00250			09115 01380			09510 00150		
Address	150 LEONARD CIR NEW HYDE PARK, NY 11040	41 TOTTENHAM PL NEW HYDE PARK, NY 11040			55 HEYWOOD ST NEW HYDE PARK, NY 11040			5 STANWOOD RD NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1369	1365	\$661	0.09 %	1418	-\$3,325	-1.02 %	1399	-\$4,284	-0.63 %
Upper Living Area	455	455	0	0.00 %	473	\$100	0.03 %	455	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-6	\$2,525	0.78 %	2-0-6	\$5,267	0.78 %
Year Built Depreciation	1952-91.31	1947-91.31	0	0.00 %	1953-91.97	-\$2,324	-0.72 %	1951-91.64	-\$2,445	-0.36 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$4,225	-0.55 %	Mas/Frame	-\$1,779	-0.55 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$4,161	-0.54 %	Cntrl Ht	-\$1,752	-0.54 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-294	Det-294	\$11,359	1.47 %	Att-308	-\$283	-0.09 %	Det-240	\$10,994	1.62 %
Porch	0	0	0	0.00 %	Op-182	-\$3,406	-1.05 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	216	-\$5,757	-0.85 %
Land Size	9450	5000	\$38,544	4.99 %	7142	\$7,043	2.17 %	9492	-\$230	-0.03 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	09529 00390	09515 00010			09533 00160			09532 00120		
Address	150 LEONARD CIR NEW HYDE PARK, NY 11040	82 YORKSHIRE RD NEW HYDE PARK, NY 11040			7 PARK CIRCLE WNEW HYDE PARK, NY 11040			18 PARK CIR NEW HYDE PARK, NY 11040		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1369	1451	-\$12,610	-1.69 %	1382	-\$2,283	-0.28 %	1610	-\$32,420	-4.63 %
Upper Living Area	455	475	\$255	0.03 %	455	0	0.00 %	455	0	0.00 %
Basement	0	13	-\$1,045	-0.14 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	455	-\$18,802	-2.27 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$5,809	0.78 %	3-0-9	-\$10,370	-1.25 %	2-1-8	-\$4,678	-0.67 %
Year Built Depreciation	1952-91.31	1948-91.31	0	0.00 %	1951-91.64	-\$2,983	-0.36 %	1951-91.64	-\$2,525	-0.36 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$4,093	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$4,031	-0.54 %	Cntrl Ht	-\$4,459	-0.54 %	Cntrl Ht	-\$3,774	-0.54 %
Fireplace	0	2	-\$3,277	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-294	Att-420	-\$5,460	-0.73 %	Det-280	\$11,914	1.44 %	Det-308	\$9,237	1.32 %
Porch	0	Ep-168	-\$7,574	-1.01 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	170	-\$5,978	-0.72 %	0	0	0.00 %
Land Size	9450	6500	\$21,728	2.91 %	7296	\$16,543	2.00 %	6380	\$21,374	3.05 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 07, 2017			Aug 30, 2018			Nov 24, 2015		
Sale Price	N/A	\$720,500			\$325,000			\$570,000		
adjRate	N/A	1.07110			1.00000			1.18926		
Time Adjustment	N/A	\$51,225			\$			\$107,875		
Time Adjusted Sale Price	N/A	\$771,725			\$325,000			\$677,875		
Total % Adjustment	N/A	5.47 %			-0.99 %			0.52 %		
Total Dollar Adjustment	N/A	\$42,177			-\$3,203			\$3,545		
Adjusted Sales Price	\$682,000	\$813,902			\$321,797			\$681,420		
Adj Sales Price / SQFT	\$0.00	\$594.52			\$235.06			\$497.75		
Gross \$ Adjustment	N/A	\$58,950			\$22,539			\$28,977		
# of adjustments	N/A	5			9			6		
# of adjustments over 1 %	N/A	2			3			1		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 22, 2017			Nov 29, 2017			Jul 17, 2018		
Sale Price	N/A	\$690,000			\$790,000			\$700,000		
adjRate	N/A	1.08343			1.04685			1.00000		
Time Adjustment	N/A	\$57,565			\$37,014			\$		
Time Adjusted Sale Price	N/A	\$747,565			\$827,014			\$700,000		
Total % Adjustment	N/A	-1.38 %			-1.99 %			-1.83 %		
Total Dollar Adjustment	N/A	-\$10,298			-\$16,418			-\$12,786		
Adjusted Sales Price	\$682,000	\$737,267			\$810,596			\$687,214		
Adj Sales Price / SQFT	\$0.00	\$538.54			\$592.11			\$501.98		
Gross \$ Adjustment	N/A	\$65,882			\$73,332			\$74,009		
# of adjustments	N/A	10			8			6		
# of adjustments over 1 %	N/A	3			4			3		

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TENTATIVE