

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	30066 00080	30066 00080			30066 00080			30066 00090		
Address	31 WOOD LN LOCUST VALLEY, NY 11560	31 WOOD LN LOCUST VALLEY, NY 11560			31 WOOD LN LOCUST VALLEY, NY 11560			29 WOOD LN LOCUST VALLEY, NY 11560		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2259	2259	0	0.00 %	2259	0	0.00 %	1689	\$98,981	10.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1956-90.49	1956-91.78	-\$11,994	-1.40 %	1956-91.78	-\$11,590	-1.40 %	1956-91.78	-\$13,904	-1.40 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Quality	B-	B-	0	0.00 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Brick	Brick	0	0.00 %	Brick	0	0.00 %	Cement Fiber	0	0.00 %
Parking	Att-231	Att-231	0	0.00 %	Att-231	0	0.00 %	Att-399	-\$12,547	-1.27 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-59	-\$10,892	-1.10 %
Land Size	15120	15120	0	0.00 %	15120	0	0.00 %	15120	0	0.00 %
Section Block	30 066	30 066	0	0.00 %	30 066	0	0.00 %	30 066	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	30066 00080	29 M0500120			30066 00040			30065 00130		
Address	31 WOOD LN LOCUST VALLEY, NY 11560	116 VALLEY AVE LOCUST VALLEY, NY 11560			39 WOODS LN LOCUST VALLEY, NY 11560			16 WOOD LN LOCUST VALLEY, NY 11560		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2259	1941	\$33,644	5.10 %	1814	\$42,738	7.45 %	1576	\$100,808	12.52 %
Attic	0	0	0	0.00 %	0	0	0.00 %	450.4	\$16,033	1.99 %
Basement	0	0	0	0.00 %	826	-\$22,536	-3.93 %	0	0	0.00 %
Year Built Depreciation	1956-90.49	1961-94.49	-\$27,916	-4.23 %	1956-91.78	-\$8,052	-1.40 %	1956-91.78	-\$11,305	-1.40 %
Style	Cape	Ranch	\$25,507	3.86 %	Split Level	-\$24,394	-4.25 %	Cape	0	0.00 %
Quality	B-	B	-\$18,888	-2.86 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-0-3	\$29,945	5.22 %	2-0-6	0	0.00 %
Heat System	Central AC	Hot Wtr	\$30,938	4.69 %	Hot Wtr	\$26,876	4.69 %	Hot Wtr	\$37,736	4.69 %
Ext Wall	Brick	Frame	\$17,628	2.67 %	Frame	\$15,313	2.67 %	Frame	\$21,500	2.67 %
Parking	Att-231	0	\$15,778	2.39 %	Det-264	\$4,669	0.81 %	Att-165	\$4,730	0.59 %
Terrace Or Patio	0	Pto-168	-\$8,478	-1.28 %	Pto-600	-\$14,846	-2.59 %	0	0	0.00 %
Porch	0	Ep-30	-\$4,132	-0.63 %	0	0	0.00 %	0	0	0.00 %
Land Size	15120	18360	-\$14,573	-2.21 %	16245	-\$4,712	-0.82 %	17654	-\$14,217	-1.77 %
Section Block	30 066	29 M05	0	0.00 %	30 066	0	0.00 %	30 065	-\$104,999	-13.04 %

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Sales Comparison				
Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	30066 00080	30066 00080	30066 00080	30066 00090
Address	31 WOOD LN LOCUST VALLEY, NY 11560	31 WOOD LN LOCUST VALLEY, NY 11560	31 WOOD LN LOCUST VALLEY, NY 11560	29 WOOD LN LOCUST VALLEY, NY 11560
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 25, 2018	Jun 26, 2014	Oct 03, 2018
Sale Price	N/A	\$854,031	\$757,500	\$990,000
adjRate	N/A	1.00000	1.08947	1.00000
Time Adjustment	N/A	\$	\$67,770	\$
Time Adjusted Sale Price	N/A	\$854,031	\$825,270	\$990,000
Total % Adjustment	N/A	-1.40 %	-1.40 %	6.23 %
Total Dollar Adjustment	N/A	-\$11,994	-\$11,590	\$61,638
Adjusted Sales Price	\$778,000	\$842,037	\$813,680	\$1,051,638
Adj Sales Price / SQFT	\$0.00	\$372.75	\$360.19	\$465.53
Gross \$ Adjustment	N/A	\$11,994	\$11,590	\$136,323
# of adjustments	N/A	1	1	4
# of adjustments over 1 %	N/A	1	1	4
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	30066 00080	29 M0500120	30066 00040	30065 00130
Address	31 WOOD LN LOCUST VALLEY, NY 11560	116 VALLEY AVE LOCUST VALLEY, NY 11560	39 WOODS LN LOCUST VALLEY, NY 11560	16 WOOD LN LOCUST VALLEY, NY 11560
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 27, 2018	Jan 08, 2018	Mar 21, 2017
Sale Price	N/A	\$660,000	\$573,334	\$805,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$660,000	\$573,334	\$805,000
Total % Adjustment	N/A	7.50 %	7.85 %	6.25 %
Total Dollar Adjustment	N/A	\$49,509	\$45,001	\$50,285
Adjusted Sales Price	\$778,000	\$709,509	\$618,335	\$855,285
Adj Sales Price / SQFT	\$0.00	\$314.08	\$273.72	\$378.61
Gross \$ Adjustment	N/A	\$197,482	\$194,081	\$311,327
# of adjustments	N/A	10	10	8
# of adjustments over 1 %	N/A	9	8	7

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TENTATIVE