

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	36503 00090	36503 00090			36 P0201580			36366 00150		
Address	413 ROSE LN ROCKVILLE CENTRE, NY 11570	413 ROSE LN ROCKVILLE CENTRE, NY 11570			25 NORTH WOOD RD ROCKVILLE CENTRE, NY 11570			55 KENNEDY AVE ROCKVILLE CENTRE, NY 11570		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2037	2037	0	0.00 %	2044	-\$686	-0.09 %	1904	\$15,434	1.87 %
Year Built Depreciation	1951-93.45	1951-93.70	-\$1,869	-0.27 %	1946-93.45	0	0.00 %	1930-94.92	-\$12,811	-1.55 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$35,672	4.88 %	Colonial	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-6	\$19,639	2.69 %	2-1-8	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Forced Air	-\$2,589	-0.35 %	Steam/Vapor	-\$2,140	-0.26 %
Land Size	9450	9450	0	0.00 %	8400	\$10,644	1.46 %	6500	\$38,875	4.70 %
Parking	Att-440	Att-440	0	0.00 %	Att-400	\$1,296	0.18 %	Det-324	\$7,978	0.96 %
Patio	126	126	0	0.00 %	0	\$5,005	0.68 %	0	\$5,663	0.68 %
Porch	80	80	0	0.00 %	21	\$6,710	0.92 %	170.1	-\$7,929	-0.96 %
Wood Deck	0	0	0	0.00 %	144	-\$2,467	-0.34 %	315	-\$4,668	-0.56 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	36503 00090	36503 00110			36497 00380			36500 00110		
Address	413 ROSE LN ROCKVILLE CENTRE, NY 11570	427 ROSE LN ROCKVILLE CENTRE, NY 11570			436 LAUREL RD ROCKVILLE CENTRE, NY 11570			458 WESTMINSTER RD ROCKVILLE CENTRE, NY 11570		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2037	2110	-\$6,962	-0.96 %	2224	-\$20,690	-2.56 %	1666	\$48,012	5.66 %
Year Built Depreciation	1951-93.45	1951-93.70	-\$1,951	-0.27 %	1950-93.70	-\$2,176	-0.27 %	1951-93.70	-\$2,281	-0.27 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Bathrooms And Fixtures	2-1-8	1-1-6	\$19,494	2.69 %	2-1-9	-\$8,737	-1.08 %	2-1-8	0	0.00 %
Heat System	Hot Wtr	Central AC	-\$39,980	-5.51 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Land Size	9450	6633	\$16,212	2.24 %	7630	\$21,531	2.66 %	6500	\$39,873	4.70 %
Parking	Att-440	Att-330	\$3,690	0.51 %	Att-242	\$7,851	0.97 %	Att-231	\$8,754	1.03 %
Patio	126	0	\$4,968	0.68 %	0	\$5,541	0.68 %	0	\$5,808	0.68 %
Porch	80	117.6	-\$3,237	-0.45 %	157	-\$6,801	-0.84 %	220	-\$11,562	-1.36 %
Wood Deck	0	0	0	0.00 %	227	-\$3,729	-0.46 %	0	0	0.00 %

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Address	413 ROSE LN ROCKVILLE CENTRE, NY 11570	413 ROSE LN ROCKVILLE CENTRE, NY 11570	25 NORTH WOOD RD ROCKVILLE CENTRE, NY 11570	55 KENNEDY AVE ROCKVILLE CENTRE, NY 11570
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 08, 2015	Sep 05, 2017	Jul 10, 2017
Sale Price	N/A	\$640,000	\$705,000	\$792,000
adjRate	N/A	1.08591	1.03649	1.04394
Time Adjustment	N/A	\$54,985	\$25,723	\$34,801
Time Adjusted Sale Price	N/A	\$694,985	\$730,723	\$826,801
Total % Adjustment	N/A	-0.27 %	10.02 %	4.89 %
Total Dollar Adjustment	N/A	-\$1,869	\$73,224	\$40,402
Adjusted Sales Price	\$764,000	\$693,116	\$803,947	\$867,203
Adj Sales Price / SQFT	\$0.00	\$340.26	\$394.67	\$425.73
Gross \$ Adjustment	N/A	\$1,869	\$84,709	\$95,497
# of adjustments	N/A	1	9	8
# of adjustments over 1 %	N/A	0	3	3

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	36503 00090	36503 00110	36497 00380	36500 00110
Address	413 ROSE LN ROCKVILLE CENTRE, NY 11570	427 ROSE LN ROCKVILLE CENTRE, NY 11570	436 LAUREL RD ROCKVILLE CENTRE, NY 11570	458 WESTMINSTER RD ROCKVILLE CENTRE, NY 11570
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 12, 2018	Aug 30, 2016	Jan 31, 2018
Sale Price	N/A	\$715,000	\$745,000	\$830,000
adjRate	N/A	1.01444	1.08591	1.02173
Time Adjustment	N/A	\$10,323	\$64,006	\$18,039
Time Adjusted Sale Price	N/A	\$725,323	\$809,006	\$848,039
Total % Adjustment	N/A	-1.07 %	-0.89 %	10.45 %
Total Dollar Adjustment	N/A	-\$7,766	-\$7,211	\$88,605
Adjusted Sales Price	\$764,000	\$717,557	\$801,795	\$936,644
Adj Sales Price / SQFT	\$0.00	\$352.26	\$393.62	\$459.82
Gross \$ Adjustment	N/A	\$96,494	\$77,057	\$116,291
# of adjustments	N/A	8	8	6
# of adjustments over 1 %	N/A	3	3	4

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TENTATIVE