

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	15198 00180	14034 00100			15190 00220			15190 00080		
Address	11 KRISTI LN WOODBURY, NY 11797	6 TURRET LN WOODBURY, NY 11797			16 KRISTI LN WOODBURY, NY 11797			44 COLGATE LN WOODBURY, NY 11797		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3276	3466	-\$38,241	-2.60 %	2938	\$58,796	5.22 %	3064	\$39,365	3.18 %
Upper Living Area	1070	1397	\$5,402	0.37 %	1142	\$963	0.09 %	1196	\$1,832	0.15 %
Attic	0	176.4	\$11,960	0.81 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	736	0	\$50,582	3.44 %	0	\$38,735	3.44 %	900	-\$6,840	-0.55 %
Style	Contemporary	Cape	-\$286	-0.02 %	Contemporary	0	0.00 %	Colonial	-\$55,262	-4.46 %
Quality	B	C+	\$16,847	1.15 %	C+	\$12,901	1.15 %	C+	\$14,199	1.15 %
Bathrooms And Fixtures	2-1-9	3-1-15	-\$37,230	-2.53 %	2-1-9	0	0.00 %	2-2-11	-\$12,422	-1.00 %
Year Built Depreciation	1985-95.07	1982-95.94	-\$13,398	-0.91 %	1967-93.25	\$22,009	1.95 %	1967-93.25	\$24,222	1.95 %
Ext Wall	Frame	Frame	0	0.00 %	Mas/Frame	-\$17,925	-1.59 %	Alum/Vinyl	-\$13,015	-1.05 %
Fireplace	4	2	\$6,472	0.44 %	2	\$4,957	0.44 %	0	\$10,934	0.88 %
Parking	Att-441	Att-441	0	0.00 %	Att-380	\$3,757	0.33 %	Att-380	\$4,134	0.33 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-230	Op-36	\$13,618	0.93 %	Op-114	\$5,174	0.46 %	Op-114	\$5,694	0.46 %
Wood Deck	1165	1063	\$1,115	0.08 %	989	\$1,520	0.13 %	448	\$9,217	0.74 %
Pool	1107	900	\$8,669	0.59 %	800	\$10,251	0.91 %	0	\$67,153	5.42 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	18232	19602	-\$8,133	-0.55 %	20000	-\$7,950	-0.71 %	17325	\$4,850	0.39 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	15198 00180	15190 00060			13112 00270			14036 00270		
Address	11 KRISTI LN WOODBURY, NY 11797	40 COLGATE LN WOODBURY, NY 11797			122 BRISTOL DR WOODBURY, NY 11797			7 TURRET LN WOODBURY, NY 11797		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3276	2866	\$63,530	6.45 %	3362	-\$17,487	-1.20 %	3229	\$8,865	0.68 %
Upper Living Area	1070	1142	\$843	0.09 %	0	-\$26,187	-1.80 %	784	-\$4,854	-0.37 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	133	-\$17,568	-1.34 %
Rec Room	736	0	\$33,888	3.44 %	1667	-\$37,744	-2.60 %	0	\$44,995	3.44 %
Style	Contemporary	Colonial	-\$43,930	-4.46 %	Ranch	-\$1,472	-0.10 %	Colonial	-\$58,328	-4.46 %
Quality	B	C+	\$11,287	1.15 %	B	0	0.00 %	C+	\$14,986	1.15 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	3-1-12	-\$20,829	-1.43 %	2-1-11	-\$13,111	-1.00 %
Year Built Depreciation	1985-95.07	1967-93.25	\$19,255	1.95 %	1972-94.17	\$13,858	0.95 %	1983-96.23	-\$15,774	-1.21 %
Ext Wall	Frame	Frame	0	0.00 %	Frame	0	0.00 %	Frame	0	0.00 %
Fireplace	4	2	\$4,336	0.44 %	2	\$6,394	0.44 %	2	\$5,758	0.44 %
Parking	Att-441	Att-380	\$3,286	0.33 %	Att-440	\$77	0.01 %	Att-441	0	0.00 %
Terrace Or Patio	0	Pto-928	-\$8,626	-0.88 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-230	Op-114	\$4,527	0.46 %	0	\$17,864	1.23 %	0	\$16,086	1.23 %
Wood Deck	1165	0	\$20,482	2.08 %	0	\$30,201	2.08 %	0	\$27,196	2.08 %
Pool	1107	512	\$19,882	2.02 %	990	\$4,678	0.32 %	800	\$11,908	0.91 %
Shed	0	0	0	0.00 %	252	-\$3,441	-0.24 %	0	0	0.00 %
Land Size	18232	20000	-\$6,955	-0.71 %	43560	-\$93,692	-6.45 %	19602	-\$7,235	-0.55 %

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Address	11 KRISTI LN WOODBURY, NY 11797	6 TURRET LN WOODBURY, NY 11797	16 KRISTI LN WOODBURY, NY 11797	44 COLGATE LN WOODBURY, NY 11797
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 30, 2016	Aug 18, 2016	May 23, 2018
Sale Price	N/A	\$1,280,000	\$990,000	\$1,225,000
adjRate	N/A	1.14861	1.13726	1.01151
Time Adjustment	N/A	\$190,222	\$135,883	\$14,103
Time Adjusted Sale Price	N/A	\$1,470,222	\$1,125,883	\$1,239,103
Total % Adjustment	N/A	1.18 %	11.83 %	7.59 %
Total Dollar Adjustment	N/A	\$17,378	\$133,187	\$94,061
Adjusted Sales Price	\$1,198,000	\$1,487,600	\$1,259,071	\$1,333,164
Adj Sales Price / SQFT	\$0.00	\$454.09	\$384.33	\$406.95
Gross \$ Adjustment	N/A	\$211,954	\$184,938	\$269,140
# of adjustments	N/A	13	12	14
# of adjustments over 1 %	N/A	4	5	7
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	15198 00180	15190 00060	13112 00270	14036 00270
Address	11 KRISTI LN WOODBURY, NY 11797	40 COLGATE LN WOODBURY, NY 11797	122 BRISTOL DR WOODBURY, NY 11797	7 TURRET LN WOODBURY, NY 11797
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 05, 2018	Mar 13, 2017	Aug 26, 2016
Sale Price	N/A	\$985,000	\$1,350,000	\$1,150,000
adjRate	N/A	1.00000	1.07585	1.13726
Time Adjustment	N/A	\$	\$102,400	\$157,844
Time Adjusted Sale Price	N/A	\$985,000	\$1,452,400	\$1,307,844
Total % Adjustment	N/A	12.37 %	-8.80 %	0.99 %
Total Dollar Adjustment	N/A	\$121,805	-\$127,781	\$12,922
Adjusted Sales Price	\$1,198,000	\$1,106,805	\$1,324,620	\$1,320,767
Adj Sales Price / SQFT	\$0.00	\$337.85	\$404.34	\$403.16
Gross \$ Adjustment	N/A	\$240,827	\$273,923	\$246,664
# of adjustments	N/A	13	13	13
# of adjustments over 1 %	N/A	7	7	8

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TENTATIVE