

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	07130 00250	07129 00200			07107 00500			07145 01840		
Address	38 BARBERRY LN ROSLYN HEIGHTS, NY 11577	96 MAGNOLIA LN ROSLYN HEIGHTS, NY 11577			55 THORNWOOD LN ROSLYN HEIGHTS, NY 11577			145 DEERPATH ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2678	2621	\$11,097	0.96 %	2712	-\$7,576	-0.56 %	2497	\$31,433	3.16 %
Basement	0	0	0	0.00 %	158	-\$19,949	-1.47 %	257	-\$22,747	-2.29 %
Rec Room	600	400	\$13,225	1.15 %	663	-\$4,454	-0.33 %	916	-\$15,174	-1.53 %
Year Built Depreciation	1948-94.92	1948-94.92	0	0.00 %	1938-94.92	0	0.00 %	1951-95.16	-\$2,467	-0.25 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Cape	\$48,574	4.88 %
Bathrooms And Fixtures	3-1-12	2-1-9	\$31,042	2.69 %	3-0-10	\$22,968	1.70 %	4-0-12	0	0.00 %
Fireplace	4	4	0	0.00 %	2	\$17,963	1.33 %	2	\$13,190	1.33 %
Land Size	10856	10230	\$8,453	0.73 %	11300	-\$6,652	-0.49 %	11375	-\$5,689	-0.57 %
Parking	Att-483	Att-273	\$11,378	0.99 %	Att-190	\$19,732	1.46 %	Att-440	\$1,813	0.18 %
Patio	716	0	\$21,267	1.84 %	0	\$24,950	1.84 %	460	\$3,386	0.34 %
Porch	0	0	0	0.00 %	63	-\$14,934	-1.10 %	126	-\$18,501	-1.86 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	07130 00250	07145 01740			07108 00310			07137 00200		
Address	38 BARBERRY LN ROSLYN HEIGHTS, NY 11577	68 OLD FARM RD ROSLYN HEIGHTS, NY 11577			22 THORWOOD LN ROSLYN HEIGHTS, NY 11577			96 MILBURN LN ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2678	2450	\$45,383	4.03 %	2453	\$44,746	3.98 %	3036	-\$48,516	-5.42 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	600	1092	-\$25,426	-2.26 %	574	\$1,573	0.14 %	0	\$36,574	4.09 %
Year Built Depreciation	1948-94.92	1951-95.16	-\$2,789	-0.25 %	1938-94.92	0	0.00 %	1948-94.92	0	0.00 %
Style	Colonial	Ranch	\$42,453	3.77 %	Cape	\$54,920	4.88 %	Colonial	0	0.00 %
Bathrooms And Fixtures	3-1-12	3-0-9	\$30,236	2.69 %	3-1-12	0	0.00 %	2-1-8	\$34,069	3.81 %
Fireplace	4	2	\$14,914	1.33 %	2	\$14,914	1.33 %	2	\$11,858	1.33 %
Land Size	10856	11000	-\$1,819	-0.16 %	12100	-\$14,886	-1.32 %	10230	\$6,547	0.73 %
Parking	Att-483	Att-312	\$8,799	0.78 %	Att-380	\$5,083	0.45 %	Att-350	\$5,314	0.59 %
Patio	716	253	\$8,486	0.75 %	156	\$11,690	1.04 %	0	\$16,471	1.84 %
Porch	0	0	0	0.00 %	353.5	-\$39,381	-3.50 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	40	-\$1,068	-0.12 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 02, 2018	Dec 28, 2016	Aug 29, 2017
Sale Price	N/A	\$1,155,000	\$1,355,000	\$995,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$1,155,000	\$1,355,000	\$995,000
Total % Adjustment	N/A	8.35 %	2.37 %	3.40 %
Total Dollar Adjustment	N/A	\$96,463	\$32,046	\$33,819
Adjusted Sales Price	\$1,158,000	\$1,251,463	\$1,387,046	\$1,028,819
Adj Sales Price / SQFT	\$0.00	\$467.31	\$517.94	\$384.17
Gross \$ Adjustment	N/A	\$96,463	\$139,179	\$162,974
# of adjustments	N/A	6	9	10
# of adjustments over 1 %	N/A	3	6	6
Sales Comparison				
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Address	38 BARBERRY LN ROSLYN HEIGHTS, NY 11577	68 OLD FARM RD ROSLYN HEIGHTS, NY 11577	22 THORWOOD LN ROSLYN HEIGHTS, NY 11577	96 MILBURN LN ROSLYN HEIGHTS, NY 11577
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 28, 2017	Aug 28, 2017	Sep 13, 2018
Sale Price	N/A	\$1,125,000	\$1,125,000	\$894,500
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$1,125,000	\$1,125,000	\$894,500
Total % Adjustment	N/A	10.69 %	6.99 %	6.85 %
Total Dollar Adjustment	N/A	\$120,236	\$78,659	\$61,249
Adjusted Sales Price	\$1,158,000	\$1,245,236	\$1,203,659	\$955,749
Adj Sales Price / SQFT	\$0.00	\$464.99	\$449.46	\$356.89
Gross \$ Adjustment	N/A	\$180,305	\$187,193	\$160,417

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# of adjustments	N/A	9	8	8
# of adjustments over 1 %	N/A	5	6	5

TENTATIVE