

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	29 S 00050	24 E 00220			30 E 02550			16 A 10780		
Address	.NO # MILL NCK MILL NECK, NY 11765	555 REMSENS LN OYSTER BAY, NY 11771			131 SKUNKS MISERY RD LOCUST VALLEY, NY 11560			15 STABLE CT EAST NORWICH, NY 11732		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	7477	7686	-\$43,128	-1.39 %	7721	-\$28,286	-1.62 %	6279	\$236,628	9.28 %
Attic	294.4	448.8	\$18,583	0.60 %	538.6	\$16,091	0.92 %	0	-\$34,661	-1.36 %
Basement	492	466	\$3,632	0.12 %	720	-\$16,472	-0.94 %	0	\$68,863	2.70 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1916-93.62	1838-90.49	\$106,928	3.45 %	1982-96.17	-\$46,384	-2.65 %	1999-97.76	-\$108,052	-4.24 %
Style	Old Style	Mansion, Estate	\$542,352	17.50 %	Contemporary	\$305,729	17.50 %	Colonial	\$446,128	17.50 %
Quality	A+	A+	0	0.00 %	A	\$39,530	2.26 %	A+	0	0.00 %
Bathrooms And Fixtures	5-3-23	6-2-23	0	0.00 %	7-0-23	0	0.00 %	4-1-18	\$46,327	1.82 %
Heat System	Central AC	Steam/Vapor	\$137,537	4.44 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Brick	Frame	\$82,796	2.67 %	Mas/Frame	\$46,673	2.67 %	Brick	0	0.00 %
Fireplace	7	7	0	0.00 %	5	\$17,014	0.97 %	2	\$93,670	3.67 %
Parking	Att-2310/Det-800	Att-1437/Det-693	\$80,566	2.60 %	Att-899	\$140,056	8.01 %	Att-805	\$216,092	8.47 %
Terrace Or Patio	Ter-140/Pto-240	Pto-700	\$14,524	0.47 %	Ter-1360	-\$77,730	-4.45 %	Ter-1328	-\$111,153	-4.36 %
Porch	Op-60	Op-254/Ep-120	-\$84,566	-2.73 %	Op-84	-\$5,867	-0.34 %	Op-18	\$18,630	0.73 %
Pool	968	1000	-\$1,775	-0.06 %	720	\$8,455	0.48 %	880	\$4,161	0.16 %
Living Area Bldg2	3287	1002	\$11,068	0.36 %	0	\$42,972	2.46 %	0	\$62,706	2.46 %
Misc Cost Items	158916	24171	\$134,745	4.35 %	451458	-\$292,542	-16.74 %	0	\$158,916	6.23 %
Land Size	9148	347173	\$129,796	4.19 %	212137	\$190,308	10.89 %	102410	-\$91,730	-3.60 %
Water Attribute	Lake	None	\$673,866	21.74 %	None	\$379,865	21.74 %	None	\$554,309	21.74 %
Large Land Premium	Yes	No	\$464,993	15.00 %	No	\$262,121	15.00 %	No	\$382,494	15.00 %
Location	MajorHwy	0	-\$184,666	-5.96 %	MajorHwy	0	0.00 %	MajorHwy	0	0.00 %
Fronting	0	0	0	0.00 %	MajorStrip	\$124,792	7.14 %	0	0	0.00 %
Neighborhood	Oyster Bay-293	Locust Valley-279	-\$143,339	-4.62 %	Locust Valley-326	-\$61,818	-3.54 %	Syosset-307	\$121,407	4.76 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	29 S 00050	26 A 12370			29 N 02260			25058 00560		
Address	.NO # MILL NCK MILL NECK, NY 11765	145 COVE NECK RD COVE NECK, NY 11771			236 CLEFTS NCK MILL NECK, NY 11765			1778 JERICHO OYSTER BAY RD SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	7477	7303	\$38,135	1.20 %	7101	\$74,387	2.66 %	6536	\$141,487	7.07 %
Attic	294.4	185.6	-\$14,718	-0.46 %	1998.8	\$127,588	4.56 %	0	-\$27,185	-1.36 %
Basement	492	348	\$21,486	0.68 %	0	\$75,615	2.70 %	152	\$34,745	1.74 %
Rec Room	0	0	0	0.00 %	3748	-\$259,940	-9.28 %	2502	-\$150,798	-7.54 %
Year Built Depreciation	1916-93.62	1910-93.62	0	0.00 %	1983-99.02	-\$152,899	-5.46 %	2002-100.00	-\$127,676	-6.38 %
Style	Old Style	Colonial	\$554,249	17.50 %	Contemporary	\$676,050	24.14 %	Colonial	\$349,904	17.50 %
Quality	A+	A+	0	0.00 %	A+	0	0.00 %	A+	0	0.00 %
Bathrooms And Fixtures	5-3-23	7-1-23	0	0.00 %	6-2-24	-\$8,739	-0.31 %	5-2-21	\$13,408	0.67 %
Heat System	Central AC	Forced Air	\$71,397	2.25 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Brick	Brick	0	0.00 %	Stucco	\$74,784	2.67 %	Brick	0	0.00 %
Fireplace	7	9	-\$22,844	-0.72 %	5	\$27,261	0.97 %	4	\$32,491	1.62 %
Parking	Att-2310/Det-800	Det-1560	\$296,039	9.34 %	Att-460	\$294,917	10.53 %	Att-874/Det-975	\$79,413	3.97 %
Terrace Or Patio	Ter-140/Pto-240	Ter-998/Pto-224	-\$152,338	-4.81 %	Pto-1164	-\$5,023	-0.18 %	Pto-389	\$23,283	1.16 %
Porch	Op-60	Op-910	-\$146,743	-4.63 %	Ep-483	-\$92,095	-3.29 %	Op-136	-\$19,108	-0.96 %
Pool	968	0	\$81,253	2.56 %	1085	-\$5,724	-0.20 %	800	\$6,387	0.32 %
Living Area Bldg2	3287	0	\$77,903	2.46 %	827	\$11,615	0.41 %	0	\$49,181	2.46 %
Misc Cost Items	158916	31008	\$127,908	4.04 %	26868	\$132,048	4.72 %	0	\$158,916	7.95 %
Land Size	9148	278784	\$225,589	7.12 %	207781	\$313,093	11.18 %	119790	-\$127,567	-6.38 %
Water Attribute	Lake	None	\$688,647	21.74 %	None	\$608,653	21.74 %	None	\$434,752	21.74 %
Large Land Premium	Yes	No	\$475,193	15.00 %	No	\$419,994	15.00 %	No	\$299,996	15.00 %
Location	MajorHwy	0	-\$188,717	-5.96 %	0	-\$166,795	-5.96 %	SecondarySt	-\$25,314	-1.27 %
Fronting	0	PrivateRoad	-\$72,070	-2.27 %	ResidentialStreet	0	0.00 %	PrivateRoad	-\$45,498	-2.27 %
Neighborhood	Oyster Bay-293	Oyster Bay-290	\$58,261	1.84 %	Oyster Bay-293	0	0.00 %	Syosset-307	\$95,221	4.76 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 16, 2018	May 17, 2017	Oct 27, 2017
Sale Price	N/A	\$3,100,000	\$1,747,500	\$2,550,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$3,100,000	\$1,747,500	\$2,550,000
Total % Adjustment	N/A	62.71 %	59.77 %	80.97 %
Total Dollar Adjustment	N/A	\$1,943,910	\$1,044,508	\$2,064,735
Adjusted Sales Price	\$7,300	\$5,043,910	\$2,792,008	\$4,614,735
Adj Sales Price / SQFT	\$0.00	\$674.59	\$373.41	\$617.19
Gross \$ Adjustment	N/A	\$2,858,860	\$2,102,705	\$2,755,927
# of adjustments	N/A	18	19	17
# of adjustments over 1 %	N/A	13	14	15

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Address	.NO # MILL NCK MILL NECK, NY 11765	145 COVE NECK RD COVE NECK, NY 11771	236 CLEFTS NCK MILL NECK, NY 11765	1778 JERICO OYSTER BAY RD SYOSSET, NY 11791
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 30, 2017	Jul 11, 2018	Jun 08, 2018
Sale Price	N/A	\$3,168,000	\$2,800,000	\$2,000,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$3,168,000	\$2,800,000	\$2,000,000
Total % Adjustment	N/A	66.88 %	76.60 %	59.80 %
Total Dollar Adjustment	N/A	\$2,118,632	\$2,144,789	\$1,196,038
Adjusted Sales Price	\$7,300	\$5,286,632	\$4,944,789	\$3,196,038
Adj Sales Price / SQFT	\$0.00	\$707.05	\$661.33	\$427.45
Gross \$ Adjustment	N/A	\$3,313,489	\$3,527,220	\$2,242,332
# of adjustments	N/A	18	19	20
# of adjustments over 1 %	N/A	15	14	17

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