

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	12358 00390	12499 00100			12349 00120			12427 00240		
Address	15 EATON RD SYOSSET, NY 11791	38 PICKWICK DR NSYOSSET, NY 11791			4 CAMBRIA RD SYOSSET, NY 11791			29 SEXTON RD SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1600	1575	\$3,697	0.46 %	1608	-\$1,167	-0.15 %	1740	-\$19,718	-2.42 %
Attic	0	0	0	0.00 %	0	0	0.00 %	250	\$9,106	1.12 %
Basement	546	846	-\$15,237	-1.90 %	330	\$13,161	1.64 %	312	\$14,593	1.79 %
Rec Room	308	0	\$13,296	1.66 %	0	\$13,296	1.66 %	0	\$13,509	1.66 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$4,751	0.59 %	2-1-8	\$4,751	0.59 %	3-0-9	0	0.00 %
Year Built Depreciation	1954-89.95	1953-90.64	-\$6,068	-0.76 %	1954-90.98	-\$9,019	-1.13 %	1954-90.98	-\$9,163	-1.13 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$3,526	0.44 %	0	\$3,526	0.44 %	2	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-280	-\$3,933	-0.49 %	Pto-234	-\$3,596	-0.44 %
Porch	Op-24	0	\$1,653	0.21 %	Op-24	0	0.00 %	0	\$1,679	0.21 %
Wood Deck	480	330	\$2,058	0.26 %	0	\$11,016	1.38 %	295	\$2,675	0.33 %
Pool	576	0	\$28,936	3.61 %	0	\$28,936	3.61 %	0	\$29,399	3.61 %
Shed	100	0	\$852	0.11 %	0	\$852	0.11 %	0	\$866	0.11 %
Land Size	7800	7000	\$6,663	0.83 %	7280	\$4,242	0.53 %	7735	\$522	0.06 %
Location	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 #	12358 00390	12347 00140			12429 00280			12431 00070		
Address	15 EATON RD SYOSSET, NY 11791	19 CAMBRIA RD SYOSSET, NY 11791			9 COVENTRY RD SYOSSET, NY 11791			23 SUNBEAM RD SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1600	1685	-\$8,973	-1.50 %	1441	\$21,593	3.11 %	1440	\$23,800	3.13 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	546	366	\$8,061	1.35 %	354	\$10,049	1.45 %	348	\$11,374	1.50 %
Rec Room	308	0	\$9,915	1.66 %	0	\$11,533	1.66 %	0	\$12,627	1.66 %
Bathrooms And Fixtures	3-0-9	2-1-9	0	0.00 %	2-1-8	\$4,121	0.59 %	2-1-8	\$4,511	0.59 %
Year Built Depreciation	1954-89.95	1958-91.64	-\$11,009	-1.84 %	1955-90.98	-\$7,823	-1.13 %	1957-89.61	\$2,964	0.39 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$3,270	-0.55 %	Brick	-\$8,507	-1.22 %	Mas/Frame	-\$4,164	-0.55 %
Fireplace	2	0	\$2,629	0.44 %	0	\$3,058	0.44 %	0	\$3,348	0.44 %
Terrace Or Patio	0	Pto-240	-\$2,680	-0.45 %	Pto-160	-\$2,412	-0.35 %	Pto-136	-\$2,364	-0.31 %
Porch	Op-24	Ep-190	-\$5,332	-0.89 %	0	\$1,434	0.21 %	0	\$1,570	0.21 %
Wood Deck	480	120	\$4,811	0.81 %	292	\$2,328	0.34 %	0	\$10,462	1.38 %
Pool	576	0	\$21,578	3.61 %	0	\$25,099	3.61 %	0	\$27,479	3.61 %
Shed	100	100	0	0.00 %	0	\$739	0.11 %	0	\$809	0.11 %
Land Size	7800	8625	-\$4,580	-0.77 %	6868	\$6,801	0.98 %	7475	\$2,482	0.33 %
Location	0	0	0	0.00 %	0	0	0.00 %	MajorHwy	\$16,734	2.20 %

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Parcel ID #	12358 00390	12499 00100			12349 00120			12427 00240		
Address	15 EATON RD SYOSSET, NY 11791	38 PICKWICK DR NSYOSSET, NY 11791			4 CAMBRIA RD SYOSSET, NY 11791			29 SEXTON RD SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 27, 2018			Apr 19, 2018			Jun 13, 2018		
Sale Price	N/A	\$790,000			\$790,000			\$810,000		
adjRate	N/A	1.01380			1.01380			1.00458		
Time Adjustment	N/A	\$10,904			\$10,904			\$3,710		
Time Adjusted Sale Price	N/A	\$800,904			\$800,904			\$813,710		
Total % Adjustment	N/A	5.51 %			8.20 %			4.90 %		
Total Dollar Adjustment	N/A	\$44,127			\$65,661			\$39,871		
Adjusted Sales Price	\$787,000	\$845,031			\$866,566			\$853,581		
Adj Sales Price / SQFT	\$0.00	\$528.14			\$541.60			\$533.49		
Gross \$ Adjustment	N/A	\$86,738			\$93,900			\$104,826		
# of adjustments	N/A	11			11			11		
# of adjustments over 1 %	N/A	3			5			6		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	12358 00390	12347 00140			12429 00280			12431 00070		
Address	15 EATON RD SYOSSET, NY 11791	19 CAMBRIA RD SYOSSET, NY 11791			9 COVENTRY RD SYOSSET, NY 11791			23 SUNBEAM RD SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 12, 2017			Feb 22, 2018			Jul 13, 2017		
Sale Price	N/A	\$562,800			\$679,000			\$720,000		
adjRate	N/A	1.06120			1.02311			1.05637		
Time Adjustment	N/A	\$34,446			\$15,692			\$40,584		
Time Adjusted Sale Price	N/A	\$597,246			\$694,692			\$760,584		
Total % Adjustment	N/A	1.87 %			9.79 %			14.68 %		
Total Dollar Adjustment	N/A	\$11,151			\$68,014			\$111,633		
Adjusted Sales Price	\$787,000	\$608,397			\$762,706			\$872,216		
Adj Sales Price / SQFT	\$0.00	\$380.25			\$476.69			\$545.14		
Gross \$ Adjustment	N/A	\$82,838			\$105,498			\$124,691		
# of adjustments	N/A	11			13			14		
# of adjustments over 1 %	N/A	5			6			6		

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TENTATIVE