

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	55460 01510	55460 01480			55316 03020			55549 00110		
Address	72 ELMWOOD AVE ROOSEVELT, NY 11575	68 ELMWOOD AVE ROOSEVELT, NY 11575			89 STEVENS ST ROOSEVELT, NY 11575			19 MARGARET DR ROOSEVELT, NY 11575		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	984	984	0	0.00 %	1006	-\$2,301	-0.60 %	1043	-\$6,123	-1.57 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Finished Bsmt	410	410	0	0.00 %	400	\$684	0.18 %	261	\$11,049	2.83 %
Year Built Depreciation	1955-92.38	1955-93.31	-\$2,916	-1.00 %	1956-93.31	-\$3,834	-1.00 %	1955-93.31	-\$3,894	-1.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	2-0-6	-\$4,551	-1.18 %	1-1-5	0	0.00 %
Land Size	6000	6000	0	0.00 %	6500	-\$1,612	-0.42 %	6100	-\$339	-0.09 %
Parking	Att-200	Att-200	0	0.00 %	Att-210	-\$358	-0.09 %	0	\$8,782	2.25 %
Porch	0	0	0	0.00 %	Op-96	-\$4,563	-1.19 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	55460 01510	55312 08410			55549 00170			55527 00190		
Address	72 ELMWOOD AVE ROOSEVELT, NY 11575	120 FREDERICK AVE ROOSEVELT, NY 11575			43 MARGARET DR ROOSEVELT, NY 11575			24 CONLON RD ROOSEVELT, NY 11575		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	984	1044	-\$6,367	-1.59 %	1043	-\$5,889	-1.57 %	1252	-\$24,019	-6.32 %
Unf Bsmt	0	24	-\$817	-0.20 %	0	0	0.00 %	0	0	0.00 %
Finished Bsmt	410	495	-\$5,800	-1.45 %	261	\$10,626	2.83 %	261	\$10,739	2.83 %
Year Built Depreciation	1955-92.38	1957-93.54	-\$4,934	-1.23 %	1955-93.31	-\$3,745	-1.00 %	1953-92.86	-\$1,927	-0.51 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Land Size	6000	5000	\$3,842	0.96 %	6100	-\$326	-0.09 %	6500	-\$1,591	-0.42 %
Parking	Att-200	0	\$8,984	2.25 %	0	\$8,445	2.25 %	0	\$8,535	2.25 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	55460 01510	55460 01480	55316 03020	55549 00110
Address	72 ELMWOOD AVE ROOSEVELT, NY 11575	68 ELMWOOD AVE ROOSEVELT, NY 11575	89 STEVENS ST ROOSEVELT, NY 11575	19 MARGARET DR ROOSEVELT, NY 11575
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 24, 2017	May 30, 2018	May 02, 2018
Sale Price	N/A	\$290,000	\$385,000	\$391,000
adjRate	N/A	1.00973	1.00000	1.00000
Time Adjustment	N/A	\$2,822	\$	\$
Time Adjusted Sale Price	N/A	\$292,822	\$385,000	\$391,000
Total % Adjustment	N/A	-1.00 %	-4.29 %	2.42 %
Total Dollar Adjustment	N/A	-\$2,916	-\$16,535	\$9,475
Adjusted Sales Price	\$327,000	\$289,906	\$368,465	\$400,475
Adj Sales Price / SQFT	\$0.00	\$294.62	\$374.46	\$406.99
Gross \$ Adjustment	N/A	\$2,916	\$17,903	\$30,187
# of adjustments	N/A	1	7	5
# of adjustments over 1 %	N/A	0	2	3

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	55460 01510	55312 08410	55549 00170	55527 00190
Address	72 ELMWOOD AVE ROOSEVELT, NY 11575	120 FREDERICK AVE ROOSEVELT, NY 11575	43 MARGARET DR ROOSEVELT, NY 11575	24 CONLON RD ROOSEVELT, NY 11575
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 29, 2017	Sep 23, 2016	Jun 08, 2018
Sale Price	N/A	\$400,000	\$348,000	\$380,000
adjRate	N/A	1.00000	1.08054	1.00000
Time Adjustment	N/A	\$	\$28,029	\$
Time Adjusted Sale Price	N/A	\$400,000	\$376,029	\$380,000
Total % Adjustment	N/A	-1.27 %	2.42 %	-2.17 %
Total Dollar Adjustment	N/A	-\$5,093	\$9,112	-\$8,265
Adjusted Sales Price	\$327,000	\$394,907	\$385,141	\$371,735
Adj Sales Price / SQFT	\$0.00	\$401.33	\$391.40	\$377.78
Gross \$ Adjustment	N/A	\$30,744	\$29,031	\$46,811
# of adjustments	N/A	6	5	5
# of adjustments over 1 %	N/A	4	3	3

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TENTATIVE