

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	15077 00190	15075 00090			15084 00390			15106 00100		
Address	27 GREENWAY DR SYOSSET, NY 11791	11 GREENWAY CIR SYOSSET, NY 11791			38 MONTANA CT SYOSSET, NY 11791			14 EDWARD LN SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1950	2047	-\$12,123	-1.41 %	2210	-\$28,503	-3.59 %	1964	-\$1,710	-0.21 %
Upper Living Area	777	777	0	0.00 %	884	\$1,160	0.15 %	962	\$2,029	0.25 %
No Basement	None	None	0	0.00 %	Full	-\$52,017	-6.56 %	Full	-\$53,669	-6.56 %
Rec Room	0	0	0	0.00 %	663	-\$24,353	-3.07 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C-	\$24,739	2.88 %	C-	\$22,813	2.88 %	C-	\$23,537	2.88 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-8	-\$11,734	-1.43 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$3,289	-0.38 %	1952-90.64	-\$6,009	-0.76 %	1922-89.95	0	0.00 %
Ext Wall	Composition	Frame	-\$4,902	-0.57 %	Alum/Vinyl	-\$12,802	-1.61 %	Alum/Vinyl	-\$13,208	-1.61 %
Heat System	Cntrl Ht	Cntrl HtAC	-\$40,213	-4.68 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$38,260	-4.68 %
Parking	Det-480	Det-440	\$1,209	0.14 %	Att-412	-\$10,626	-1.34 %	Det-414	\$1,926	0.24 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Ter-500	-\$21,505	-2.63 %
Porch	0	0	0	0.00 %	Op-128	-\$6,570	-0.83 %	Op-32	-\$2,205	-0.27 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	180	-\$1,418	-0.18 %	0	0	0.00 %
Land Size	7500	6264	\$11,939	1.39 %	8050	-\$4,285	-0.54 %	7000	\$4,333	0.53 %
Section Block	15 077	15 075	\$6,478	0.75 %	15 084	\$27,033	3.41 %	15 106	-\$11,194	-1.37 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	15077 00190	15017 02090			15020 02330			15077 00110		
Address	27 GREENWAY DR SYOSSET, NY 11791	26 WALTERS AVE SYOSSET, NY 11791			32 DEVINE AVE SYOSSET, NY 11791			37 GREENWAY CIR SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1950	1510	\$47,807	7.77 %	1640	\$31,246	5.19 %	2521	-\$57,245	-7.37 %
Upper Living Area	777	675	-\$909	-0.15 %	680	-\$844	-0.14 %	777	0	0.00 %
No Basement	None	Full	-\$40,382	-6.56 %	Full	-\$39,462	-6.56 %	None	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Old Style	\$22,386	3.64 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-0-3	\$21,307	3.54 %	2-1-8	-\$11,137	-1.43 %
Year Built Depreciation	1950-89.95	1928-89.95	0	0.00 %	1924-89.95	0	0.00 %	1950-90.30	-\$2,970	-0.38 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$9,712	-1.61 %	Alum/Vinyl	-\$12,536	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$36,313	-4.68 %
Parking	Det-480	Det-324	\$4,178	0.68 %	Det-720	-\$4,415	-0.73 %	0	\$13,023	1.68 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-30/Ep-144	-\$6,358	-1.03 %	0	0	0.00 %	Ep-40	-\$2,617	-0.34 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	375	-\$9,218	-1.19 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7500	10877	-\$17,276	-2.81 %	5445	\$14,931	2.48 %	5800	\$15,435	1.99 %
Section Block	15 077	15 017	\$66,666	10.83 %	15 020	\$137,081	22.79 %	15 077	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 25, 2016			Jun 19, 2018			Oct 01, 2014		
Sale Price	N/A	\$745,000			\$788,500			\$680,000		
adjRate	N/A	1.15433			1.00574			1.20325		
Time Adjustment	N/A	\$114,977			\$4,526			\$138,207		
Time Adjusted Sale Price	N/A	\$859,977			\$793,026			\$818,207		
Total % Adjustment	N/A	-1.88 %			-12.05 %			-14.87 %		
Total Dollar Adjustment	N/A	-\$16,161			-\$95,578			-\$121,659		
Adjusted Sales Price	\$686,000	\$843,816			\$697,448			\$696,547		
Adj Sales Price / SQFT	\$0.00	\$432.73			\$357.67			\$357.20		
Gross \$ Adjustment	N/A	\$104,891			\$197,590			\$185,310		
# of adjustments	N/A	8			12			12		
# of adjustments over 1 %	N/A	4			7			7		
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Parcel ID #	15077 00190	15017 02090			15020 02330			15077 00110		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 24, 2017			Mar 21, 2018			Jun 23, 2014		
Sale Price	N/A	\$565,000			\$588,000			\$635,000		
adjRate	N/A	1.08965			1.02316			1.22296		
Time Adjustment	N/A	\$50,651			\$13,617			\$141,578		
Time Adjusted Sale Price	N/A	\$615,651			\$601,617			\$776,578		
Total % Adjustment	N/A	12.36 %			24.95 %			-13.34 %		
Total Dollar Adjustment	N/A	\$76,112			\$150,133			-\$103,578		
Adjusted Sales Price	\$686,000	\$691,762			\$751,750			\$673,000		
Adj Sales Price / SQFT	\$0.00	\$354.75			\$385.51			\$345.13		
Gross \$ Adjustment	N/A	\$205,963			\$258,998			\$160,494		
# of adjustments	N/A	8			8			9		
# of adjustments over 1 %	N/A	6			6			7		

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TENTATIVE