

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	15065 00140	15064 00240			15072 00120			15114 00150		
Address	28 UNDERHILL AVE SYOSSET, NY 11791	16 WINTHROP AVE SYOSSET, NY 11791			8 CHESHIRE AVE SYOSSET, NY 11791			2 GEORGIA DR SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1416	1533	-\$15,670	-2.30 %	1368	\$5,808	1.01 %	1246	\$16,498	3.81 %
Upper Living Area	420	511	\$1,061	0.16 %	0	-\$5,002	-0.87 %	0	-\$3,779	-0.87 %
Basement	78	0	\$5,577	0.82 %	0	\$4,680	0.82 %	0	\$3,536	0.82 %
Style	Cape	Cape	0	0.00 %	Ranch	-\$470	-0.08 %	Ranch	-\$355	-0.08 %
Quality	C	C	0	0.00 %	C-	\$16,482	2.88 %	C-	\$12,452	2.88 %
Bathrooms And Fixtures	1-0-3	2-0-6	-\$23,354	-3.42 %	1-1-5	-\$14,509	-2.53 %	1-0-3	0	0.00 %
Year Built Depreciation	1954-87.80	1952-90.64	-\$21,429	-3.14 %	1952-90.64	-\$17,983	-3.14 %	1955-90.98	-\$15,143	-3.50 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$3,137	-0.55 %	Mas/Frame	-\$2,370	-0.55 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,347	0.54 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$1,897	-0.44 %
Parking	Att-308	Att-264	\$1,910	0.28 %	Att-260	\$1,753	0.31 %	Att-294	\$377	0.09 %
Terrace Or Patio	0	Pto-63	-\$1,189	-0.17 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-154	Op-132	\$638	0.09 %	Op-180	-\$606	-0.11 %	0	\$4,106	0.95 %
Wood Deck	108	0	\$3,563	0.52 %	0	\$2,990	0.52 %	180	-\$1,012	-0.23 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6720	6900	-\$1,380	-0.20 %	7810	-\$6,556	-1.14 %	8094	-\$6,122	-1.41 %
Location	MajorHwy	0	-\$14,698	-2.15 %	0	-\$12,335	-2.15 %	0	-\$9,319	-2.15 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	15065 00140	15123 00140			15066 00010			15064 00010		
Address	28 UNDERHILL AVE SYOSSET, NY 11791	60 UNDERHILL AVE SYOSSET, NY 11791			1 UNDERHILL AVE SYOSSET, NY 11791			1 JARVIS AVE SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1416	1313	\$12,553	2.23 %	1582	-\$20,372	-3.19 %	1236	\$20,199	4.06 %
Upper Living Area	420	438	\$177	0.03 %	408	-\$136	-0.02 %	408	-\$106	-0.02 %
Basement	78	0	\$4,591	0.82 %	0	\$5,216	0.82 %	6	\$3,742	0.75 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Quality	C	C-	\$16,170	2.88 %	C-	\$18,372	2.88 %	C-	\$14,326	2.88 %
Bathrooms And Fixtures	1-0-3	1-1-5	-\$14,234	-2.53 %	2-0-6	-\$21,845	-3.42 %	2-0-6	-\$17,034	-3.42 %
Year Built Depreciation	1954-87.80	1955-90.98	-\$19,663	-3.50 %	1950-90.30	-\$17,705	-2.77 %	1950-88.17	-\$2,093	-0.42 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$3,078	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$3,462	0.54 %	Cntrl Ht	\$2,700	0.54 %
Fireplace	0	0	0	0.00 %	2	-\$2,799	-0.44 %	0	0	0.00 %
Parking	Att-308	Att-210	\$3,640	0.65 %	Att-231	\$3,200	0.50 %	Det-280	\$7,615	1.53 %
Terrace Or Patio	0	Pto-288	-\$2,805	-0.50 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-154	0	\$5,331	0.95 %	Op-88	\$1,999	0.31 %	0	\$4,723	0.95 %
Wood Deck	108	0	\$2,933	0.52 %	0	\$3,333	0.52 %	0	\$2,599	0.52 %
Misc Cost Items	0	0	0	0.00 %	482	-\$482	-0.08 %	0	0	0.00 %
Land Size	6720	6500	\$1,434	0.26 %	11310	-\$24,955	-3.91 %	8580	-\$9,230	-1.85 %
Location	MajorHwy	0	-\$12,101	-2.15 %	0	-\$13,748	-2.15 %	MajorHwy	0	0.00 %

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Sales Comparison										
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Parcel ID #	15065 00140	15064 00240			15072 00120			15114 00150		
Address	28 UNDERHILL AVE SYOSSET, NY 11791	16 WINTHROP AVE SYOSSET, NY 11791			8 CHESHIRE AVE SYOSSET, NY 11791			2 GEORGIA DR SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 02, 2018			Mar 27, 2018			Nov 17, 2017		
Sale Price	N/A	\$675,000			\$560,000			\$413,500		
adjRate	N/A	1.01151			1.02316			1.04685		
Time Adjustment	N/A	\$7,771			\$12,968			\$19,374		
Time Adjusted Sale Price	N/A	\$682,771			\$572,968			\$432,874		
Total % Adjustment	N/A	-9.52 %			-5.04 %			-0.16 %		
Total Dollar Adjustment	N/A	-\$64,972			-\$28,885			-\$682		
Adjusted Sales Price	\$570,000	\$617,799			\$544,084			\$432,192		
Adj Sales Price / SQFT	\$0.00	\$436.30			\$384.24			\$305.22		
Gross \$ Adjustment	N/A	\$90,469			\$92,311			\$79,312		
# of adjustments	N/A	11			13			14		
# of adjustments over 1 %	N/A	4			6			5		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	15065 00140	15123 00140			15066 00010			15064 00010		
Address	28 UNDERHILL AVE SYOSSET, NY 11791	60 UNDERHILL AVE SYOSSET, NY 11791			1 UNDERHILL AVE SYOSSET, NY 11791			1 JARVIS AVE SYOSSET, NY 11791		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 16, 2015			Jun 28, 2018			Jan 05, 2015		
Sale Price	N/A	\$475,000			\$635,000			\$415,000		
adjRate	N/A	1.18336			1.00574			1.20000		
Time Adjustment	N/A	\$87,097			\$3,645			\$83,001		
Time Adjusted Sale Price	N/A	\$562,097			\$638,645			\$498,001		
Total % Adjustment	N/A	-0.90 %			-10.41 %			5.51 %		
Total Dollar Adjustment	N/A	-\$5,050			-\$66,459			\$27,442		
Adjusted Sales Price	\$570,000	\$557,047			\$572,185			\$525,443		
Adj Sales Price / SQFT	\$0.00	\$393.39			\$404.09			\$371.08		
Gross \$ Adjustment	N/A	\$98,709			\$137,624			\$84,367		
# of adjustments	N/A	13			14			11		
# of adjustments over 1 %	N/A	5			6			5		

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TENTATIVE