

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	07173 00200	07170 00010			07175 00040			07168 00260		
Address	29 HORSESHOE LN ROSLYN HEIGHTS, NY 11577	39 PEBBLE LN ROSLYN HEIGHTS, NY 11577			172 PARKWAY DR ROSLYN HEIGHTS, NY 11577			28 HEMLOCK LN ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4589	4494	\$21,937	0.93 %	4599	-\$2,204	-0.10 %	4557	\$7,654	0.31 %
Basement	0	381	-\$75,417	-3.21 %	383	-\$73,516	-3.23 %	207	-\$46,302	-1.88 %
Year Built Depreciation	2004-99.03	2008-100.00	-\$22,764	-0.97 %	2017-100.00	-\$22,093	-0.97 %	2017-100.00	-\$23,818	-0.97 %
Quality	A-	A-	0	0.00 %	A	-\$84,140	-3.69 %	A	-\$90,711	-3.69 %
Bathrooms And Fixtures	6-1-20	5-1-20	0	0.00 %	4-1-18	\$22,247	0.98 %	5-1-17	\$37,094	1.51 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	1	\$32,576	1.33 %
Land Size	16692	16520	\$2,989	0.13 %	16000	\$11,880	0.52 %	16472	\$4,006	0.16 %
Parking	Att-483	Att-380	\$10,611	0.45 %	Att-400	\$8,202	0.36 %	Att-462	\$2,160	0.09 %
Patio	870	720	\$3,582	0.15 %	584	\$7,224	0.32 %	605	\$7,115	0.29 %
Porch	416	289	\$16,343	0.70 %	45	\$70,430	3.09 %	90	\$60,053	2.44 %
Wood Deck	0	0	0	0.00 %	45	-\$3,019	-0.13 %	79	-\$5,235	-0.21 %
Pool	638	0	\$92,072	3.92 %	0	\$89,357	3.92 %	0	\$96,336	3.92 %
Section Block	07 173	07 170	0	0.00 %	07 175	0	0.00 %	07 168	0	0.00 %
Misc Cost Items	42200	0	\$42,200	1.80 %	0	\$42,200	1.85 %	0	\$42,200	1.72 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	07173 00200	07172 00110			07224 00050			07222 00070		
Address	29 HORSESHOE LN ROSLYN HEIGHTS, NY 11577	2 PARKWAY DR ROSLYN HEIGHTS, NY 11577			12 SYCAMORE LN ROSLYN HEIGHTS, NY 11577			34 SHADETREE LN ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4589	4734	-\$36,158	-1.37 %	4938	-\$38,463	-3.21 %	3922	\$152,705	7.23 %
Basement	0	234	-\$55,392	-2.10 %	802	-\$69,366	-5.78 %	533	-\$89,294	-4.23 %
Year Built Depreciation	2004-99.03	2014-100.00	-\$25,524	-0.97 %	2004-99.62	-\$7,064	-0.59 %	2015-100.00	-\$20,472	-0.97 %
Quality	A-	A	-\$97,208	-3.69 %	A-	0	0.00 %	A-	0	0.00 %
Bathrooms And Fixtures	6-1-20	4-2-19	\$12,482	0.47 %	5-1-19	\$5,688	0.47 %	4-1-17	\$31,883	1.51 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Land Size	16692	17030	-\$6,474	-0.25 %	17696	-\$8,575	-0.71 %	14200	\$42,349	2.01 %
Parking	Att-483	Att-441	\$4,684	0.18 %	Att-484	-\$50	0.00 %	Att-400	\$7,600	0.36 %
Patio	870	10	\$50,632	1.92 %	692	\$2,209	0.18 %	444	\$11,068	0.52 %
Porch	416	85	\$66,045	2.51 %	85	\$30,096	2.51 %	70	\$57,259	2.71 %
Wood Deck	0	0	0	0.00 %	40	-\$1,433	-0.12 %	0	0	0.00 %
Pool	638	0	\$103,235	3.92 %	0	\$47,044	3.92 %	0	\$82,803	3.92 %
Section Block	07 173	07 172	0	0.00 %	07 224	-\$93,749	-7.81 %	07 222	0	0.00 %
Misc Cost Items	42200	0	\$42,200	1.60 %	0	\$42,200	3.52 %	0	\$42,200	2.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 08, 2017			Apr 17, 2018			Jun 19, 2018		
Sale Price	N/A	\$2,300,000			\$2,259,000			\$2,450,000		
adjRate	N/A	1.02112			1.00900			1.00299		
Time Adjustment	N/A	\$48,574			\$20,324			\$7,326		
Time Adjusted Sale Price	N/A	\$2,348,574			\$2,279,324			\$2,457,326		
Total % Adjustment	N/A	3.90 %			2.92 %			5.01 %		
Total Dollar Adjustment	N/A	\$91,553			\$66,568			\$123,128		
Adjusted Sales Price	\$2,408,000	\$2,440,127			\$2,345,893			\$2,580,453		
Adj Sales Price / SQFT	\$0.00	\$531.73			\$511.20			\$562.31		
Gross \$ Adjustment	N/A	\$287,916			\$436,513			\$455,262		
# of adjustments	N/A	9			12			13		
# of adjustments over 1 %	N/A	3			5			7		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	07173 00200	07172 00110			07224 00050			07222 00070		
Address	29 HORSESHOE LN ROSLYN HEIGHTS, NY 11577	2 PARKWAY DR ROSLYN HEIGHTS, NY 11577			12 SYCAMORE LN ROSLYN HEIGHTS, NY 11577			34 SHADETREE LN ROSLYN HEIGHTS, NY 11577		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 10, 2017			Sep 05, 2018			Sep 19, 2017		
Sale Price	N/A	\$2,518,000			\$1,200,000			\$2,050,000		
adjRate	N/A	1.04580			1.00000			1.03031		
Time Adjustment	N/A	\$115,327			\$			\$62,127		
Time Adjusted Sale Price	N/A	\$2,633,327			\$1,200,000			\$2,112,127		
Total % Adjustment	N/A	2.22 %			-7.62 %			15.06 %		
Total Dollar Adjustment	N/A	\$58,523			-\$91,462			\$318,101		
Adjusted Sales Price	\$2,408,000	\$2,691,849			\$1,108,538			\$2,430,228		
Adj Sales Price / SQFT	\$0.00	\$586.59			\$241.56			\$529.58		
Gross \$ Adjustment	N/A	\$500,033			\$345,936			\$537,633		

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# of adjustments	N/A	11	12	10
# of adjustments over 1 %	N/A	7	6	7