

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	03103 01180	03081 00250			03047 00130			03069 00120		
Address	118 HILLCREST AVE MANHASSET, NY 11030	79 ONDERDONK AVE MANHASSET, NY 11030			92 HILLSIDE AVE MANHASSET, NY 11030			25 GAYNOR AVE MANHASSET, NY 11030		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1830	2473	-\$114,734	-9.40 %	2693	-\$170,518	-13.07 %	2038	-\$51,243	-3.47 %
Attic	0	221.2	\$13,010	1.07 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	720	-\$40,724	-3.34 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1926-93.62	1926-93.62	0	0.00 %	1929-93.62	0	0.00 %	1925-93.62	0	0.00 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$51,975	3.52 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-1-9	-\$23,868	-1.83 %	3-0-10	-\$38,225	-2.59 %
Heat System	Hot Wtr	Steam/Vapor	-\$2,927	-0.24 %	Hot Wtr	0	0.00 %	Steam/Vapor	-\$3,544	-0.24 %
Ext Wall	Composition	Stucco	0	0.00 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Fireplace	2	3	-\$14,174	-1.16 %	2	0	0.00 %	2	0	0.00 %
Parking	Det-240	Det-360	-\$6,645	-0.54 %	Det-500	-\$14,165	-1.09 %	Det-400	-\$10,464	-0.71 %
Terrace Or Patio	0	0	0	0.00 %	Pto-216	-\$19,657	-1.51 %	Pto-258	-\$24,763	-1.68 %
Porch	Ep-16	Op-40	-\$5,339	-0.44 %	Op-189	-\$28,851	-2.21 %	Op-118	-\$22,371	-1.51 %
Land Size	5750	6250	-\$11,652	-0.95 %	10000	-\$80,462	-6.17 %	6600	-\$23,253	-1.57 %
Location	0	0	0	0.00 %	0	0	0.00 %	Commercial	\$91,856	6.21 %
Fronting	0	ResidentialStreet	0	0.00 %	0	0	0.00 %	ResidentialStreet	0	0.00 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	03103 01180	031380201120			03044 00110			03060 00230		
Address	118 HILLCREST AVE MANHASSET, NY 11030	26 LOCUST PL MANHASSET, NY 11030			34 BAYVIEW AVE MANHASSET, NY 11030			350 BAYVIEW AVE MANHASSET, NY 11030		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1830	1816	\$2,710	0.25 %	1681	\$29,185	2.82 %	2848	-\$163,317	-15.50 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	110	-\$7,449	-0.69 %	102	-\$6,668	-0.64 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	600	-\$29,958	-2.90 %	0	0	0.00 %
Year Built Depreciation	1926-93.62	1923-91.78	\$21,472	2.00 %	1908-91.78	\$20,646	2.00 %	1986-100.00	-\$67,247	-6.38 %
Quality	C+	C	\$37,814	3.52 %	C	\$36,359	3.52 %	C+	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$12,247	1.14 %	2-0-7	0	0.00 %	2-2-10	-\$27,238	-2.59 %
Heat System	Hot Wtr	Central AC	-\$48,160	-4.48 %	Central AC	-\$46,306	-4.48 %	Hot Wtr	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	0	0.00 %	Brick	-\$26,902	-2.60 %	Frame	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$20,849	2.02 %	2	0	0.00 %
Parking	Det-240	Det-650	-\$17,025	-1.58 %	0	\$14,951	1.45 %	0	\$15,229	1.45 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-16	Op-152	-\$20,117	-1.87 %	0	\$3,656	0.35 %	0	\$3,724	0.35 %
Land Size	5750	7500	-\$32,367	-3.01 %	5000	\$16,755	1.62 %	9380	-\$57,646	-5.47 %
Location	0	Commercial	\$66,830	6.21 %	Commercial	\$64,258	6.21 %	SecondarySt	\$52,548	4.99 %
Fronting	0	SecondaryStreet	0	0.00 %	SecondaryStreet	0	0.00 %	SecondaryArtery	\$93,379	8.86 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Medium	\$9,569	0.91 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 22, 2018			Jun 14, 2018			Apr 15, 2016		
Sale Price	N/A	\$1,200,000			\$1,305,000			\$1,350,000		
adjRate	N/A	1.01752			1.00000			1.09503		
Time Adjustment	N/A	\$21,026			\$			\$128,289		
Time Adjusted Sale Price	N/A	\$1,221,026			\$1,305,000			\$1,478,289		
Total % Adjustment	N/A	-15.00 %			-25.86 %			-2.03 %		
Total Dollar Adjustment	N/A	-\$183,185			-\$337,522			-\$30,032		
Adjusted Sales Price	\$990,000	\$1,037,842			\$967,478			\$1,448,257		
Adj Sales Price / SQFT	\$0.00	\$567.13			\$528.68			\$791.40		
Gross \$ Adjustment	N/A	\$209,205			\$337,522			\$317,694		
# of adjustments	N/A	8			6			9		
# of adjustments over 1 %	N/A	4			6			7		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 07, 2015			Mar 17, 2015			Jul 07, 2014		
Sale Price	N/A	\$950,000			\$900,000			\$890,000		
adjRate	N/A	1.13214			1.14904			1.18358		
Time Adjustment	N/A	\$125,533			\$134,132			\$163,390		
Time Adjusted Sale Price	N/A	\$1,075,533			\$1,034,132			\$1,053,390		
Total % Adjustment	N/A	1.48 %			9.36 %			-13.39 %		
Total Dollar Adjustment	N/A	\$15,957			\$96,825			-\$140,998		
Adjusted Sales Price	\$990,000	\$1,091,490			\$1,130,956			\$912,391		
Adj Sales Price / SQFT	\$0.00	\$596.44			\$618.01			\$498.57		
Gross \$ Adjustment	N/A	\$266,191			\$316,491			\$489,897		
# of adjustments	N/A	10			12			9		
# of adjustments over 1 %	N/A	8			10			7		

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TENTATIVE