

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	23037 00290	23037 00300			23056 00160			23045 00180		
Address	6 DAVID CT GLEN COVE, NY 11542	8 DAVID CT GLEN COVE, NY 11542			28 CIRCLE DR GLEN COVE, NY 11542			13 EDWARDS LN GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1770	2158	-\$41,482	-5.28 %	1684	\$7,418	1.37 %	1588	\$14,933	3.02 %
Basement	339	0	\$23,515	3.00 %	90	\$11,351	2.10 %	621	-\$9,474	-1.91 %
Year Built Depreciation	1958-92.68	1958-93.70	-\$8,596	-1.10 %	1947-92.41	\$1,544	0.29 %	1958-93.70	-\$5,421	-1.10 %
Style	Split Level	Colonial	-\$9,526	-1.21 %	Colonial	-\$6,553	-1.21 %	Split Level	0	0.00 %
Quality	B-	B-	0	0.00 %	C	\$24,441	4.53 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	2-0-6	\$20,567	3.81 %	3-0-9	0	0.00 %
Fireplace	0	2	-\$10,270	-1.31 %	2	-\$7,065	-1.31 %	2	-\$6,476	-1.31 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Steam/Vapor	-\$1,398	-0.26 %	Hot Wtr	0	0.00 %
Land Size	14430	14430	0	0.00 %	15795	-\$5,959	-1.10 %	21730	-\$24,266	-4.90 %
Parking	Att-189	Att-420	-\$9,224	-1.18 %	Det-280	-\$665	-0.12 %	Att-420	-\$5,817	-1.18 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	497.2	21	\$30,538	3.89 %	252	\$7,055	1.31 %	0	\$21,449	4.33 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	480	800	-\$9,757	-1.24 %	0	\$17,445	3.23 %	576	-\$2,063	-0.42 %
Section Block	23 037	23 037	0	0.00 %	23 056	\$51,397	9.52 %	23 045	\$47,114	9.52 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	23037 00290	23042 00420			23062 00040			23060 00050		
Address	6 DAVID CT GLEN COVE, NY 11542	24 STILLMAN RD GLEN COVE, NY 11542			17 VIOLA DR GLEN COVE, NY 11542			6 HELEN PL GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1770	1689	\$7,232	1.29 %	1460	\$31,410	5.42 %	1312	\$58,550	8.55 %
Basement	339	38	\$14,604	2.61 %	355	-\$696	-0.12 %	621	-\$13,110	-1.91 %
Year Built Depreciation	1958-92.68	1956-93.45	-\$4,639	-0.83 %	1956-93.45	-\$4,804	-0.83 %	1958-93.70	-\$7,501	-1.10 %
Style	Split Level	Cape	\$20,211	3.61 %	Split Level	0	0.00 %	Split Level	0	0.00 %
Quality	B-	C+	\$10,984	1.96 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-0-7	\$13,126	2.34 %	2-1-8	\$6,332	1.09 %	3-0-9	0	0.00 %
Fireplace	0	2	-\$7,327	-1.31 %	0	0	0.00 %	2	-\$8,962	-1.31 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Land Size	14430	10500	\$22,293	3.98 %	21000	-\$26,114	-4.50 %	19950	-\$26,709	-3.90 %
Parking	Att-189	Att-273	-\$2,633	-0.47 %	0	\$7,725	1.33 %	Att-252	-\$2,452	-0.36 %
Patio	0	60	-\$2,165	-0.39 %	216	-\$5,629	-0.97 %	180	-\$5,928	-0.87 %
Porch	497.2	0	\$24,266	4.33 %	0	\$25,132	4.33 %	0	\$29,682	4.33 %
Wood Deck	0	0	0	0.00 %	300	-\$3,181	-0.55 %	390	-\$4,371	-0.64 %
Pool	480	800	-\$6,961	-1.24 %	0	\$18,738	3.23 %	0	\$22,130	3.23 %
Section Block	23 037	23 042	\$53,301	9.52 %	23 062	\$55,204	9.52 %	23 060	\$65,198	9.52 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	23037 00290	23037 00300	23056 00160	23045 00180
Address	6 DAVID CT GLEN COVE, NY 11542	8 DAVID CT GLEN COVE, NY 11542	28 CIRCLE DR GLEN COVE, NY 11542	13 EDWARDS LN GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 13, 2018	Jun 26, 2018	Oct 20, 2016
Sale Price	N/A	\$785,000	\$540,000	\$495,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$785,000	\$540,000	\$495,000
Total % Adjustment	N/A	-4.43 %	22.14 %	6.06 %
Total Dollar Adjustment	N/A	-\$34,802	\$119,579	\$29,980
Adjusted Sales Price	\$707,000	\$750,198	\$659,579	\$524,980
Adj Sales Price / SQFT	\$0.00	\$423.84	\$372.64	\$296.60
Gross \$ Adjustment	N/A	\$142,909	\$162,859	\$137,012
# of adjustments	N/A	8	13	9
# of adjustments over 1 %	N/A	8	10	8

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	23037 00290	23042 00420	23062 00040	23060 00050
Address	6 DAVID CT GLEN COVE, NY 11542	24 STILLMAN RD GLEN COVE, NY 11542	17 VIOLA DR GLEN COVE, NY 11542	6 HELEN PL GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 26, 2017	Nov 07, 2016	Jun 26, 2017
Sale Price	N/A	\$560,000	\$580,000	\$685,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$560,000	\$580,000	\$685,000
Total % Adjustment	N/A	25.41 %	17.95 %	15.55 %
Total Dollar Adjustment	N/A	\$142,291	\$104,118	\$106,527
Adjusted Sales Price	\$707,000	\$702,291	\$684,118	\$791,527
Adj Sales Price / SQFT	\$0.00	\$396.77	\$386.51	\$447.19
Gross \$ Adjustment	N/A	\$189,740	\$184,966	\$244,593
# of adjustments	N/A	13	11	11
# of adjustments over 1 %	N/A	10	7	8

Nassau County Comparable Sales Report

TENTATIVE