

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	02146 03250	02174 00440			01028 00440			01028 00140		
Address	2 BERKSHIRE RD GREAT NECK, NY 11023	16 CARY RD GREAT NECK, NY 11020			31 DEVON RD GREAT NECK, NY 11023			37 DEVON RD GREAT NECK, NY 11023		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3526	3643	-\$32,305	-1.65 %	2766	\$251,378	13.13 %	2715	\$254,263	14.20 %
Basement	0	180	-\$21,526	-1.10 %	27	-\$3,394	-0.18 %	98	-\$11,110	-0.62 %
Rec Room	1400	1309	\$4,753	0.24 %	1100	\$16,057	0.84 %	800	\$32,500	1.82 %
Year Built Depreciation	2016-100.00	2017-100.00	0	0.00 %	2016-100.00	0	0.00 %	2016-100.00	0	0.00 %
Quality	A	A	0	0.00 %	A-	\$17,370	0.91 %	A-	\$16,240	0.91 %
Bathrooms And Fixtures	4-1-17	4-2-19	-\$15,976	-0.81 %	4-1-19	-\$15,577	-0.81 %	4-1-17	0	0.00 %
Ext Wall	Stucco	Brick	-\$51,080	-2.60 %	Stucco	0	0.00 %	Stucco	0	0.00 %
Fireplace	1	1	0	0.00 %	2	-\$37,835	-1.98 %	2	-\$35,373	-1.98 %
Parking	Det-300	Det-240	\$5,572	0.28 %	0	\$33,190	1.73 %	0	\$31,031	1.73 %
Terrace Or Patio	Pto-539	Pto-324	\$11,269	0.57 %	0	\$48,378	2.53 %	0	\$45,230	2.53 %
Porch	Op-138	Op-83	\$12,988	0.66 %	Op-55	\$20,417	1.07 %	Op-40	\$23,649	1.32 %
Land Size	8900	10000	-\$24,467	-1.25 %	7000	\$50,112	2.62 %	6300	\$67,792	3.79 %
Location	Apartment	0	-\$76,612	-3.90 %	0	-\$74,698	-3.90 %	0	-\$69,838	-3.90 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	02146 03250	02176 01400			02353 00120			02162 00890		
Address	2 BERKSHIRE RD GREAT NECK, NY 11023	11 JOHNSTONE RD GREAT NECK, NY 11023			96 OXFORD BLVD GREAT NECK, NY 11023			91 OXFORD BLVD GREAT NECK, NY 11023		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3526	3074	\$118,737	7.22 %	3309	\$50,192	3.28 %	3960	-\$116,304	-5.73 %
Basement	0	166	-\$16,734	-1.02 %	0	0	0.00 %	0	0	0.00 %
Rec Room	1400	0	\$92,562	5.63 %	571	\$41,095	2.69 %	0	\$114,277	5.63 %
Year Built Depreciation	2016-100.00	2000-100.00	0	0.00 %	1935-90.49	\$160,706	10.50 %	1999-100.00	0	0.00 %
Quality	A	B+	\$25,762	1.57 %	B+	\$23,968	1.57 %	A-	\$18,421	0.91 %
Bathrooms And Fixtures	4-1-17	2-1-11	\$53,431	3.25 %	3-1-13	\$30,446	1.99 %	4-1-16	\$9,061	0.45 %
Ext Wall	Stucco	Mas/Frame	0	0.00 %	Brick	-\$39,801	-2.60 %	Alum/Vinyl	0	0.00 %
Fireplace	1	3	-\$51,211	-3.11 %	2	-\$30,236	-1.98 %	2	-\$40,123	-1.98 %
Parking	Det-300	Att-220	-\$9,021	-0.55 %	Att-399	-\$29,085	-1.90 %	Att-399	-\$38,596	-1.90 %
Terrace Or Patio	Pto-539	0	\$41,554	2.53 %	0	\$38,661	2.53 %	0	\$51,303	2.53 %
Porch	Op-138	Op-52	\$18,344	1.12 %	0	\$32,527	2.13 %	Op-16	\$35,859	1.77 %
Land Size	8900	6280	\$62,867	3.82 %	9920	-\$17,758	-1.16 %	10000	-\$25,298	-1.25 %
Location	Apartment	0	-\$64,163	-3.90 %	0	-\$59,695	-3.90 %	0	-\$79,216	-3.90 %

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Parcel ID #	02146 03250	02174 00440	01028 00440	01028 00140
Address	2 BERKSHIRE RD GREAT NECK, NY 11023	16 CARY RD GREAT NECK, NY 11020	31 DEVON RD GREAT NECK, NY 11023	37 DEVON RD GREAT NECK, NY 11023
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 17, 2018	May 09, 2017	Nov 20, 2017
Sale Price	N/A	\$1,950,000	\$1,830,000	\$1,746,960
adjRate	N/A	1.00697	1.04620	1.02462
Time Adjustment	N/A	\$13,595	\$84,541	\$43,003
Time Adjusted Sale Price	N/A	\$1,963,595	\$1,914,541	\$1,789,963
Total % Adjustment	N/A	-9.54 %	15.95 %	19.80 %
Total Dollar Adjustment	N/A	-\$187,384	\$305,397	\$354,383
Adjusted Sales Price	\$1,880,000	\$1,776,211	\$2,219,938	\$2,144,346
Adj Sales Price / SQFT	\$0.00	\$503.75	\$629.59	\$608.15
Gross \$ Adjustment	N/A	\$256,548	\$568,407	\$587,026
# of adjustments	N/A	10	11	10
# of adjustments over 1 %	N/A	5	7	8

Sales Comparison

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Parcel ID #	02146 03250	02176 01400	02353 00120	02162 00890
Address	2 BERKSHIRE RD GREAT NECK, NY 11023	11 JOHNSTONE RD GREAT NECK, NY 11023	96 OXFORD BLVD GREAT NECK, NY 11023	91 OXFORD BLVD GREAT NECK, NY 11023
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 30, 2017	Jul 30, 2018	Aug 13, 2015
Sale Price	N/A	\$1,605,000	\$1,530,000	\$1,800,000
adjRate	N/A	1.02462	1.00000	1.12796
Time Adjustment	N/A	\$39,509	\$	\$230,319
Time Adjusted Sale Price	N/A	\$1,644,509	\$1,530,000	\$2,030,319
Total % Adjustment	N/A	16.55 %	13.14 %	-3.48 %
Total Dollar Adjustment	N/A	\$272,129	\$201,020	-\$70,616
Adjusted Sales Price	\$1,880,000	\$1,916,637	\$1,731,020	\$1,959,703
Adj Sales Price / SQFT	\$0.00	\$543.57	\$490.93	\$555.79
Gross \$ Adjustment	N/A	\$554,386	\$554,169	\$528,458
# of adjustments	N/A	11	12	10
# of adjustments over 1 %	N/A	10	12	8

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TENTATIVE