

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21097 00070	21116 00860			21091 03050			21089 01360		
Address	145 GLEN AVE SEA CLIFF, NY 11579	46 SEA CLIFF AVE SEA CLIFF, NY 11579			160 EIGHTH AVE SEA CLIFF, NY 11579			120 8TH AVE SEA CLIFF, NY 11579		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	6137	3753	\$561,882	24.43 %	2424	\$406,095	51.11 %	1321	\$447,828	81.42 %
Basement	1341	345	\$132,555	5.76 %	0	\$71,353	8.98 %	0	\$49,394	8.98 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1900-90.76	1931-90.76	0	0.00 %	1898-92.41	-\$14,250	-1.79 %	1959-93.70	-\$17,303	-3.15 %
Style	Colonial	Colonial	0	0.00 %	Old Style	\$12,698	1.60 %	Split Level	\$6,756	1.23 %
Use Code	Exempt	Converted Residence	0	0.00 %	One Family	-\$33,333	-4.20 %	One Family	-\$23,075	-4.20 %
Quality	B+	A-	-\$6,194	-0.27 %	C+	\$68,781	8.66 %	B-	\$36,118	6.57 %
Bathrooms And Fixtures	5-1-18	2-2-10	\$128,071	5.57 %	2-0-7	\$72,279	9.10 %	2-1-8	\$42,694	7.76 %
Fireplace	2	4	-\$30,092	-1.31 %	0	\$10,533	1.33 %	2	0	0.00 %
Heat System	Hot Wtr	Central AC	-\$126,777	-5.51 %	Hot Wtr	0	0.00 %	Forced Air	-\$1,949	-0.35 %
Land Size	14500	39904	-\$252,088	-10.96 %	14300	\$1,356	0.17 %	7505	\$46,321	8.42 %
Parking	0	Det-506	-\$52,783	-2.29 %	Det-231	-\$9,698	-1.22 %	0	0	0.00 %
Porch	780	0	\$122,893	5.34 %	473	\$8,513	1.07 %	83	\$21,456	3.90 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	Religious	MajorHwy	\$228,024	9.91 %	0	0	0.00 %	0	0	0.00 %
Traffic	Light	Medium	\$74,872	3.26 %	Light	0	0.00 %	Light	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21097 00070	21096 00040			21089 02330			21115 00020		
Address	145 GLEN AVE SEA CLIFF, NY 11579	45 LOCUST AVE SEA CLIFF, NY 11579			137 CARPENTER AVE SEA CLIFF, NY 11579			82 SEA CLIFF AVE SEA CLIFF, NY 11579		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	6137	1872	\$516,804	64.90 %	1916	\$325,658	63.85 %	2523	\$619,358	48.45 %
Basement	1341	27	\$69,179	8.69 %	0	\$45,802	8.98 %	70	\$105,312	8.24 %
Rec Room	0	447	-\$24,696	-3.10 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1900-90.76	1898-90.76	0	0.00 %	1908-90.76	0	0.00 %	1903-90.76	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Old Style	\$8,151	1.60 %	Old Style	\$20,432	1.60 %
Use Code	Exempt	Two Family	\$12,900	1.62 %	One Family	-\$21,397	-4.20 %	One Family	-\$53,634	-4.20 %
Quality	B+	C+	\$68,936	8.66 %	C	\$58,090	11.39 %	B-	\$83,951	6.57 %
Bathrooms And Fixtures	5-1-18	3-0-11	\$36,987	4.64 %	2-1-8	\$39,589	7.76 %	2-1-8	\$99,236	7.76 %
Fireplace	2	0	\$10,556	1.33 %	2	0	0.00 %	2	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Central AC	-\$70,466	-5.51 %
Land Size	14500	15480	-\$6,369	-0.80 %	7564	\$42,421	8.32 %	19800	-\$85,750	-6.71 %
Parking	0	Det-400	-\$15,259	-1.92 %	0	0	0.00 %	0	0	0.00 %
Porch	780	380.05	\$12,053	1.51 %	71.75	\$20,683	4.06 %	690	\$3,442	0.27 %
Wood Deck	0	54	-\$1,235	-0.16 %	130	-\$1,598	-0.31 %	188	-\$5,201	-0.41 %
Location	Religious	MajorHwy	\$78,946	9.91 %	0	0	0.00 %	MajorHwy	\$126,742	9.91 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	11267	-\$11,267	-0.88 %

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<b>Address</b>	145 GLEN AVE SEA CLIFF, NY 11579	46 SEA CLIFF AVE SEA CLIFF, NY 11579	160 EIGHTH AVE SEA CLIFF, NY 11579	120 8TH AVE SEA CLIFF, NY 11579
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 17, 2018	Aug 21, 2017	Sep 25, 2018
Sale Price	N/A	\$2,300,000	\$700,000	\$550,000
adjRate	N/A	1.00000	1.13502	1.00000
Time Adjustment	N/A	\$	\$94,513	\$
Time Adjusted Sale Price	N/A	\$2,300,000	\$794,513	\$550,000
Total % Adjustment	N/A	33.93 %	74.80 %	110.59 %
Total Dollar Adjustment	N/A	\$780,364	\$594,327	\$608,241
Adjusted Sales Price	\$1,845,000	\$3,080,364	\$1,388,839	\$1,158,241
Adj Sales Price / SQFT	\$0.00	\$501.93	\$226.31	\$188.73
Gross \$ Adjustment	N/A	\$1,716,230	\$708,889	\$692,894
# of adjustments	N/A	11	11	10
# of adjustments over 1 %	N/A	10	10	9
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	21097 00070	21096 00040	21089 02330	21115 00020
<b>Address</b>	145 GLEN AVE SEA CLIFF, NY 11579	45 LOCUST AVE SEA CLIFF, NY 11579	137 CARPENTER AVE SEA CLIFF, NY 11579	82 SEA CLIFF AVE SEA CLIFF, NY 11579
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 28, 2017	Aug 31, 2018	Apr 13, 2018
Sale Price	N/A	\$670,000	\$510,000	\$1,235,000
adjRate	N/A	1.18851	1.00000	1.03514
Time Adjustment	N/A	\$126,303	\$	\$43,403
Time Adjusted Sale Price	N/A	\$796,303	\$510,000	\$1,278,403
Total % Adjustment	N/A	95.29 %	101.45 %	65.09 %
Total Dollar Adjustment	N/A	\$758,802	\$517,398	\$832,153
Adjusted Sales Price	\$1,845,000	\$1,555,105	\$1,027,398	\$2,110,556
Adj Sales Price / SQFT	\$0.00	\$253.40	\$167.41	\$343.91
Gross \$ Adjustment	N/A	\$853,920	\$563,387	\$1,284,791
# of adjustments	N/A	12	9	12
# of adjustments over 1 %	N/A	10	8	9

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TENTATIVE