

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	22006 04060	22 A 00830			220080201140			22012 00140		
Address	3 FROST POND RD GLEN COVE, NY 11542	18 WOLFLE ST GLEN COVE, NY 11542			73 FROST POND RD GLEN COVE, NY 11542			8 FOX ST GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1430	2000	-\$46,092	-8.78 %	2040	-\$49,147	-9.27 %	1641	-\$18,920	-3.70 %
Basement	1210	567	\$18,572	3.54 %	41	\$41,916	7.91 %	59	\$39,488	7.72 %
Year Built Depreciation	1989-96.96	1928-92.41	\$25,837	4.92 %	1960-93.95	\$16,971	3.20 %	1954-93.20	\$20,657	4.04 %
Style	Raised Ranch/Hi Ranch	Old Style	\$4,645	0.88 %	Colonial	-\$3,722	-0.70 %	Cape	\$21,198	4.15 %
Quality	C+	C	\$13,206	2.52 %	C-	\$21,478	4.05 %	C+	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-6	\$7,586	1.43 %	2-0-7	0	0.00 %
Fireplace	2	4	-\$6,869	-1.31 %	0	\$7,026	1.33 %	2	0	0.00 %
Ext Wall	Brick	Brick	0	0.00 %	Alum/Vinyl	\$8,933	1.69 %	Brick	0	0.00 %
Heat System	Central AC	Hot Wtr	\$30,626	5.83 %	Central AC	0	0.00 %	Hot Wtr	\$29,832	5.83 %
Land Size	6510	6250	\$2,634	0.50 %	7000	-\$4,701	-0.89 %	7200	-\$6,286	-1.23 %
Parking	0	Det-324	-\$10,528	-2.01 %	Det-672	-\$14,947	-2.82 %	Det-240	-\$6,449	-1.26 %
Porch	20	80	-\$4,875	-0.93 %	0	\$2,160	0.41 %	82	-\$4,879	-0.95 %
Wood Deck	0	0	0	0.00 %	40	-\$633	-0.12 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	22006 04060	22012 00470			22007 00360			22 A 04310		
Address	3 FROST POND RD GLEN COVE, NY 11542	28 NASSAU AVE GLEN COVE, NY 11542			5 DOUGHERTY ST GLEN COVE, NY 11542			34 ELM AVE GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1430	2011	-\$49,486	-8.92 %	1668	-\$18,499	-4.13 %	2050	-\$50,255	-9.39 %
Basement	1210	11	\$45,667	8.23 %	0	\$37,399	8.35 %	0	\$44,657	8.35 %
Year Built Depreciation	1989-96.96	1911-92.41	\$27,314	4.92 %	1923-92.41	\$22,048	4.92 %	1961-94.20	\$15,685	2.93 %
Style	Raised Ranch/Hi Ranch	Old Style	\$4,910	0.88 %	Old Style	\$3,963	0.88 %	Duplex, Triplex	-\$5,450	-1.02 %
Quality	C+	C-	\$22,491	4.05 %	C	\$11,269	2.52 %	C	\$13,456	2.52 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$7,944	1.43 %	2-0-6	\$6,412	1.43 %	2-0-7	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$5,939	1.33 %	0	\$7,092	1.33 %
Ext Wall	Brick	Alum/Vinyl	\$9,355	1.69 %	Alum/Vinyl	\$7,551	1.69 %	Brick	0	0.00 %
Heat System	Central AC	Hot Wtr	\$32,377	5.83 %	Hot Wtr	\$26,135	5.83 %	Forced Air	\$29,201	5.46 %
Land Size	6510	6678	-\$1,734	-0.31 %	5000	\$14,754	3.29 %	6419	\$925	0.17 %
Parking	0	0	0	0.00 %	Det-360	-\$7,897	-1.76 %	0	0	0.00 %
Porch	20	0	\$2,262	0.41 %	132	-\$6,813	-1.52 %	240	-\$12,961	-2.42 %
Wood Deck	0	0	0	0.00 %	110	-\$1,238	-0.28 %	0	0	0.00 %

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Address	3 FROST POND RD GLEN COVE, NY 11542	18 WOLFLE ST GLEN COVE, NY 11542	73 FROST POND RD GLEN COVE, NY 11542	8 FOX ST GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 18, 2018	Jun 08, 2018	Dec 15, 2015
Sale Price	N/A	\$525,000	\$530,000	\$465,000
adjRate	N/A	1.00000	1.00000	1.09974
Time Adjustment	N/A	\$	\$	\$46,378
Time Adjusted Sale Price	N/A	\$525,000	\$530,000	\$511,378
Total % Adjustment	N/A	5.17 %	6.21 %	14.60 %
Total Dollar Adjustment	N/A	\$27,156	\$32,921	\$74,640
Adjusted Sales Price	\$560,000	\$552,156	\$562,921	\$586,019
Adj Sales Price / SQFT	\$0.00	\$386.12	\$393.65	\$409.80
Gross \$ Adjustment	N/A	\$163,884	\$179,221	\$147,709
# of adjustments	N/A	10	12	8
# of adjustments over 1 %	N/A	7	8	7

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 31, 2018	May 21, 2018	Mar 10, 2016
Sale Price	N/A	\$555,000	\$448,000	\$490,000
adjRate	N/A	1.00000	1.00000	1.09172
Time Adjustment	N/A	\$	\$	\$44,945
Time Adjusted Sale Price	N/A	\$555,000	\$448,000	\$534,945
Total % Adjustment	N/A	18.22 %	22.55 %	7.92 %
Total Dollar Adjustment	N/A	\$101,099	\$101,022	\$42,350
Adjusted Sales Price	\$560,000	\$656,099	\$549,022	\$577,295
Adj Sales Price / SQFT	\$0.00	\$458.81	\$383.93	\$403.70
Gross \$ Adjustment	N/A	\$203,539	\$169,918	\$179,682
# of adjustments	N/A	10	13	9
# of adjustments over 1 %	N/A	7	11	8

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TENTATIVE