

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	060530602090	03064 02670			03193 00770			06055 00750		
Address	2 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	400 STONYTOWN RD MANHASSET, NY 11030			145 WOODHILL LN MANHASSET, NY 11030			15 BROOKSIDE DR PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3354	4485	-\$360,677	-13.73 %	2674	\$208,473	12.20 %	3499	-\$37,663	-2.13 %
Attic	499.2	0	-\$55,821	-2.12 %	0	-\$36,297	-2.12 %	0	-\$37,608	-2.12 %
Basement	804	1218	-\$35,901	-1.37 %	994	-\$11,355	-0.66 %	0	\$70,933	4.01 %
Rec Room	416	0	\$57,785	2.20 %	0	\$37,574	2.20 %	1640	-\$67,639	-3.82 %
Year Built Depreciation	1953-92.41	1967-93.62	-\$33,923	-1.29 %	1957-95.34	-\$52,578	-3.08 %	1953-94.78	-\$44,264	-2.50 %
Style	Cape	Split Level	-\$111,783	-4.25 %	Ranch	0	0.00 %	Modified Ranch	\$61,133	3.45 %
Quality	B	B+	-\$76,665	-2.92 %	B	0	0.00 %	C+	\$65,423	3.70 %
Bathrooms And Fixtures	3-1-15	5-1-19	-\$45,222	-1.72 %	3-0-9	\$65,314	3.82 %	3-0-11	\$40,785	2.30 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Brick	Brick	0	0.00 %	Alum/Vinyl	\$45,627	2.67 %	Brick	0	0.00 %
Fireplace	2	2	0	0.00 %	4	-\$33,760	-1.98 %	4	-\$34,979	-1.98 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-440	-\$67,908	-3.84 %
Terrace Or Patio	Pto-209	0	\$39,361	1.50 %	Pto-634	-\$20,430	-1.20 %	0	\$26,518	1.50 %
Porch	Op-185	Op-78	\$31,122	1.18 %	Ep-232	-\$7,497	-0.44 %	0	\$45,753	2.58 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	648	1081	-\$21,859	-0.83 %	0	\$32,678	1.91 %	0	\$33,858	1.91 %
Misc Cost Items	0	26868	-\$26,868	-1.02 %	0	0	0.00 %	0	0	0.00 %
Land Size	43248	52008	-\$55,140	-2.10 %	38070	\$25,238	1.48 %	33600	\$52,134	2.95 %
Location	MajorHwy	MajorHwy	0	0.00 %	0	-\$101,765	-5.96 %	0	-\$105,438	-5.96 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	060530602090	03064 00050			03064 02550			05154 00030		
Address	2 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	5 KNOLLS LN MANHASSET, NY 11030			27 KNOLLS LN MANHASSET, NY 11030			26 HEMLOCK RD MANHASSET, NY 11030		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3354	3822	-\$128,106	-6.42 %	5441	-\$501,331	-21.80 %	3008	\$138,095	5.69 %
Attic	499.2	940.8	\$27,500	1.38 %	1316.4	\$53,690	2.33 %	0	-\$51,576	-2.12 %
Basement	804	40	\$74,526	3.74 %	1037	-\$18,531	-0.81 %	935	-\$11,306	-0.47 %
Rec Room	416	800	-\$29,713	-1.49 %	1868	-\$99,324	-4.32 %	0	\$53,391	2.20 %
Year Built Depreciation	1953-92.41	1951-94.49	-\$43,994	-2.21 %	1955-93.32	-\$22,458	-0.98 %	1957-93.62	-\$31,343	-1.29 %
Style	Cape	Cape	0	0.00 %	Modified Ranch	\$79,438	3.45 %	Split Level	-\$103,282	-4.25 %
Quality	B	A	-\$88,075	-4.42 %	B+	-\$67,116	-2.92 %	B	0	0.00 %
Bathrooms And Fixtures	3-1-15	4-1-15	0	0.00 %	4-1-17	-\$21,048	-0.92 %	4-0-14	\$12,332	0.51 %
Heat System	Central AC	Forced Air	\$44,954	2.25 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Brick	Frame	\$53,275	2.67 %	Frame	\$61,429	2.67 %	Alum/Vinyl	\$64,833	2.67 %
Fireplace	2	6	-\$62,116	-3.11 %	2	0	0.00 %	2	0	0.00 %
Parking	0	Att-504	-\$84,271	-4.22 %	0	0	0.00 %	Att-420	-\$90,045	-3.71 %
Terrace Or Patio	Pto-209	0	\$29,884	1.50 %	0	\$34,459	1.50 %	Pto-200	\$982	0.04 %
Porch	Op-185	Op-55/Ep-18	\$24,787	1.24 %	Op-322	-\$23,215	-1.01 %	Op-36	\$44,887	1.85 %
Canopy	0	0	0	0.00 %	0	0	0.00 %	168	-\$29,029	-1.20 %
Pool	648	0	\$38,156	1.91 %	0	\$43,996	1.91 %	800	-\$7,726	-0.32 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	43248	42680	\$3,035	0.15 %	46730	-\$20,391	-0.89 %	22000	\$196,209	8.08 %
Location	MajorHwy	0	-\$118,823	-5.96 %	MajorHwy	0	0.00 %	0	-\$144,602	-5.96 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 02, 2018			Aug 25, 2017			Jun 26, 2018		
Sale Price	N/A	\$2,600,000			\$1,650,000			\$1,770,000		
adjRate	N/A	1.01048			1.03535			1.00000		
Time Adjustment	N/A	\$27,238			\$58,328			\$		
Time Adjusted Sale Price	N/A	\$2,627,238			\$1,708,328			\$1,770,000		
Total % Adjustment	N/A	-26.48 %			8.85 %			0.06 %		
Total Dollar Adjustment	N/A	-\$695,591			\$151,223			\$1,038		
Adjusted Sales Price	\$1,970,000	\$1,931,646			\$1,859,550			\$1,771,038		
Adj Sales Price / SQFT	\$0.00	\$575.92			\$554.43			\$528.04		
Gross \$ Adjustment	N/A	\$952,129			\$678,585			\$792,035		
# of adjustments	N/A	13			13			15		
# of adjustments over 1 %	N/A	12			11			15		
Sales Comparison										
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Address	2 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	5 KNOLLS LN MANHASSET, NY 11030			27 KNOLLS LN MANHASSET, NY 11030			26 HEMLOCK RD MANHASSET, NY 11030		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 07, 2017			Jun 14, 2018			May 02, 2016		
Sale Price	N/A	\$1,900,000			\$2,300,000			\$2,225,000		
adjRate	N/A	1.04984			1.00000			1.09098		
Time Adjustment	N/A	\$94,692			\$			\$202,435		
Time Adjusted Sale Price	N/A	\$1,994,692			\$2,300,000			\$2,427,435		
Total % Adjustment	N/A	-12.98 %			-21.76 %			1.72 %		
Total Dollar Adjustment	N/A	-\$258,980			-\$500,402			\$41,819		
Adjusted Sales Price	\$1,970,000	\$1,735,712			\$1,799,598			\$2,469,254		
Adj Sales Price / SQFT	\$0.00	\$517.51			\$536.55			\$736.21		
Gross \$ Adjustment	N/A	\$851,215			\$1,046,427			\$979,637		

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# of adjustments	N/A	15	13	15
# of adjustments over 1 %	N/A	14	9	11