

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	23027 00050	23027 00040			22018 01080			23030 00370		
Address	62 TOWN PATH GLEN COVE, NY 11542	60 TOWN PATH GLEN COVE, NY 11542			8 VINE ST GLEN COVE, NY 11542			5 LUONGA LA GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1480	1144	\$30,695	7.31 %	1422	\$5,340	1.10 %	1313	\$14,002	3.33 %
Rec Room	0	600	-\$16,498	-3.93 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1954-90.76	1952-91.32	-\$2,607	-0.62 %	1954-93.20	-\$12,702	-2.62 %	1958-93.70	-\$13,213	-3.15 %
Style	Cape	Ranch	-\$4,438	-1.06 %	Ranch	-\$5,124	-1.06 %	Cape	0	0.00 %
Quality	C	C-	\$6,298	1.50 %	C+	-\$11,900	-2.45 %	C-	\$6,298	1.50 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-0-3	\$32,004	6.60 %	2-0-6	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$5,568	1.33 %
Ext Wall	Mas/Frame	Alum/Vinyl	0	0.00 %	Masonry	-\$8,039	-1.66 %	Mas/Frame	0	0.00 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Hot Wtr	\$24,501	5.83 %
Land Size	8064	8308	-\$1,534	-0.37 %	7500	\$4,337	0.89 %	5000	\$25,386	6.04 %
Parking	Att-260	Att-270	-\$225	-0.05 %	Det-460	-\$2,097	-0.43 %	Att-276	-\$358	-0.09 %
Patio	208	270	-\$680	-0.16 %	0	\$4,643	0.96 %	0	\$4,021	0.96 %
Porch	0	0	0	0.00 %	471.9	-\$19,645	-4.05 %	24	-\$2,015	-0.48 %
Location	SecondarySt	MajorHwy	\$30,336	7.22 %	0	-\$11,875	-2.45 %	0	-\$10,284	-2.45 %
Fronting	0	MajorStrip	\$12,791	3.05 %	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	23027 00050	22001 00590			23040 00050			22007 00470		
Address	62 TOWN PATH GLEN COVE, NY 11542	29 FIRST ST GLEN COVE, NY 11542			10 MERCADANTE PL GLEN COVE, NY 11542			15 DOUGHERTY ST GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1480	1394	\$6,696	1.65 %	1609	-\$10,388	-2.26 %	1354	\$10,856	2.47 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1954-90.76	1967-94.92	-\$17,778	-4.39 %	1952-92.94	-\$10,781	-2.35 %	1938-92.41	-\$7,892	-1.79 %
Style	Cape	Ranch	-\$4,279	-1.06 %	Ranch	-\$4,850	-1.06 %	Bungalow, Cottage	\$7,713	1.75 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C-	\$6,598	1.50 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-0-3	\$30,288	6.60 %	2-0-6	0	0.00 %
Fireplace	2	0	\$5,369	1.33 %	2	0	0.00 %	0	\$5,833	1.33 %
Ext Wall	Mas/Frame	Brick	-\$6,713	-1.66 %	Mas/Frame	0	0.00 %	Composition	0	0.00 %
Heat System	Central AC	Hot Wtr	\$23,626	5.83 %	Forced Air	\$25,055	5.46 %	Steam/Vapor	\$24,463	5.56 %
Land Size	8064	5000	\$24,479	6.04 %	6000	\$16,968	3.70 %	4000	\$39,555	8.99 %
Parking	Att-260	Att-240	\$442	0.11 %	Att-312	-\$1,241	-0.27 %	0	\$7,656	1.74 %
Patio	208	24	\$3,163	0.78 %	0	\$4,394	0.96 %	0	\$4,212	0.96 %
Porch	0	120	-\$7,276	-1.80 %	123	-\$8,392	-1.83 %	15	-\$1,366	-0.31 %
Location	SecondarySt	0	-\$9,917	-2.45 %	0	-\$11,239	-2.45 %	0	-\$10,774	-2.45 %
Fronting	0	0	0	0.00 %	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 27, 2018			Aug 21, 2017			Apr 06, 2017		
Sale Price	N/A	\$420,000			\$485,000			\$420,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$420,000			\$485,000			\$420,000		
Total % Adjustment	N/A	12.89 %			-5.17 %			12.83 %		
Total Dollar Adjustment	N/A	\$54,138			-\$25,060			\$53,906		
Adjusted Sales Price	\$482,000	\$474,138			\$459,940			\$473,906		
Adj Sales Price / SQFT	\$0.00	\$320.36			\$310.77			\$320.21		
Gross \$ Adjustment	N/A	\$106,101			\$117,707			\$105,645		
# of adjustments	N/A	10			11			10		
# of adjustments over 1 %	N/A	6			8			7		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	23027 00050	22001 00590			23040 00050			22007 00470		
Address	62 TOWN PATH GLEN COVE, NY 11542	29 FIRST ST GLEN COVE, NY 11542			10 MERCADANTE PL GLEN COVE, NY 11542			15 DOUGHERTY ST GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 13, 2018			May 03, 2017			Sep 15, 2017		
Sale Price	N/A	\$405,000			\$459,000			\$440,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$405,000			\$459,000			\$440,000		
Total % Adjustment	N/A	4.40 %			6.50 %			19.74 %		
Total Dollar Adjustment	N/A	\$17,813			\$29,817			\$86,854		
Adjusted Sales Price	\$482,000	\$422,813			\$488,817			\$526,854		
Adj Sales Price / SQFT	\$0.00	\$285.68			\$330.28			\$355.98		
Gross \$ Adjustment	N/A	\$109,738			\$123,594			\$126,917		
# of adjustments	N/A	11			10			11		
# of adjustments over 1 %	N/A	9			8			9		

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