

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	22 F0102980	22 F0103810			22 F0103120			22 F0103660		
Address	181 HIGH FARMS RD GLEN HEAD, NY 11545	1 HAMILTON CT GLEN HEAD, NY 11545			25 WEDGEWOOD CT GLEN HEAD, NY 11545			27 EAST WEDGEWOOD CT GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2978	3244	-\$62,666	-4.25 %	3630	-\$136,173	-9.57 %	3535	-\$94,490	-8.34 %
Basement	0	0	0	0.00 %	150	-\$13,181	-0.93 %	182	-\$12,540	-1.11 %
Rec Room	0	341	-\$26,785	-1.82 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1975-95.34	1980-97.24	-\$28,719	-1.95 %	1975-96.44	-\$16,195	-1.14 %	1978-96.97	-\$19,059	-1.68 %
Quality	B	B+	-\$42,981	-2.92 %	B+	-\$41,516	-2.92 %	B+	-\$33,043	-2.92 %
Bathrooms And Fixtures	2-1-9	3-1-12	-\$30,796	-2.09 %	3-1-13	-\$37,912	-2.66 %	3-1-14	-\$36,158	-3.19 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Steam/Vapor	\$50,239	4.44 %
Ext Wall	Brick	Frame	\$39,339	2.67 %	Frame	\$37,998	2.67 %	Frame	\$30,243	2.67 %
Parking	Att-550	Att-441	\$9,940	0.67 %	Att-750	-\$15,101	-1.06 %	Att-598	-\$3,097	-0.27 %
Terrace Or Patio	Pto-352	0	\$29,934	2.03 %	0	\$28,914	2.03 %	0	\$23,013	2.03 %
Porch	Op-252	Op-15	\$41,323	2.81 %	Op-180	\$8,332	0.59 %	Op-341	-\$6,536	-0.58 %
Pool	0	800	-\$32,246	-2.19 %	0	0	0.00 %	0	0	0.00 %
Land Size	43560	45999	-\$14,909	-1.01 %	43560	0	0.00 %	43560	0	0.00 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Fronting	0	0	0	0.00 %	Culdesac	0	0.00 %	Culdesac	0	0.00 %
Section Block	22 F01	22 F01	0	0.00 %	22 F01	0	0.00 %	22 F01	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	22 F0102980	22 E 03270			20100 00070			20 G 05740		
Address	181 HIGH FARMS RD GLEN HEAD, NY 11545	175 HIGH FARMS RD GLEN HEAD, NY 11545			20 WILDWOOD LN GREENVALE, NY 11548			22 EASTVIEW LN GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2978	2592	\$76,627	7.31 %	3059	-\$17,885	-1.35 %	2626	\$90,052	6.60 %
Basement	0	63	-\$4,257	-0.41 %	167	-\$13,511	-1.02 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1975-95.34	1961-94.49	\$9,434	0.90 %	1982-96.17	-\$11,356	-0.86 %	1964-91.15	\$62,791	4.60 %
Quality	B	B-	\$30,886	2.95 %	B	0	0.00 %	A-	-\$48,405	-3.55 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	3-0-10	-\$10,179	-0.77 %	2-1-8	\$11,853	0.87 %
Heat System	Central AC	Hot Wtr	\$49,142	4.69 %	Central AC	0	0.00 %	Forced Air	\$30,745	2.25 %
Ext Wall	Brick	Frame	\$27,999	2.67 %	Mas/Frame	\$35,267	2.67 %	Frame	\$36,435	2.67 %
Parking	Att-550	Att-484	\$4,183	0.40 %	Att-462	\$7,110	0.54 %	Att-441	\$9,207	0.67 %
Terrace Or Patio	Pto-352	Pto-299	\$1,815	0.17 %	Pto-203	\$7,305	0.55 %	Pto-200	\$7,734	0.57 %
Porch	Op-252	Op-177	\$6,436	0.61 %	Op-18/Ep-63	\$22,029	1.67 %	Op-33	\$33,611	2.46 %
Pool	0	0	0	0.00 %	800	-\$28,908	-2.19 %	450	-\$19,305	-1.42 %
Land Size	43560	43560	0	0.00 %	43560	0	0.00 %	48352	-\$26,331	-1.93 %
Location	0	SecondarySt	\$52,295	4.99 %	0	0	0.00 %	0	0	0.00 %
Fronting	0	SecondaryAr tery	\$92,930	8.86 %	0	0	0.00 %	ResidentialSt reet	0	0.00 %
Section Block	22 F01	22 E	-\$115,592	-11.03 %	20 100	-\$274,446	-20.78 %	20 G	-\$283,541	-20.78 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 01, 2018			Jun 27, 2016			Aug 09, 2016		
Sale Price	N/A	\$1,460,000			\$1,225,000			\$975,000		
adjRate	N/A	1.00884			1.16139			1.16139		
Time Adjustment	N/A	\$12,906			\$197,705			\$157,357		
Time Adjusted Sale Price	N/A	\$1,472,906			\$1,422,705			\$1,132,357		
Total % Adjustment	N/A	-8.05 %			-12.99 %			-8.96 %		
Total Dollar Adjustment	N/A	-\$118,565			-\$184,833			-\$101,427		
Adjusted Sales Price	\$1,175,000	\$1,354,341			\$1,237,872			\$1,030,930		
Adj Sales Price / SQFT	\$0.00	\$454.78			\$415.67			\$346.18		
Gross \$ Adjustment	N/A	\$359,638			\$335,322			\$308,418		
# of adjustments	N/A	11			9			10		
# of adjustments over 1 %	N/A	10			7			8		
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Address	181 HIGH FARMS RD GLEN HEAD, NY 11545	175 HIGH FARMS RD GLEN HEAD, NY 11545			20 WILDWOOD LN GREENVALE, NY 11548			22 EASTVIEW LN GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 15, 2017			Jan 14, 2015			Feb 21, 2017		
Sale Price	N/A	\$960,000			\$1,106,000			\$1,185,000		
adjRate	N/A	1.09200			1.19388			1.15122		
Time Adjustment	N/A	\$88,321			\$214,430			\$179,191		
Time Adjusted Sale Price	N/A	\$1,048,321			\$1,320,430			\$1,364,191		
Total % Adjustment	N/A	22.12 %			-21.55 %			-6.98 %		
Total Dollar Adjustment	N/A	\$231,896			-\$284,573			-\$95,154		
Adjusted Sales Price	\$1,175,000	\$1,280,217			\$1,035,857			\$1,269,037		
Adj Sales Price / SQFT	\$0.00	\$429.89			\$347.84			\$426.14		
Gross \$ Adjustment	N/A	\$471,594			\$427,996			\$660,010		
# of adjustments	N/A	12			10			12		
# of adjustments over 1 %	N/A	7			6			9		

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TENTATIVE