

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21012 00270	20046 00010			20046 00020			20045 00010		
Address	40 GLENWOOD RD GLEN HEAD, NY 11545	73 GLENWOOD RD GLEN HEAD, NY 11545			71 GLENWOOD RD GLEN HEAD, NY 11545			91 GLENWOOD RD GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	993	1198	-\$31,819	-5.01 %	1398	-\$51,876	-8.94 %	1776	-\$102,316	-14.72 %
Basement	50	0	\$3,140	0.49 %	0	\$2,868	0.49 %	0	\$3,437	0.49 %
Year Built Depreciation	1953-90.76	1956-91.87	-\$7,735	-1.22 %	1928-90.76	0	0.00 %	1923-90.76	0	0.00 %
Style	Cape	Ranch	-\$6,709	-1.06 %	Old Style	-\$18,158	-3.13 %	Colonial	-\$32,349	-4.65 %
Quality	C	C	0	0.00 %	C-	\$8,697	1.50 %	C+	-\$17,053	-2.45 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Land Size	7370	6250	\$3,306	0.52 %	6250	\$3,019	0.52 %	10000	-\$6,649	-0.96 %
Parking	Att-260	Att-264	-\$136	-0.02 %	Det-400	-\$1,216	-0.21 %	Det-216	\$3,946	0.57 %
Patio	0	0	0	0.00 %	0	0	0.00 %	120	-\$4,567	-0.66 %
Porch	88	0	\$9,221	1.45 %	196	-\$6,243	-1.08 %	32	\$5,714	0.82 %
Wood Deck	0	256	-\$3,160	-0.50 %	0	0	0.00 %	0	0	0.00 %
Location	MajorHwy	MajorHwy	0	0.00 %	MajorHwy	0	0.00 %	MajorHwy	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21012 00270	20033 03680			20083 00400			21215 00220		
Address	40 GLENWOOD RD GLEN HEAD, NY 11545	41 CODY AVE GLEN HEAD, NY 11545			13 UNIVERSITY PL GLEN HEAD, NY 11545			10 PLYMOUTH DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	993	864	\$16,007	3.89 %	1289	-\$38,622	-6.90 %	1068	-\$10,367	-1.97 %
Basement	50	0	\$2,037	0.49 %	0	\$2,769	0.49 %	0	\$2,596	0.49 %
Year Built Depreciation	1953-90.76	1926-90.76	0	0.00 %	1952-92.94	-\$13,153	-2.35 %	1950-92.68	-\$10,886	-2.07 %
Style	Cape	Bungalow, Cottage	\$7,222	1.75 %	Cape	0	0.00 %	Ranch	-\$5,547	-1.06 %
Quality	C	C-	\$6,178	1.50 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-4	-\$13,741	-2.62 %
Fireplace	2	0	\$5,462	1.33 %	0	\$7,424	1.33 %	2	0	0.00 %
Heat System	Hot Wtr	Forced Air	-\$1,460	-0.35 %	Hot Wtr	0	0.00 %	Steam/Vapor	-\$1,359	-0.26 %
Land Size	7370	3120	\$11,308	2.74 %	8400	-\$2,303	-0.41 %	7000	\$852	0.16 %
Parking	Att-260	0	\$7,169	1.74 %	Att-200	\$1,890	0.34 %	Att-209	\$1,496	0.28 %
Patio	0	0	0	0.00 %	33	-\$1,302	-0.23 %	0	0	0.00 %
Porch	88	184.8	-\$4,055	-0.98 %	95.75	-\$532	-0.10 %	115	-\$1,660	-0.32 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	MajorHwy	MajorHwy	0	0.00 %	0	-\$50,511	-9.02 %	0	-\$47,354	-9.02 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21012 00270	20046 00010			20046 00020			20045 00010		
Address	40 GLENWOOD RD GLEN HEAD, NY 11545	73 GLENWOOD RD GLEN HEAD, NY 11545			71 GLENWOOD RD GLEN HEAD, NY 11545			91 GLENWOOD RD GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 02, 2018			Oct 23, 2017			Feb 03, 2017		
Sale Price	N/A	\$635,000			\$580,000			\$695,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$635,000			\$580,000			\$695,000		
Total % Adjustment	N/A	-5.34 %			-10.85 %			-21.56 %		
Total Dollar Adjustment	N/A	-\$33,892			-\$62,908			-\$149,837		
Adjusted Sales Price	\$438,000	\$601,108			\$517,092			\$545,163		
Adj Sales Price / SQFT	\$0.00	\$605.35			\$520.74			\$549.01		
Gross \$ Adjustment	N/A	\$65,225			\$92,077			\$176,031		
# of adjustments	N/A	8			7			8		
# of adjustments over 1 %	N/A	4			4			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21012 00270	20033 03680			20083 00400			21215 00220		
Address	40 GLENWOOD RD GLEN HEAD, NY 11545	41 CODY AVE GLEN HEAD, NY 11545			13 UNIVERSITY PL GLEN HEAD, NY 11545			10 PLYMOUTH DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 13, 2018			Oct 03, 2017			Sep 07, 2018		
Sale Price	N/A	\$412,000			\$560,000			\$525,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$412,000			\$560,000			\$525,000		
Total % Adjustment	N/A	12.10 %			-16.85 %			-16.38 %		
Total Dollar Adjustment	N/A	\$49,869			-\$94,339			-\$85,970		
Adjusted Sales Price	\$438,000	\$461,869			\$465,661			\$439,030		
Adj Sales Price / SQFT	\$0.00	\$465.12			\$468.94			\$442.13		
Gross \$ Adjustment	N/A	\$60,899			\$118,506			\$95,859		
# of adjustments	N/A	9			9			10		
# of adjustments over 1 %	N/A	6			4			5		

Nassau County Comparable Sales Report

TENTATIVE