

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21 H 00340	23030 00370			23030 00200			23040 00050		
Address	76 HAZEL ST GLEN COVE, NY 11542	5 LUONGA LA GLEN COVE, NY 11542			58 EAST AVE GLEN COVE, NY 11542			10 MERCADANTE PL GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2034	1313	\$53,496	12.74 %	2486	-\$36,503	-7.30 %	1609	\$30,436	6.63 %
Year Built Depreciation	1923-90.76	1958-93.70	-\$13,213	-3.15 %	1952-92.94	-\$11,744	-2.35 %	1952-92.94	-\$10,781	-2.35 %
Style	Colonial	Cape	\$20,503	4.88 %	Colonial	0	0.00 %	Ranch	\$17,321	3.77 %
Quality	C-	C-	0	0.00 %	C	-\$7,387	-1.48 %	C	-\$6,781	-1.48 %
Bathrooms And Fixtures	1-0-4	2-0-6	-\$15,410	-3.67 %	2-0-6	-\$18,345	-3.67 %	1-0-3	\$12,336	2.69 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$6,005	-1.31 %
Ext Wall	Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	0	0.00 %
Heat System	Steam/Vapor	Hot Wtr	\$1,090	0.26 %	Forced Air	-\$479	-0.10 %	Forced Air	-\$439	-0.10 %
Land Size	5000	5000	0	0.00 %	5700	-\$7,980	-1.60 %	6000	-\$10,161	-2.21 %
Parking	Det-400	Att-276	\$523	0.12 %	0	\$9,768	1.95 %	Att-312	-\$279	-0.06 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	57.75	24	\$2,322	0.55 %	0	\$5,188	1.04 %	123	-\$3,716	-0.81 %
Wood Deck	0	0	0	0.00 %	872	-\$4,753	-0.95 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21 H 00340	22017 00430			22001 00590			22007 00470		
Address	76 HAZEL ST GLEN COVE, NY 11542	50 FROST POND RD GLEN COVE, NY 11542			29 FIRST ST 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	2034	1415	\$45,982	10.45 %	1394	\$44,160	10.90 %	1354	\$51,883	11.79 %
Year Built Depreciation	1923-90.76	1952-92.94	-\$10,334	-2.35 %	1967-94.92	-\$17,778	-4.39 %	1938-92.41	-\$7,892	-1.79 %
Style	Colonial	Cape	\$21,480	4.88 %	Ranch	\$15,283	3.77 %	Bungalow, Cottage	\$29,569	6.72 %
Quality	C-	C-	0	0.00 %	C	-\$5,983	-1.48 %	C-	0	0.00 %
Bathrooms And Fixtures	1-0-4	1-0-3	\$11,826	2.69 %	2-0-6	-\$14,859	-3.67 %	2-0-6	-\$16,144	-3.67 %
Fireplace	0	2	-\$5,757	-1.31 %	0	0	0.00 %	0	0	0.00 %
Ext Wall	Frame	Alum/Vinyl	0	0.00 %	Brick	-\$6,713	-1.66 %	Composition	0	0.00 %
Heat System	Steam/Vapor	Hot Wtr	\$1,142	0.26 %	Hot Wtr	\$1,051	0.26 %	Steam/Vapor	0	0.00 %
Land Size	5000	5400	-\$4,138	-0.94 %	5000	0	0.00 %	4000	\$12,222	2.78 %
Parking	Det-400	Att-440	-\$2,885	-0.66 %	Att-240	\$1,294	0.32 %	0	\$8,596	1.95 %
Patio	0	0	0	0.00 %	24	-\$708	-0.17 %	0	0	0.00 %
Porch	57.75	46.2	\$773	0.18 %	120	-\$3,149	-0.78 %	15	\$3,185	0.72 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 06, 2017			Apr 19, 2018			May 03, 2017		
Sale Price	N/A	\$420,000			\$500,000			\$459,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$420,000			\$500,000			\$459,000		
Total % Adjustment	N/A	11.74 %			-14.45 %			4.78 %		
Total Dollar Adjustment	N/A	\$49,313			-\$72,233			\$21,931		
Adjusted Sales Price	\$474,000	\$469,313			\$427,767			\$480,931		
Adj Sales Price / SQFT	\$0.00	\$230.73			\$210.31			\$236.45		
Gross \$ Adjustment	N/A	\$106,558			\$102,146			\$98,255		
# of adjustments	N/A	7			9			10		
# of adjustments over 1 %	N/A	4			7			7		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 21, 2016			Aug 13, 2018			Sep 15, 2017		
Sale Price	N/A	\$415,000			\$405,000			\$440,000		
adjRate	N/A	1.06025			1.00000			1.00000		
Time Adjustment	N/A	\$25,004			\$			\$		
Time Adjusted Sale Price	N/A	\$440,004			\$405,000			\$440,000		
Total % Adjustment	N/A	13.20 %			3.11 %			18.50 %		
Total Dollar Adjustment	N/A	\$58,088			\$12,598			\$81,420		
Adjusted Sales Price	\$474,000	\$498,092			\$417,598			\$521,420		
Adj Sales Price / SQFT	\$0.00	\$244.88			\$205.31			\$256.35		
Gross \$ Adjustment	N/A	\$104,317			\$110,978			\$129,491		
# of adjustments	N/A	9			10			7		
# of adjustments over 1 %	N/A	5			6			6		

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TENTATIVE