

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21226 00510	20 G 16570			20 F 10560			21226 00520		
Address	490 GLEN COVE AVE GLEN HEAD, NY 11545	960 GLEN COVE AVE GLEN HEAD, NY 11545			8 OLD FARM CT GLEN HEAD, NY 11545			480 GLEN COVE AVE GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2216	2313	-\$12,071	-1.89 %	2280	-\$9,431	-1.26 %	2277	-\$6,148	-1.20 %
Basement	0	227	-\$13,102	-2.05 %	0	0	0.00 %	0	0	0.00 %
Rec Room	819	0	\$33,495	5.23 %	220	\$25,983	3.46 %	0	\$26,823	5.23 %
Year Built Depreciation	1978-93.95	1994-96.30	-\$15,612	-2.44 %	1981-96.74	-\$21,636	-2.88 %	1978-94.92	-\$5,235	-1.02 %
Style	Colonial	Colonial	0	0.00 %	Splanch	\$9,213	1.23 %	Colonial	0	0.00 %
Quality	B-	C	\$28,967	4.53 %	B	-\$34,432	-4.59 %	B-	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-1-9	0	0.00 %	2-1-8	\$8,188	1.09 %	2-1-9	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Forced Air	-\$1,816	-0.35 %
Land Size	7680	5350	\$7,330	1.15 %	8806	-\$3,225	-0.43 %	7728	-\$101	-0.02 %
Parking	Att-546	Att-252	\$8,670	1.35 %	Att-380	\$5,294	0.71 %	Att-220	\$7,869	1.54 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	27	-\$3,415	-0.53 %	60	-\$7,946	-1.06 %	0	0	0.00 %
Location	MajorHwy	LIRR	-\$15,560	-2.43 %	0	-\$67,649	-9.02 %	MajorHwy	0	0.00 %
Section Block	21 226	20 G	-\$47,655	-7.45 %	20 F	\$16,716	2.23 %	21 226	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21226 00510	21035 05270			20 G 16380			21226 00260		
Address	490 GLEN COVE AVE GLEN HEAD, NY 11545	49 KISSAM LN GLEN HEAD, NY 11545			6NO # GARDEN CT GLEN HEAD, NY 11545			8 TODD CT GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2216	2762	-\$64,164	-9.33 %	2471	-\$37,332	-4.73 %	2503	-\$38,199	-5.27 %
Basement	0	0	0	0.00 %	76	-\$5,829	-0.74 %	339	-\$21,086	-2.91 %
Rec Room	819	657	\$5,494	0.80 %	0	\$41,345	5.23 %	0	\$37,943	5.23 %
Year Built Depreciation	1978-93.95	1956-91.87	\$15,563	2.26 %	1989-96.96	-\$24,512	-3.10 %	1954-93.20	\$5,883	0.81 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Cape	\$35,393	4.88 %
Quality	B-	B-	0	0.00 %	B-	0	0.00 %	C+	\$14,220	1.96 %
Bathrooms And Fixtures	3-0-9	4-1-16	-\$35,547	-5.17 %	2-1-11	-\$14,481	-1.83 %	2-0-6	\$27,613	3.81 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Central AC	-\$43,545	-5.51 %	Hot Wtr	0	0.00 %
Land Size	7680	10815	-\$7,380	-1.07 %	6400	\$4,550	0.58 %	11050	-\$8,752	-1.21 %
Parking	Att-546	0	\$21,149	3.07 %	Att-380	\$5,576	0.71 %	Att-460	\$2,534	0.35 %
Patio	0	300	-\$8,099	-1.18 %	0	0	0.00 %	0	0	0.00 %
Porch	0	16	-\$2,270	-0.33 %	0	0	0.00 %	25	-\$3,609	-0.50 %
Location	MajorHwy	MajorHwy	0	0.00 %	LIRR	-\$19,207	-2.43 %	0	-\$65,394	-9.02 %
Section Block	21 226	21 035	\$14,695	2.14 %	20 G	-\$58,824	-7.45 %	21 226	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 10, 2017			Jun 05, 2017			May 24, 2012		
Sale Price	N/A	\$640,000			\$750,000			\$420,000		
adjRate	N/A	1.00000			1.00000			1.22030		
Time Adjustment	N/A	\$			\$			\$92,527		
Time Adjusted Sale Price	N/A	\$640,000			\$750,000			\$512,527		
Total % Adjustment	N/A	-4.52 %			-10.52 %			4.17 %		
Total Dollar Adjustment	N/A	-\$28,953			-\$78,925			\$21,393		
Adjusted Sales Price	\$665,000	\$611,047			\$671,075			\$533,920		
Adj Sales Price / SQFT	\$0.00	\$275.74			\$302.83			\$240.94		
Gross \$ Adjustment	N/A	\$185,875			\$209,713			\$47,993		
# of adjustments	N/A	10			11			6		
# of adjustments over 1 %	N/A	9			9			4		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 02, 2016			Jul 10, 2018			Oct 23, 2017		
Sale Price	N/A	\$660,000			\$790,000			\$725,000		
adjRate	N/A	1.04254			1.00000			1.00000		
Time Adjustment	N/A	\$28,079			\$			\$		
Time Adjusted Sale Price	N/A	\$688,079			\$790,000			\$725,000		
Total % Adjustment	N/A	-8.80 %			-19.27 %			-1.86 %		
Total Dollar Adjustment	N/A	-\$60,559			-\$152,258			-\$13,454		
Adjusted Sales Price	\$665,000	\$627,520			\$637,742			\$711,546		
Adj Sales Price / SQFT	\$0.00	\$283.18			\$287.79			\$321.09		
Gross \$ Adjustment	N/A	\$174,360			\$255,201			\$260,627		
# of adjustments	N/A	9			10			11		
# of adjustments over 1 %	N/A	7			7			8		

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