

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	01188 00670	01188 00670			01188 00660			01188 00660		
Address	81A HAMPSHIRE RD GREAT NECK, NY 11023	81A HAMPSHIRE RD GREAT NECK, NY 11023			81 HAMPSHIRE RD GREAT NECK, NY 11023			81 HAMPSHIRE RD GREAT NECK, NY 11023		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2666	2666	0	0.00 %	2794	-\$42,389	-2.35 %	2794	-\$41,730	-2.35 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	6	6	0	0.00 %	0	\$717	0.04 %	0	\$706	0.04 %
Rec Room	800	800	0	0.00 %	1038	-\$13,927	-0.77 %	1038	-\$13,710	-0.77 %
Year Built Depreciation	2016-100.00	2016-100.00	0	0.00 %	2016-100.00	0	0.00 %	2016-100.00	0	0.00 %
Quality	A	A	0	0.00 %	A	0	0.00 %	A	0	0.00 %
Bathrooms And Fixtures	4-1-17	4-1-17	0	0.00 %	4-1-17	0	0.00 %	4-1-17	0	0.00 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Brick	Brick	0	0.00 %	Brick	0	0.00 %	Brick	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-171	-\$23,390	-1.30 %	Pto-171	-\$23,027	-1.30 %
Porch	Op-55	Op-55	0	0.00 %	Op-14	\$13,219	0.73 %	Op-14	\$13,013	0.73 %
Land Size	7405	7405	0	0.00 %	7405	0	0.00 %	7405	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	01188 00670	01109 01700			01188 00140			01108 01140		
Address	81A HAMPSHIRE RD GREAT NECK, NY 11023	47 ESSEX RD GREAT NECK, NY 11023			63 HAMPSHIRE RD GREAT NECK, NY 11023			53 COLGATE RD GREAT NECK, NY 11023		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2666	3024	-\$99,649	-6.20 %	1964	\$114,448	11.82 %	2006	\$99,454	11.05 %
Attic	0	0	0	0.00 %	0	0	0.00 %	151.2	\$6,746	0.75 %
Basement	6	98	-\$9,336	-0.58 %	0	\$386	0.04 %	68	-\$3,578	-0.40 %
Rec Room	800	0	\$60,166	3.74 %	400	\$15,336	1.58 %	0	\$33,704	3.74 %
Year Built Depreciation	2016-100.00	2004-100.00	0	0.00 %	1949-90.49	\$101,675	10.50 %	1929-90.49	\$94,533	10.50 %
Quality	A	B+	\$25,168	1.57 %	C+	\$82,148	8.49 %	B	\$41,575	4.62 %
Bathrooms And Fixtures	4-1-17	2-1-10	\$63,853	3.97 %	2-0-6	\$76,953	7.95 %	2-0-7	\$60,609	6.73 %
Heat System	Central AC	Central AC	0	0.00 %	Steam/Vapor	\$42,947	4.44 %	Steam/Vapor	\$39,930	4.44 %
Ext Wall	Brick	Stucco	\$42,910	2.67 %	Brick	0	0.00 %	Stucco	\$24,038	2.67 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-342	-\$16,977	-1.89 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-55	0	\$16,843	1.05 %	Op-270	-\$20,881	-2.16 %	0	\$9,435	1.05 %
Land Size	7405	5000	\$74,222	4.62 %	8000	-\$20,842	-2.15 %	5000	\$41,578	4.62 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	01188 00670	01188 00670	01188 00660	01188 00660
Address	81A HAMPSHIRE RD GREAT NECK, NY 11023	81A HAMPSHIRE RD GREAT NECK, NY 11023	81 HAMPSHIRE RD GREAT NECK, NY 11023	81 HAMPSHIRE RD GREAT NECK, NY 11023
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 31, 2017	Aug 03, 2018	Mar 31, 2017
Sale Price	N/A	\$1,625,000	\$1,800,000	\$1,675,000
adjRate	N/A	1.05791	1.00000	1.05791
Time Adjustment	N/A	\$94,102	\$	\$96,998
Time Adjusted Sale Price	N/A	\$1,719,102	\$1,800,000	\$1,771,998
Total % Adjustment	N/A	0.00 %	-3.65 %	-3.65 %
Total Dollar Adjustment	N/A	\$	-\$65,771	-\$64,747
Adjusted Sales Price	\$1,514,000	\$1,719,102	\$1,734,229	\$1,707,250
Adj Sales Price / SQFT	\$0.00	\$644.82	\$650.50	\$640.38
Gross \$ Adjustment	N/A	\$	\$93,642	\$92,185
# of adjustments	N/A	0	5	5
# of adjustments over 1 %	N/A	0	2	2

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	01188 00670	01109 01700	01188 00140	01108 01140
Address	81A HAMPSHIRE RD GREAT NECK, NY 11023	47 ESSEX RD GREAT NECK, NY 11023	63 HAMPSHIRE RD GREAT NECK, NY 11023	53 COLGATE RD GREAT NECK, NY 11023
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 26, 2014	Jun 22, 2018	Jul 27, 2018
Sale Price	N/A	\$1,240,000	\$968,000	\$900,000
adjRate	N/A	1.29566	1.00000	1.00000
Time Adjustment	N/A	\$366,612	\$	\$
Time Adjusted Sale Price	N/A	\$1,606,612	\$968,000	\$900,000
Total % Adjustment	N/A	10.84 %	40.51 %	47.89 %
Total Dollar Adjustment	N/A	\$174,177	\$392,169	\$431,046
Adjusted Sales Price	\$1,514,000	\$1,780,789	\$1,360,169	\$1,331,046
Adj Sales Price / SQFT	\$0.00	\$667.96	\$510.19	\$499.27
Gross \$ Adjustment	N/A	\$392,147	\$475,617	\$472,156
# of adjustments	N/A	8	9	12
# of adjustments over 1 %	N/A	7	8	10

Nassau County Comparable Sales Report

TENTATIVE