

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	20 G 16300	20 L 06740			22 F0206610			20 L 10420		
Address	77 MCCOUNS LN OLD BROOKVILLE, NY	2 EDSON LN GLEN HEAD, NY 11545			5 POUND HOLLOW RD GLEN HEAD, NY 11545			35 HOAGLANDS LAND GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3805	4374	-\$115,139	-6.84 %	3751	\$14,225	0.73 %	4787	-\$297,332	-11.01 %
Attic	0	0	0	0.00 %	1064.8	\$76,496	3.92 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	892	-\$105,563	-3.91 %
Year Built Depreciation	1983-93.32	1961-92.71	\$10,977	0.65 %	1982-96.17	-\$57,832	-2.96 %	1937-90.49	\$84,252	3.12 %
Style	Colonial	Colonial	0	0.00 %	Cape	0	0.00 %	Colonial	0	0.00 %
Quality	A+	A-	\$53,718	3.19 %	A	\$44,141	2.26 %	A+	0	0.00 %
Bathrooms And Fixtures	3-1-14	4-1-15	-\$8,512	-0.51 %	3-0-10	\$48,825	2.50 %	6-1-20	-\$69,815	-2.59 %
Fireplace	4	5	-\$10,786	-0.64 %	4	0	0.00 %	4	0	0.00 %
Parking	Att-528	Att-462	\$6,871	0.41 %	Att-825	-\$30,067	-1.54 %	Att-662	-\$20,189	-0.75 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-66	-\$20,065	-1.19 %	Op-173/Ep-25	-\$51,556	-2.64 %	Op-80	-\$37,607	-1.39 %
Pool	0	760	-\$35,536	-2.11 %	648	-\$36,626	-1.88 %	720	-\$54,781	-2.03 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	90605	87120	\$12,380	0.74 %	93218	-\$10,333	-0.53 %	85378	\$30,127	1.12 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	20 G 16300	22 H 10300			22 F0206470			20 L 07710		
Address	77 MCCOUNS LN OLD BROOKVILLE, NY	87 CHICKEN VALLEY RD OLD BROOKVILLE, NY 11545			15 PHEASANT HILL LN GLEN HEAD, NY 11545			5 CARLISLE DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3805	4328	-\$125,785	-6.34 %	3880	-\$19,607	-0.99 %	3957	-\$32,045	-1.97 %
Attic	0	281.6	\$26,299	1.32 %	0	0	0.00 %	0	0	0.00 %
Basement	0	98	-\$12,324	-0.62 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1983-93.32	1987-95.90	-\$53,356	-2.69 %	1968-93.62	-\$6,315	-0.32 %	1986-97.24	-\$65,533	-4.03 %
Style	Colonial	Colonial	0	0.00 %	Ranch	0	0.00 %	Contemporary	\$212,485	13.07 %
Quality	A+	A+	0	0.00 %	A	\$44,937	2.26 %	A+	0	0.00 %
Bathrooms And Fixtures	3-1-14	4-1-17	-\$28,113	-1.42 %	3-1-14	0	0.00 %	3-1-13	\$8,875	0.55 %
Fireplace	4	5	-\$12,717	-0.64 %	2	\$40,049	2.02 %	2	\$32,780	2.02 %
Parking	Att-528	Att-704	-\$19,121	-0.96 %	Att-441	\$10,812	0.54 %	Att-567	-\$3,707	-0.23 %
Terrace Or Patio	0	0	0	0.00 %	Pto-4026	-\$99,623	-5.01 %	0	0	0.00 %
Porch	0	Op-70/Ep-209	-\$64,878	-3.27 %	Op-84	-\$28,757	-1.45 %	Op-14	-\$5,052	-0.31 %
Pool	0	0	0	0.00 %	1056	-\$52,678	-2.65 %	800	-\$35,597	-2.19 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	24664	-\$24,664	-1.52 %
Land Size	90605	90439	\$680	0.03 %	87120	\$14,604	0.74 %	87120	\$11,953	0.74 %
Location	0	MajorHwy	\$125,766	6.33 %	0	0	0.00 %	0	0	0.00 %

# Nassau County Comparable Sales Report

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	20 G 16300	20 L 06740			22 F0206610			20 L 10420		
Address	77 MCCOUNS LN OLD BROOKVILLE, NY	2 EDSON LN GLEN HEAD, NY 11545			5 POUND HOLLOW RD GLEN HEAD, NY 11545			35 HOAGLANDS LAND GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 28, 2016			Feb 10, 2017			Aug 08, 2018		
Sale Price	N/A	\$1,450,000			\$1,695,000			\$2,700,000		
adjRate	N/A	1.16139			1.15122			1.00000		
Time Adjustment	N/A	\$234,018			\$256,311			\$		
Time Adjusted Sale Price	N/A	\$1,684,018			\$1,951,311			\$2,700,000		
Total % Adjustment	N/A	-6.30 %			-0.14 %			-17.44 %		
Total Dollar Adjustment	N/A	-\$106,091			-\$2,727			-\$470,908		
Adjusted Sales Price	\$1,964,000	\$1,577,928			\$1,948,584			\$2,229,092		
Adj Sales Price / SQFT	\$0.00	\$414.70			\$512.11			\$585.83		
Gross \$ Adjustment	N/A	\$273,984			\$370,100			\$699,667		
# of adjustments	N/A	9			9			8		
# of adjustments over 1 %	N/A	4			7			7		

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	20 G 16300	22 H 10300			22 F0206470			20 L 07710		
Address	77 MCCOUNS LN OLD BROOKVILLE, NY	87 CHICKEN VALLEY RD OLD BROOKVILLE, NY 11545			15 PHEASANT HILL LN GLEN HEAD, NY 11545			5 CARLISLE DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 03, 2018			Aug 10, 2015			Sep 16, 2016		
Sale Price	N/A	\$1,900,000			\$1,700,000			\$1,400,000		
adjRate	N/A	1.04499			1.16853			1.16139		
Time Adjustment	N/A	\$85,477			\$286,508			\$225,949		
Time Adjusted Sale Price	N/A	\$1,985,477			\$1,986,508			\$1,625,949		
Total % Adjustment	N/A	-8.24 %			-4.86 %			6.12 %		
Total Dollar Adjustment	N/A	-\$163,549			-\$96,579			\$99,493		
Adjusted Sales Price	\$1,964,000	\$1,821,928			\$1,889,928			\$1,725,442		
Adj Sales Price / SQFT	\$0.00	\$478.82			\$496.70			\$453.47		
Gross \$ Adjustment	N/A	\$469,040			\$317,381			\$432,691		
# of adjustments	N/A	10			9			10		
# of adjustments over 1 %	N/A	6			5			6		

# Nassau County Comparable Sales Report

TENTATIVE