

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	30063 00130	30062 00090			30062 00020			30069 00020		
Address	12 DRIFTWOOD DR GLEN COVE, NY 11542	8 KIRKWOOD DR GLEN COVE, NY 11542			11 DRIFTWOOD DR GLEN COVE, NY 11542			5 HILLDALE RD GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1346	1354	-\$999	-0.16 %	1354	-\$740	-0.16 %	1365	-\$2,514	-0.38 %
Basement	337	308	\$1,367	0.22 %	337	0	0.00 %	308	\$1,456	0.22 %
Year Built Depreciation	1954-92.41	1956-93.45	-\$6,844	-1.11 %	1954-93.20	-\$3,833	-0.84 %	1958-93.70	-\$9,033	-1.38 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Fireplace	2	0	\$8,166	1.33 %	0	\$6,045	1.33 %	0	\$8,696	1.33 %
Heat System	Central AC	Central AC	0	0.00 %	Hot Wtr	\$26,601	5.83 %	Central AC	0	0.00 %
Land Size	6500	6500	0	0.00 %	6500	0	0.00 %	12870	-\$52,770	-8.05 %
Patio	0	0	0	0.00 %	0	0	0.00 %	192	-\$5,915	-0.90 %
Porch	42	0	\$4,884	0.79 %	230	-\$9,017	-1.98 %	0	\$5,201	0.79 %
Wood Deck	550	0	\$4,752	0.77 %	0	\$3,518	0.77 %	0	\$5,060	0.77 %
Pool	540	0	\$21,593	3.51 %	0	\$15,985	3.51 %	0	\$22,994	3.51 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	30063 00130	30060 00030			30062 00070			30060 00060		
Address	12 DRIFTWOOD DR GLEN COVE, NY 11542	21 KIRKWOOD DR GLEN COVE, NY 11542			5 BROOKDALE RD GLEN COVE, NY 11542			27 KIRKWOOD DR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1346	1346	0	0.00 %	1354	-\$787	-0.16 %	1263	\$10,082	1.76 %
Basement	337	348	-\$480	-0.08 %	337	0	0.00 %	289	\$2,123	0.37 %
Year Built Depreciation	1954-92.41	1956-93.45	-\$6,444	-1.11 %	1954-93.20	-\$4,080	-0.84 %	1958-93.70	-\$7,895	-1.38 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-7	-\$8,089	-1.41 %
Fireplace	2	0	\$7,689	1.33 %	0	\$6,435	1.33 %	2	0	0.00 %
Heat System	Central AC	Hot Wtr	\$33,835	5.83 %	Hot Wtr	\$28,317	5.83 %	Central AC	0	0.00 %
Land Size	6500	6700	-\$2,154	-0.37 %	7500	-\$8,454	-1.74 %	7200	-\$7,154	-1.25 %
Patio	0	240	-\$6,000	-1.03 %	0	0	0.00 %	315	-\$6,933	-1.21 %
Porch	42	0	\$4,599	0.79 %	0	\$3,849	0.79 %	40	\$186	0.03 %
Wood Deck	550	192	\$2,062	0.36 %	0	\$3,745	0.77 %	0	\$4,423	0.77 %
Pool	540	0	\$20,332	3.51 %	0	\$17,016	3.51 %	0	\$20,096	3.51 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 11, 2015			Nov 18, 2016			May 29, 2018		
Sale Price	N/A	\$520,000			\$410,000			\$649,000		
adjRate	N/A	1.18456			1.11217			1.01069		
Time Adjustment	N/A	\$95,971			\$45,991			\$6,937		
Time Adjusted Sale Price	N/A	\$615,971			\$455,991			\$655,937		
Total % Adjustment	N/A	5.34 %			8.46 %			-4.09 %		
Total Dollar Adjustment	N/A	\$32,919			\$38,559			-\$26,825		
Adjusted Sales Price	\$562,000	\$648,890			\$494,551			\$629,111		
Adj Sales Price / SQFT	\$0.00	\$482.09			\$367.42			\$467.39		
Gross \$ Adjustment	N/A	\$48,605			\$65,738			\$113,639		
# of adjustments	N/A	7			7			9		
# of adjustments over 1 %	N/A	3			4			4		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 18, 2018			Jun 06, 2016			Sep 12, 2016		
Sale Price	N/A	\$580,000			\$425,000			\$510,000		
adjRate	N/A	1.00000			1.14213			1.12406		
Time Adjustment	N/A	\$			\$60,406			\$63,272		
Time Adjusted Sale Price	N/A	\$580,000			\$485,406			\$573,272		
Total % Adjustment	N/A	9.21 %			9.48 %			1.19 %		
Total Dollar Adjustment	N/A	\$53,438			\$46,040			\$6,840		
Adjusted Sales Price	\$562,000	\$633,438			\$531,445			\$580,111		
Adj Sales Price / SQFT	\$0.00	\$470.61			\$394.83			\$430.99		
Gross \$ Adjustment	N/A	\$83,596			\$72,683			\$66,981		
# of adjustments	N/A	9			8			9		
# of adjustments over 1 %	N/A	5			4			6		

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