

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	18 C 1295B	18003 00070			18 C 12290			18005 00190		
Address	1985-1 CEDAR SWAMP RD GLEN HEAD, NY 11545	24 TAPPENTOWN LN GLEN HEAD, NY 11545			25 BROOKVILLE RD GLEN HEAD, NY 11545			23 GLENBY LN GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4296	4970	-\$124,922	-7.14 %	4323	-\$5,642	-0.32 %	5256	-\$224,055	-9.74 %
Attic	0	0	0	0.00 %	0	0	0.00 %	278.4	\$30,156	1.31 %
Basement	2251	10	\$141,688	8.10 %	290	\$112,698	6.35 %	250	\$151,168	6.57 %
Rec Room	0	336	-\$31,422	-1.80 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1959-94.20	1955-94.49	-\$5,350	-0.31 %	1997-100.00	-\$102,905	-5.80 %	1979-97.76	-\$83,664	-3.64 %
Style	Split Level	Colonial	\$77,767	4.44 %	Contemporary	\$183,795	10.35 %	Colonial	\$102,208	4.44 %
Quality	A-	A	-\$15,735	-0.90 %	A	-\$15,959	-0.90 %	A	-\$20,680	-0.90 %
Bathrooms And Fixtures	3-1-15	3-1-12	\$28,919	1.65 %	3-1-13	\$18,755	1.06 %	3-1-15	0	0.00 %
Ext Wall	Masonry	Frame	\$46,740	2.67 %	Stucco	\$47,407	2.67 %	Brick	0	0.00 %
Fireplace	5	6	-\$9,164	-0.52 %	2	\$47,458	2.67 %	2	\$61,495	2.67 %
Parking	Att-1176	Att-420	\$65,358	3.73 %	Att-802	\$27,534	1.55 %	Att-696	\$47,831	2.08 %
Terrace Or Patio	Ter-1548/Pto-50	0	\$162,163	9.27 %	Ter-960/Pto-707	-\$8,421	-0.47 %	0	\$213,129	9.27 %
Porch	Op-167	Op-242	-\$11,019	-0.63 %	0	\$42,956	2.42 %	Op-271	-\$19,229	-0.84 %
Pool	1188	840	\$10,788	0.62 %	720	\$15,281	0.86 %	640	\$23,809	1.04 %
Land Size	74488	87991	-\$36,518	-2.09 %	113940	-\$92,976	-5.24 %	87120	-\$45,158	-1.96 %
Location	SecondarySt / MajorHwy	0	-\$182,444	-10.43 %	MajorHwy	-\$84,338	-4.75 %	0	-\$239,783	-10.43 %
Fronting	PrivateRoad	ResidentialStreet	\$40,738	2.33 %	PrivateRoad	0	0.00 %	ResidentialStreet	\$53,541	2.33 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	18 C 1295B	18005 00180			18003 00070			18005 00140		
Address	1985-1 CEDAR SWAMP RD GLEN HEAD, NY 11545	25 GLENBY LN GLEN HEAD, NY 11545			24 TAPPENTOWN LN GLEN HEAD, NY 11545			19 GLENBY LN GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4296	3773	\$126,090	6.82 %	5938	-\$297,284	-15.17 %	3713	\$112,511	7.69 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	2251	398	\$106,896	5.78 %	10	\$158,691	8.10 %	0	\$119,459	8.17 %
Rec Room	0	996	-\$78,228	-4.23 %	336	-\$35,193	-1.80 %	1226	-\$71,398	-4.88 %
Year Built Depreciation	1959-94.20	1986-100.00	-\$107,195	-5.80 %	1955-94.49	-\$5,993	-0.31 %	1971-96.71	-\$37,889	-2.59 %
Style	Split Level	Colonial	\$82,167	4.44 %	Colonial	\$87,099	4.44 %	Colonial	\$64,991	4.44 %
Quality	A-	A-	0	0.00 %	A	-\$17,623	-0.90 %	B+	\$9,555	0.65 %
Bathrooms And Fixtures	3-1-15	5-0-17	-\$16,920	-0.92 %	4-1-15	0	0.00 %	3-1-13	\$15,453	1.06 %
Ext Wall	Masonry	Mas/Frame	\$49,384	2.67 %	Frame	\$52,349	2.67 %	Frame	\$39,061	2.67 %
Fireplace	5	4	\$11,919	0.64 %	6	-\$10,263	-0.52 %	3	\$21,672	1.48 %
Parking	Att-1176	Att-925	\$18,366	0.99 %	Att-528	\$59,392	3.03 %	Att-594	\$38,581	2.64 %
Terrace Or Patio	Ter-1548/Pto-50	Pto-1613	\$94,247	5.10 %	0	\$181,623	9.27 %	0	\$135,522	9.27 %
Porch	Op-167	Op-30	\$33,245	1.80 %	Op-114/Ep-128	-\$12,790	-0.65 %	Ep-98	\$10,590	0.72 %
Pool	1188	928	\$8,295	0.45 %	840	\$12,082	0.62 %	648	\$14,878	1.02 %
Land Size	74488	87120	-\$36,303	-1.96 %	87991	-\$40,901	-2.09 %	87991	-\$30,519	-2.09 %
Location	SecondarySt / MajorHwy	0	-\$192,765	-10.43 %	0	-\$204,337	-10.43 %	0	-\$152,471	-10.43 %
Fronting	PrivateRoad	ResidentialStreet	\$43,042	2.33 %	ResidentialStreet	\$45,626	2.33 %	ResidentialStreet	\$34,045	2.33 %

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Parcel ID #	18 C 1295B	18003 00070	18 C 12290	18005 00190
Address	1985-1 CEDAR SWAMP RD GLEN HEAD, NY 11545	24 TAPPENTOWN LN GLEN HEAD, NY 11545	25 BROOKVILLE RD GLEN HEAD, NY 11545	23 GLENBY LN GLEN HEAD, NY 11545
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 10, 2017	Sep 21, 2018	Oct 18, 2017
Sale Price	N/A	\$1,750,000	\$1,775,000	\$2,300,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$1,750,000	\$1,775,000	\$2,300,000
Total % Adjustment	N/A	9.00 %	10.46 %	2.21 %
Total Dollar Adjustment	N/A	\$157,586	\$185,643	\$50,768
Adjusted Sales Price	\$1,907,000	\$1,907,586	\$1,960,643	\$2,350,768
Adj Sales Price / SQFT	\$0.00	\$444.04	\$456.39	\$547.20
Gross \$ Adjustment	N/A	\$990,735	\$806,126	\$1,315,907
# of adjustments	N/A	16	14	14
# of adjustments over 1 %	N/A	11	10	12
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	18 C 1295B	18005 00180	18003 00070	18005 00140
Address	1985-1 CEDAR SWAMP RD GLEN HEAD, NY 11545	25 GLENBY LN GLEN HEAD, NY 11545	24 TAPPENTOWN LN GLEN HEAD, NY 11545	19 GLENBY LN GLEN HEAD, NY 11545
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 25, 2018	Aug 20, 2018	Feb 02, 2017
Sale Price	N/A	\$1,849,000	\$1,960,000	\$1,462,500
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$1,849,000	\$1,960,000	\$1,462,500
Total % Adjustment	N/A	7.69 %	-1.40 %	22.16 %
Total Dollar Adjustment	N/A	\$142,240	-\$27,521	\$324,043
Adjusted Sales Price	\$1,907,000	\$1,991,240	\$1,932,479	\$1,786,543
Adj Sales Price / SQFT	\$0.00	\$463.51	\$449.83	\$415.86
Gross \$ Adjustment	N/A	\$1,005,063	\$1,221,245	\$908,596

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# of adjustments	N/A	15	15	16
# of adjustments over 1 %	N/A	11	10	14

TENTATIVE