

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	02223 04040	02217 00510			02352 00430			02225 01080		
Address	36 BEVERLY RD GREAT NECK, NY 11021	19 ARLEIGH RD GREAT NECK, NY 11021			6 SUTTON CT GREAT NECK, NY 11021			45 BEVERLY RD GREAT NECK, NY 11021		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4907	4768	\$33,098	1.47 %	4754	\$48,389	1.62 %	5003	-\$22,611	-0.98 %
Attic	351	283.2	-\$6,136	-0.27 %	0	-\$47,201	-1.58 %	0	-\$36,530	-1.58 %
Basement	0	0	0	0.00 %	229	-\$40,669	-1.36 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	959	-\$122,814	-4.12 %	1419	-\$124,049	-5.38 %
Year Built Depreciation	1915-93.62	1922-93.62	0	0.00 %	2016-100.00	-\$190,358	-6.38 %	1949-93.62	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	A	A+	-\$300,657	-13.36 %	A	0	0.00 %	A-	\$20,938	0.91 %
Bathrooms And Fixtures	2-2-10	3-1-13	-\$42,944	-1.91 %	5-1-19	-\$137,316	-4.61 %	5-1-23	-\$136,951	-5.93 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	4	6	-\$26,118	-1.16 %	3	\$24,805	0.83 %	2	\$46,526	2.02 %
Parking	0	0	0	0.00 %	Att-440	-\$114,404	-3.84 %	Det-462	-\$54,429	-2.36 %
Terrace Or Patio	Pto-375	Ter-135	\$10,623	0.47 %	0	\$62,702	2.10 %	Pto-639	-\$14,235	-0.62 %
Porch	Op-50	Op-100	-\$15,879	-0.71 %	Op-51	-\$491	-0.02 %	Op-36	\$5,585	0.24 %
Pool	800	0	\$50,361	2.24 %	0	\$66,743	2.24 %	0	\$51,654	2.24 %
Land Size	12900	13200	-\$5,559	-0.25 %	12780	\$3,000	0.10 %	18750	-\$91,014	-3.94 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	02223 04040	02217 00570			02227 02020			02218 00590		
Address	36 BEVERLY RD GREAT NECK, NY 11021	21 ARLEIGH RD GREAT NECK, NY 11020			77 BEVERLY RD GREAT NECK, NY 11021			21 BEVERLY RD GREAT NECK, NY 11021		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4907	3356	\$351,385	21.30 %	4887	\$3,211	0.21 %	3775	\$236,374	14.26 %
Attic	351	208	-\$9,762	-0.59 %	192	-\$10,229	-0.66 %	263.2	-\$5,898	-0.36 %
Basement	0	38	-\$4,093	-0.25 %	28	-\$2,840	-0.18 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1915-93.62	1923-93.62	0	0.00 %	1929-93.62	0	0.00 %	1915-93.62	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Old Style	\$132,743	8.59 %	Colonial	0	0.00 %
Quality	A	A	0	0.00 %	A-	\$14,021	0.91 %	A-	\$15,043	0.91 %
Bathrooms And Fixtures	2-2-10	4-1-15	-\$48,415	-2.93 %	4-1-17	-\$59,074	-3.82 %	3-1-12	-\$22,055	-1.33 %
Heat System	Central AC	Central AC	0	0.00 %	Hot Wtr	\$72,444	4.69 %	Hot Wtr	\$77,721	4.69 %
Fireplace	4	2	\$33,265	2.02 %	2	\$31,156	2.02 %	3	\$13,792	0.83 %
Parking	0	Att-272	-\$43,949	-2.66 %	0	0	0.00 %	Att-400	-\$59,344	-3.58 %
Terrace Or Patio	Pto-375	0	\$34,696	2.10 %	0	\$32,497	2.10 %	0	\$34,864	2.10 %
Porch	Op-50	0	\$15,942	0.97 %	Ep-24	\$6,940	0.45 %	Op-40	\$2,828	0.17 %
Pool	800	0	\$36,932	2.24 %	0	\$34,591	2.24 %	0	\$37,111	2.24 %
Land Size	12900	11000	\$28,530	1.73 %	16625	-\$41,611	-2.69 %	20584	-\$81,299	-4.90 %

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<b>Address</b>	36 BEVERLY RD GREAT NECK, NY 11021	19 ARLEIGH RD GREAT NECK, NY 11021	6 SUTTON CT GREAT NECK, NY 11021	45 BEVERLY RD GREAT NECK, NY 11021
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Apr 10, 2018	Sep 06, 2017	Dec 01, 2016
<b>Sale Price</b>	N/A	\$2,250,000	\$2,981,880	\$2,290,000
<b>adjRate</b>	N/A	1.00000	1.00000	1.00776
<b>Time Adjustment</b>	N/A	\$	\$	\$17,770
<b>Time Adjusted Sale Price</b>	N/A	\$2,250,000	\$2,981,880	\$2,307,770
<b>Total % Adjustment</b>	N/A	-13.48 %	-15.01 %	-15.39 %
<b>Total Dollar Adjustment</b>	N/A	-\$303,210	-\$447,614	-\$355,116
<b>Adjusted Sales Price</b>	\$1,932,000	\$1,946,790	\$2,534,266	\$1,952,654
<b>Adj Sales Price / SQFT</b>	\$0.00	\$396.74	\$516.46	\$397.93
<b>Gross \$ Adjustment</b>	N/A	\$491,374	\$858,891	\$604,523
<b># of adjustments</b>	N/A	9	12	11
<b># of adjustments over 1 %</b>	N/A	5	9	7

## Sales Comparison

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<b>Parcel ID #</b>	02223 04040	02217 00570	02227 02020	02218 00590
<b>Address</b>	36 BEVERLY RD GREAT NECK, NY 11021	21 ARLEIGH RD GREAT NECK, NY 11020	77 BEVERLY RD GREAT NECK, NY 11021	21 BEVERLY RD GREAT NECK, NY 11021
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Oct 12, 2018	Oct 07, 2016	Nov 02, 2017
<b>Sale Price</b>	N/A	\$1,650,000	\$1,510,000	\$1,658,000
<b>adjRate</b>	N/A	1.00000	1.02346	1.00000
<b>Time Adjustment</b>	N/A	\$	\$35,426	\$
<b>Time Adjusted Sale Price</b>	N/A	\$1,650,000	\$1,545,426	\$1,658,000
<b>Total % Adjustment</b>	N/A	23.91 %	13.84 %	15.03 %
<b>Total Dollar Adjustment</b>	N/A	\$394,531	\$213,850	\$249,137
<b>Adjusted Sales Price</b>	\$1,932,000	\$2,044,531	\$1,759,276	\$1,907,137
<b>Adj Sales Price / SQFT</b>	\$0.00	\$416.66	\$358.52	\$388.66
<b>Gross \$ Adjustment</b>	N/A	\$606,968	\$441,357	\$586,330
<b># of adjustments</b>	N/A	10	12	11
<b># of adjustments over 1 %</b>	N/A	7	7	7

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TENTATIVE