

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21 N0100570	21206 0394A			21255 00010			21206 0385A		
Address	52 VALENTINE AVE GLEN COVE, NY 11542	30 KNOTT DR GLEN COVE, NY 11542			60 KNOTT DR GLEN COVE, NY 11542			44 KNOTT DR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3680	2743	\$153,470	13.95 %	2721	\$91,906	14.36 %	2798	\$101,016	12.95 %
Basement	432	284	\$12,200	1.11 %	284	\$7,098	1.11 %	567	-\$7,073	-0.91 %
Rec Room	0	510	-\$37,981	-3.45 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1930-90.76	1968-94.92	-\$48,285	-4.39 %	1968-93.45	-\$18,462	-2.88 %	1968-94.92	-\$34,238	-4.39 %
Style	Old Style	Colonial	-\$17,304	-1.57 %	Splanch	-\$2,330	-0.36 %	Splanch	-\$2,839	-0.36 %
Quality	C-	C+	-\$42,842	-3.89 %	C+	-\$24,926	-3.89 %	C+	-\$30,379	-3.89 %
Bathrooms And Fixtures	2-0-6	2-1-9	-\$40,359	-3.67 %	2-1-8	-\$16,751	-2.62 %	2-1-9	-\$28,618	-3.67 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Heat System	Central AC	Central AC	0	0.00 %	Hot Wtr	\$37,335	5.83 %	Hot Wtr	\$45,502	5.83 %
Land Size	15409	5330	\$45,015	4.09 %	8544	\$48,059	7.51 %	6210	\$66,220	8.49 %
Parking	Det-414	Att-462	-\$7,660	-0.70 %	Att-462	-\$4,456	-0.70 %	Att-924	-\$17,653	-2.26 %
Patio	100	1054	-\$17,050	-1.55 %	0	\$3,705	0.58 %	0	\$4,516	0.58 %
Porch	416	224	\$12,594	1.14 %	37.8	\$20,547	3.21 %	72	\$20,927	2.68 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	480	1800	-\$39,904	-3.63 %	0	\$20,676	3.23 %	0	\$25,199	3.23 %
Living Area Bldg2	0	0	0	0.00 %	0	0	0.00 %	2798	-\$7,209	-0.92 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21 N0100570	21246 00180			21246 00150			21245 00110		
Address	52 VALENTINE AVE GLEN COVE, NY 11542	20 DOXEY DR GLEN COVE, NY 11542			21 ELDRIDGE PL GLEN COVE, NY 11542			50 ROBINSON AVE GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3680	1745	\$165,218	33.93 %	1745	\$189,984	33.93 %	1427	\$224,170	41.51 %
Basement	432	0	\$18,006	3.70 %	0	\$20,705	3.70 %	480	-\$1,797	-0.33 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1930-90.76	1958-92.15	-\$7,346	-1.51 %	1962-92.68	-\$11,612	-2.07 %	1958-92.15	-\$8,146	-1.51 %
Style	Old Style	Cape	\$15,739	3.23 %	Cape	\$18,099	3.23 %	Split Level	-\$1,966	-0.36 %
Quality	C-	C+	-\$18,967	-3.89 %	C+	-\$21,810	-3.89 %	C+	-\$21,031	-3.89 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-1-9	-\$19,813	-3.67 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$7,159	1.33 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Land Size	15409	10100	\$25,925	5.32 %	10000	\$30,532	5.45 %	15134	\$1,195	0.22 %
Parking	Det-414	Att-231	\$2,061	0.42 %	Att-420	-\$4,319	-0.77 %	0	\$10,843	2.01 %
Patio	100	0	\$2,819	0.58 %	0	\$3,242	0.58 %	180	-\$1,574	-0.29 %
Porch	416	189	\$6,939	1.42 %	160	\$9,426	1.68 %	180	\$8,112	1.50 %
Wood Deck	0	329	-\$2,820	-0.58 %	0	0	0.00 %	0	0	0.00 %
Pool	480	0	\$15,733	3.23 %	0	\$18,092	3.23 %	0	\$17,445	3.23 %
Living Area Bldg2	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 12, 2018	Dec 29, 2017	Sep 29, 2017
Sale Price	N/A	\$1,100,000	\$640,000	\$780,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$1,100,000	\$640,000	\$780,000
Total % Adjustment	N/A	-2.55 %	25.38 %	17.36 %
Total Dollar Adjustment	N/A	-\$28,104	\$162,402	\$135,371
Adjusted Sales Price	\$842,000	\$1,071,896	\$802,402	\$915,371
Adj Sales Price / SQFT	\$0.00	\$291.28	\$218.04	\$248.74
Gross \$ Adjustment	N/A	\$474,663	\$296,252	\$391,389
# of adjustments	N/A	12	12	13
# of adjustments over 1 %	N/A	11	9	9
Sales Comparison				
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Parcel ID #	21 N0100570	21246 00180	21246 00150	21245 00110
Address	52 VALENTINE AVE GLEN COVE, NY 11542	20 DOXEY DR GLEN COVE, NY 11542	21 ELDRIDGE PL GLEN COVE, NY 11542	50 ROBINSON AVE GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 15, 2017	Nov 08, 2017	May 16, 2018
Sale Price	N/A	\$487,000	\$560,000	\$540,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$487,000	\$560,000	\$540,000
Total % Adjustment	N/A	45.85 %	45.06 %	39.74 %
Total Dollar Adjustment	N/A	\$223,307	\$252,337	\$214,599
Adjusted Sales Price	\$842,000	\$710,307	\$812,337	\$754,599
Adj Sales Price / SQFT	\$0.00	\$193.02	\$220.74	\$205.05
Gross \$ Adjustment	N/A	\$281,575	\$327,819	\$323,250
# of adjustments	N/A	11	10	12
# of adjustments over 1 %	N/A	8	8	8

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TENTATIVE