

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	23 J0102050	23 J0102050			23056 00150			23044 00270		
Address	31 ELM AVE GLEN COVE, NY 11542	31 ELM AVE GLEN COVE, NY 11542			26 CIRCLE DR GLEN COVE, NY 11542			53 WILLITS RD GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1245	1245	0	0.00 %	1249	-\$415	-0.09 %	1158	\$10,421	2.00 %
Year Built Depreciation	1900-92.41	1900-92.41	0	0.00 %	1947-92.41	0	0.00 %	1952-92.94	-\$2,939	-0.57 %
Style	Old Style	Old Style	0	0.00 %	Cape	-\$89,188	-18.88 %	Ranch	-\$102,611	-19.73 %
Quality	C-	C-	0	0.00 %	C	-\$6,980	-1.48 %	C	-\$7,682	-1.48 %
Bathrooms And Fixtures	2-0-6	1-0-3	\$24,415	6.60 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$6,182	-1.31 %	2	-\$6,803	-1.31 %
Heat System	Steam/Vapor	Steam/Vapor	0	0.00 %	Steam/Vapor	0	0.00 %	Hot Wtr	\$1,349	0.26 %
Land Size	6000	6000	0	0.00 %	9570	-\$26,324	-5.57 %	10000	-\$31,613	-6.08 %
Parking	Det-567	Det-378	\$2,944	0.80 %	Det-280	\$5,685	1.20 %	Att-252	\$5,019	0.97 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	80	80	0	0.00 %	0	\$6,372	1.35 %	24	\$4,485	0.86 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	457	-\$3,617	-0.70 %

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	23 J0102050	23046 00190			23047 00080			23056 00390		
<b>Address</b>	31 ELM AVE GLEN COVE, NY 11542	17 GRUBER DR GLEN COVE, NY 11542			14 SHERMAN RD GLEN COVE, NY 11542			20 RIDGE DR GLEN COVE, NY 11542		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1245	1222	\$4,547	0.51 %	1268	-\$2,476	-0.50 %	1224	\$2,008	0.47 %
Year Built Depreciation	1900-92.41	1952-92.94	-\$5,020	-0.57 %	1954-93.20	-\$4,161	-0.84 %	1954-93.20	-\$3,614	-0.84 %
Style	Old Style	Ranch	-\$175,228	-19.73 %	Ranch	-\$97,678	-19.73 %	Ranch	-\$84,852	-19.73 %
Quality	C-	C	-\$13,118	-1.48 %	C	-\$7,313	-1.48 %	C	-\$6,352	-1.48 %
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	0	2	-\$11,618	-1.31 %	2	-\$6,476	-1.31 %	2	-\$5,626	-1.31 %
Heat System	Steam/Vapor	Hot Wtr	\$2,304	0.26 %	Hot Wtr	\$1,284	0.26 %	Hot Wtr	\$1,116	0.26 %
Land Size	6000	10875	-\$62,530	-7.04 %	9545	-\$27,427	-5.54 %	9200	-\$21,985	-5.11 %
Parking	Det-567	Att-252	\$8,570	0.97 %	Att-231	\$5,357	1.08 %	Att-220	\$4,924	1.15 %
Patio	0	180	-\$7,684	-0.87 %	168	-\$4,095	-0.83 %	168	-\$3,558	-0.83 %
Porch	80	0	\$11,976	1.35 %	0	\$6,676	1.35 %	0	\$5,799	1.35 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	23 J0102050	23 J0102050	23056 00150	23044 00270
<b>Address</b>	31 ELM AVE GLEN COVE, NY 11542	31 ELM AVE GLEN COVE, NY 11542	26 CIRCLE DR GLEN COVE, NY 11542	53 WILLITS RD GLEN COVE, NY 11542
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Jun 15, 2017	Oct 02, 2018	May 04, 2018
<b>Sale Price</b>	N/A	\$370,000	\$472,500	\$520,000
<b>adjRate</b>	N/A	1.00000	1.00000	1.00000
<b>Time Adjustment</b>	N/A	\$	\$	\$
<b>Time Adjusted Sale Price</b>	N/A	\$370,000	\$472,500	\$520,000
<b>Total % Adjustment</b>	N/A	7.39 %	-24.77 %	-25.77 %
<b>Total Dollar Adjustment</b>	N/A	\$27,359	-\$117,031	-\$133,992
<b>Adjusted Sales Price</b>	\$346,000	\$397,359	\$355,469	\$386,008
<b>Adj Sales Price / SQFT</b>	\$0.00	\$319.16	\$285.52	\$310.05
<b>Gross \$ Adjustment</b>	N/A	\$27,359	\$141,146	\$176,540
<b># of adjustments</b>	N/A	2	7	10
<b># of adjustments over 1 %</b>	N/A	1	6	5

## Sales Comparison

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<b>Parcel ID #</b>	23 J0102050	23046 00190	23047 00080	23056 00390
<b>Address</b>	31 ELM AVE GLEN COVE, NY 11542	17 GRUBER DR GLEN COVE, NY 11542	14 SHERMAN RD GLEN COVE, NY 11542	20 RIDGE DR GLEN COVE, NY 11542
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 23, 2017	Aug 25, 2017	Nov 28, 2016
<b>Sale Price</b>	N/A	\$888,000	\$495,000	\$430,000
<b>adjRate</b>	N/A	1.00000	1.00000	1.00000
<b>Time Adjustment</b>	N/A	\$	\$	\$
<b>Time Adjusted Sale Price</b>	N/A	\$888,000	\$495,000	\$430,000
<b>Total % Adjustment</b>	N/A	-27.91 %	-27.54 %	-26.08 %
<b>Total Dollar Adjustment</b>	N/A	-\$247,801	-\$136,308	-\$112,140
<b>Adjusted Sales Price</b>	\$346,000	\$640,199	\$358,692	\$317,860
<b>Adj Sales Price / SQFT</b>	\$0.00	\$514.22	\$288.11	\$255.31
<b>Gross \$ Adjustment</b>	N/A	\$302,596	\$162,943	\$139,834
<b># of adjustments</b>	N/A	10	10	10
<b># of adjustments over 1 %</b>	N/A	5	6	6

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TENTATIVE