

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	23063 00090	23060 00010			23063 00030			23064 00030		
Address	38 VIOLA DR GLEN COVE, NY 11542	2 VIOLA DR GLEN COVE, NY 11542			26 VIOLA DR GLEN COVE, NY 11542			43 VIOLA DR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2109	1956	\$13,757	2.08 %	1458	\$64,161	10.64 %	2374	-\$17,755	-4.44 %
Basement	368	709	-\$14,686	-2.23 %	353	\$673	0.11 %	572	-\$5,582	-1.40 %
Rec Room	325	0	\$16,028	2.43 %	0	\$14,644	2.43 %	286	\$1,020	0.26 %
Year Built Depreciation	1956-92.41	1954-91.60	\$5,856	0.89 %	1956-93.45	-\$6,700	-1.11 %	1958-93.70	-\$5,508	-1.38 %
Style	Split Level	Split Level	0	0.00 %	Split Level	0	0.00 %	Split Level	0	0.00 %
Quality	B-	B-	0	0.00 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-8	3-0-9	-\$7,128	-1.08 %	2-1-8	0	0.00 %	1-1-6	\$10,750	2.69 %
Fireplace	2	2	0	0.00 %	0	\$7,994	1.33 %	2	0	0.00 %
Ext Wall	Masonry	Masonry	0	0.00 %	Mas/Frame	\$10,164	1.69 %	Mas/Frame	\$6,742	1.69 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Hot Wtr	\$23,334	5.83 %
Land Size	18900	20100	-\$4,970	-0.75 %	20264	-\$5,137	-0.85 %	22950	-\$9,146	-2.29 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-440	-\$10,238	-2.56 %
Patio	216	0	\$6,469	0.98 %	216	0	0.00 %	1026	-\$4,541	-1.14 %
Porch	0	48	-\$5,815	-0.88 %	0	0	0.00 %	176	-\$9,311	-2.33 %
Wood Deck	80	0	\$1,424	0.22 %	366	-\$2,421	-0.40 %	0	\$863	0.22 %
Pool	760	720	\$935	0.14 %	0	\$26,454	4.39 %	0	\$17,548	4.39 %
Location	0	MajorHwy	\$65,433	9.91 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	23063 00090	23046 00180			23045 00140			23062 00040		
Address	38 VIOLA DR GLEN COVE, NY 11542	19 GRUBER DR GLEN COVE, NY 11542			5 EDWARDS LN GLEN COVE, NY 11542			17 VIOLA DR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2109	2281	-\$19,084	-2.73 %	1959	\$15,543	2.04 %	1460	\$61,473	10.60 %
Basement	368	0	\$22,533	3.22 %	1277	-\$38,228	-5.02 %	355	\$560	0.10 %
Rec Room	325	600	-\$11,166	-1.60 %	0	\$18,489	2.43 %	0	\$14,085	2.43 %
Year Built Depreciation	1956-92.41	1960-93.95	-\$11,471	-1.64 %	1958-93.70	-\$10,485	-1.38 %	1956-93.45	-\$6,444	-1.11 %
Style	Split Level	Cape	\$25,263	3.61 %	Split Level	0	0.00 %	Split Level	0	0.00 %
Quality	B-	C+	\$13,730	1.96 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-8	3-0-9	-\$7,560	-1.08 %	3-0-9	-\$8,222	-1.08 %	2-1-8	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$7,689	1.33 %
Ext Wall	Masonry	Alum/Vinyl	\$11,798	1.69 %	Alum/Vinyl	\$12,833	1.69 %	Mas/Frame	\$9,776	1.69 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Hot Wtr	\$33,835	5.83 %
Land Size	18900	10875	\$49,151	7.02 %	17150	\$9,137	1.20 %	21000	-\$7,455	-1.29 %
Parking	0	Att-348	-\$15,046	-2.15 %	Att-444	-\$19,614	-2.58 %	0	0	0.00 %
Patio	216	307	-\$1,567	-0.22 %	0	\$7,462	0.98 %	216	0	0.00 %
Porch	0	50	-\$6,382	-0.91 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	80	0	\$1,510	0.22 %	88	-\$130	-0.02 %	300	-\$1,936	-0.33 %
Pool	760	0	\$30,710	4.39 %	648	\$3,124	0.41 %	0	\$25,445	4.39 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Parcel ID #	23063 00090	23060 00010			23063 00030			23064 00030		
Address	38 VIOLA DR GLEN COVE, NY 11542	2 VIOLA DR GLEN COVE, NY 11542			26 VIOLA DR GLEN COVE, NY 11542			43 VIOLA DR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 25, 2017			Feb 24, 2017			May 24, 2018		
Sale Price	N/A	\$660,000			\$603,000			\$400,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$660,000			\$603,000			\$400,000		
Total % Adjustment	N/A	11.71 %			18.21 %			-0.46 %		
Total Dollar Adjustment	N/A	\$77,302			\$109,831			-\$1,822		
Adjusted Sales Price	\$748,000	\$737,302			\$712,831			\$398,178		
Adj Sales Price / SQFT	\$0.00	\$349.60			\$337.99			\$188.80		
Gross \$ Adjustment	N/A	\$142,498			\$138,347			\$122,338		
# of adjustments	N/A	11			9			13		
# of adjustments over 1 %	N/A	5			6			11		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	23063 00090	23046 00180			23045 00140			23062 00040		
Address	38 VIOLA DR GLEN COVE, NY 11542	19 GRUBER DR GLEN COVE, NY 11542			5 EDWARDS LN GLEN COVE, NY 11542			17 VIOLA DR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 01, 2017			Feb 09, 2015			Nov 07, 2016		
Sale Price	N/A	\$700,000			\$747,500			\$580,000		
adjRate	N/A	1.00000			1.01853			1.00000		
Time Adjustment	N/A	\$			\$13,849			\$		
Time Adjusted Sale Price	N/A	\$700,000			\$761,349			\$580,000		
Total % Adjustment	N/A	11.77 %			-1.33 %			23.63 %		
Total Dollar Adjustment	N/A	\$82,420			-\$10,093			\$137,028		
Adjusted Sales Price	\$748,000	\$782,420			\$751,256			\$717,028		
Adj Sales Price / SQFT	\$0.00	\$370.99			\$356.21			\$339.98		
Gross \$ Adjustment	N/A	\$226,969			\$143,267			\$168,699		
# of adjustments	N/A	14			11			10		
# of adjustments over 1 %	N/A	11			8			8		

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