

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21251 00140	21229 00060			21027 00080			21020 00070		
Address	17 DONAHUE ST GLEN COVE, NY 11542	2 RUBY DR GLEN COVE, NY 11542			11 ORIAN PL GLEN COVE, NY 11542			4 PORTER PL GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1776	1274	\$45,059	9.53 %	1768	\$483	0.12 %	1608	\$13,990	2.76 %
Year Built Depreciation	1965-92.15	1954-91.60	\$2,815	0.60 %	1954-91.60	\$2,324	0.60 %	1932-90.76	\$7,765	1.53 %
Style	Colonial	Cape	\$23,091	4.88 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C	-\$7,490	-1.48 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$6,633	-1.31 %
Ext Wall	Composition	Frame	0	0.00 %	Mas/Frame	0	0.00 %	Frame	0	0.00 %
Heat System	Forced Air	Hot Wtr	\$1,682	0.36 %	Hot Wtr	\$1,388	0.36 %	Hot Wtr	\$1,803	0.36 %
Land Size	6500	6630	-\$1,149	-0.24 %	5000	\$12,781	3.27 %	7474	-\$8,618	-1.70 %
Parking	0	Att-308	-\$9,252	-1.96 %	Det-308	-\$6,065	-1.55 %	Det-360	-\$8,937	-1.76 %
Patio	324	180	\$1,738	0.37 %	0	\$4,855	1.24 %	0	\$6,305	1.24 %
Porch	120	0	\$8,654	1.83 %	136	-\$652	-0.17 %	154	-\$1,735	-0.34 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	0	0	0	0.00 %	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 #	21251 00140	21229 00440			21243 00110			21024 00270		
Address	17 DONAHUE ST GLEN COVE, NY 11542	34 MC BRADY ST GLEN COVE, NY 11542			133 SEA CLIFF AVE GLEN COVE, NY 11542			19 LEECH CIR GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1776	1648	\$11,075	2.07 %	1678	\$6,189	1.57 %	1920	-\$10,081	-2.11 %
Year Built Depreciation	1965-92.15	1928-90.76	\$8,194	1.53 %	1838-88.96	\$14,154	3.58 %	1968-93.45	-\$6,667	-1.40 %
Style	Colonial	Colonial	0	0.00 %	Old Style	\$6,313	1.60 %	Cape	\$23,292	4.88 %
Quality	C-	C	-\$7,904	-1.48 %	C-	0	0.00 %	C-	0	0.00 %
Fireplace	0	2	-\$7,000	-1.31 %	0	0	0.00 %	2	-\$6,242	-1.31 %
Ext Wall	Composition	Stucco	-\$8,247	-1.54 %	Frame	0	0.00 %	Frame	0	0.00 %
Heat System	Forced Air	Steam/Vapor	\$513	0.10 %	Hot Wtr	\$1,405	0.36 %	Hot Wtr	\$1,696	0.36 %
Land Size	6500	6300	\$2,057	0.38 %	6500	0	0.00 %	6565	-\$583	-0.12 %
Parking	0	Det-484	-\$11,874	-2.22 %	0	0	0.00 %	0	0	0.00 %
Patio	324	0	\$6,653	1.24 %	0	\$4,912	1.24 %	0	\$5,933	1.24 %
Porch	120	53	\$4,575	0.86 %	96	\$1,081	0.27 %	0	\$8,729	1.83 %
Wood Deck	0	308	-\$2,980	-0.56 %	96	-\$983	-0.25 %	484	-\$3,421	-0.72 %
Location	0	0	0	0.00 %	MajorHwy	\$39,161	9.91 %	0	0	0.00 %

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Address	17 DONAHUE ST GLEN COVE, NY 11542	2 RUBY DR GLEN COVE, NY 11542			11 ORIAN PL GLEN COVE, NY 11542			4 PORTER PL GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 29, 2017			Feb 05, 2015			Jun 27, 2018		
Sale Price	N/A	\$473,000			\$355,000			\$507,000		
adjRate	N/A	1.00000			1.09974			1.00000		
Time Adjustment	N/A	\$			\$35,407			\$		
Time Adjusted Sale Price	N/A	\$473,000			\$390,407			\$507,000		
Total % Adjustment	N/A	15.36 %			3.87 %			-0.70 %		
Total Dollar Adjustment	N/A	\$72,638			\$15,114			-\$3,551		
Adjusted Sales Price	\$494,000	\$545,638			\$405,521			\$503,449		
Adj Sales Price / SQFT	\$0.00	\$307.23			\$228.33			\$283.47		
Gross \$ Adjustment	N/A	\$93,440			\$28,548			\$63,276		
# of adjustments	N/A	8			7			9		
# of adjustments over 1 %	N/A	4			3			7		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 26, 2018			Aug 02, 2018			Jul 13, 2016		
Sale Price	N/A	\$535,000			\$395,000			\$450,000		
adjRate	N/A	1.00000			1.00000			1.06025		
Time Adjustment	N/A	\$			\$			\$27,113		
Time Adjusted Sale Price	N/A	\$535,000			\$395,000			\$477,113		
Total % Adjustment	N/A	-0.92 %			18.29 %			2.65 %		
Total Dollar Adjustment	N/A	-\$4,939			\$72,232			\$12,657		
Adjusted Sales Price	\$494,000	\$530,061			\$467,232			\$489,770		
Adj Sales Price / SQFT	\$0.00	\$298.46			\$263.08			\$275.77		
Gross \$ Adjustment	N/A	\$71,070			\$74,197			\$66,643		
# of adjustments	N/A	11			8			9		
# of adjustments over 1 %	N/A	7			5			6		

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TENTATIVE