

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21232 00010	21226 00260			20079 00210			20065 01820		
Address	57 TODD DR GLEN HEAD, NY 11545	8 TODD CT GLEN HEAD, NY 11545			21 HAMILTON SQ GLEN HEAD, NY 11545			20 LOCUST AVE GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2479	2503	-\$3,098	-0.43 %	2226	\$40,835	4.90 %	2420	\$9,246	1.08 %
Basement	339	339	0	0.00 %	0	\$24,961	3.00 %	0	\$25,732	3.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	290	-\$18,449	-2.15 %
Year Built Depreciation	1954-92.41	1954-93.20	-\$6,094	-0.84 %	1952-92.94	-\$4,710	-0.57 %	1888-92.41	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Colonial	-\$39,983	-4.65 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-10	2-0-6	\$34,959	4.82 %	2-1-8	\$17,319	2.08 %	2-1-8	\$17,854	2.08 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$11,388	1.33 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Steam/Vapor	-\$2,223	-0.26 %
Land Size	13625	11050	\$28,275	3.90 %	5858	\$50,583	6.07 %	12375	\$15,230	1.77 %
Parking	Att-460	Att-460	0	0.00 %	Att-200	\$10,822	1.30 %	Det-576	\$1,036	0.12 %
Patio	0	0	0	0.00 %	0	0	0.00 %	510	-\$13,311	-1.55 %
Porch	190	25	\$14,464	2.00 %	69	\$10,752	1.29 %	344	-\$8,861	-1.03 %
Section Block	21 232	21 226	\$58,327	8.05 %	20 079	0	0.00 %	20 065	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21232 00010	21202 02850			20058 08220			21231 00110		
Address	57 TODD DR GLEN HEAD, NY 11545	15 CENTRAL DR GLEN HEAD, NY 11545			16 ORCHARD ST GLEN HEAD, NY 11545			59 TODD DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2479	2601	-\$19,064	-2.11 %	2316	\$23,171	3.07 %	2371	\$16,355	2.00 %
Basement	339	0	\$27,034	3.00 %	540	-\$10,601	-1.40 %	0	\$24,504	3.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	1577	-\$63,429	-7.75 %
Year Built Depreciation	1954-92.41	1950-92.68	-\$2,573	-0.29 %	1943-92.41	0	0.00 %	1954-93.20	-\$6,876	-0.84 %
Style	Cape	Cape	0	0.00 %	Colonial	-\$35,142	-4.65 %	Cape	0	0.00 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	B-	-\$15,735	-1.92 %
Bathrooms And Fixtures	3-0-10	2-1-8	\$18,757	2.08 %	2-1-8	\$15,692	2.08 %	3-1-12	-\$13,634	-1.67 %
Fireplace	2	2	0	0.00 %	4	-\$9,878	-1.31 %	2	0	0.00 %
Heat System	Hot Wtr	Central AC	-\$49,743	-5.51 %	Hot Wtr	0	0.00 %	Central AC	-\$45,089	-5.51 %
Land Size	13625	13268	\$4,387	0.49 %	9620	\$33,417	4.43 %	14040	-\$4,470	-0.55 %
Parking	Att-460	Att-480	-\$757	-0.08 %	0	\$20,495	2.71 %	Att-550	-\$4,990	-0.61 %
Patio	0	132	-\$6,342	-0.70 %	562	-\$12,248	-1.62 %	144	-\$6,104	-0.75 %
Porch	190	0	\$22,609	2.51 %	0	\$18,915	2.51 %	245	-\$3,433	-0.42 %
Section Block	21 232	21 202	0	0.00 %	20 058	0	0.00 %	21 231	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21232 00010	21226 00260			20079 00210			20065 01820		
Address	57 TODD DR GLEN HEAD, NY 11545	8 TODD CT GLEN HEAD, NY 11545			21 HAMILTON SQ GLEN HEAD, NY 11545			20 LOCUST AVE GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 23, 2017			Feb 12, 2018			Nov 30, 2017		
Sale Price	N/A	\$725,000			\$833,250			\$859,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$725,000			\$833,250			\$859,000		
Total % Adjustment	N/A	17.49 %			18.07 %			-0.27 %		
Total Dollar Adjustment	N/A	\$126,833			\$150,561			-\$2,342		
Adjusted Sales Price	\$812,000	\$851,833			\$983,811			\$856,658		
Adj Sales Price / SQFT	\$0.00	\$343.62			\$396.86			\$345.57		
Gross \$ Adjustment	N/A	\$145,216			\$159,981			\$163,313		
# of adjustments	N/A	6			7			11		
# of adjustments over 1 %	N/A	4			6			9		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21232 00010	21202 02850			20058 08220			21231 00110		
Address	57 TODD DR GLEN HEAD, NY 11545	15 CENTRAL DR GLEN HEAD, NY 11545			16 ORCHARD ST GLEN HEAD, NY 11545			59 TODD DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 01, 2016			Sep 21, 2018			Jun 28, 2017		
Sale Price	N/A	\$890,000			\$755,000			\$818,000		
adjRate	N/A	1.01399			1.00000			1.00000		
Time Adjustment	N/A	\$12,447			\$			\$		
Time Adjusted Sale Price	N/A	\$902,447			\$755,000			\$818,000		
Total % Adjustment	N/A	-0.63 %			5.80 %			-15.02 %		
Total Dollar Adjustment	N/A	-\$5,694			\$43,822			-\$122,901		
Adjusted Sales Price	\$812,000	\$896,752			\$798,822			\$695,099		
Adj Sales Price / SQFT	\$0.00	\$361.74			\$322.24			\$280.39		
Gross \$ Adjustment	N/A	\$151,266			\$179,559			\$204,620		
# of adjustments	N/A	9			9			11		
# of adjustments over 1 %	N/A	5			9			6		

Nassau County Comparable Sales Report

TENTATIVE