

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	06091 00030	06091 00160			06091 01180			06091 00210		
Address	9 W OVERLOOK PORT WASHINGTON, NY 11050	69 W OVERLOOK PORT WASHINGTON, NY 11050			323 E OVERLOOK PORT WASHINGTON, NY 11050			95 W OVERLOOK PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Land Size	6303	5500	\$1,405	0.09 %	4450	\$2,332	0.23 %	5500	\$1,511	0.09 %
Living Area	3996	3996	0	0.00 %	3143	\$146,586	14.47 %	3996	0	0.00 %
Upper Living Area	1178	1178	0	0.00 %	1347	\$8,294	0.82 %	1178	0	0.00 %
Bathrooms And Fixtures	2-1-10	2-1-10	0	0.00 %	2-1-10	0	0.00 %	2-1-10	0	0.00 %
Fireplace	1	1	0	0.00 %	1	0	0.00 %	1	0	0.00 %
Parking	Att-462	Att-462	0	0.00 %	Att-400	\$4,625	0.46 %	Att-462	0	0.00 %
Porch	0	0	0	0.00 %	Op-24	-\$8,974	-0.89 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Location	0	GolfCourse	-\$287,979	-18.46 %	0	0	0.00 %	GolfCourse	-\$309,784	-18.46 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	06091 00030	06091 00610			06091 00730			06091 01210		
Address	9 W OVERLOOK PORT WASHINGTON, NY 11050	169 HARBOR VIEW DR PORT WASHINGTON, NY 11050			231 HARBOR VIEW DR PORT WASHINGTON, NY 11050			339 EAST OVERLOOK PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Land Size	6303	4000	\$3,596	0.30 %	4050	\$2,984	0.29 %	4050	\$2,774	0.29 %
Living Area	3996	3396	\$114,617	9.59 %	2884	\$205,440	20.14 %	2758	\$219,967	23.20 %
Upper Living Area	1178	1068	-\$6,740	-0.56 %	957	-\$11,835	-1.16 %	1182	\$190	0.02 %
Bathrooms And Fixtures	2-1-10	3-1-13	-\$47,047	-3.94 %	2-1-10	0	0.00 %	2-1-10	0	0.00 %
Fireplace	1	2	-\$10,927	-0.91 %	1	0	0.00 %	1	0	0.00 %
Parking	Att-462	Att-420	\$3,648	0.31 %	Att-441	\$1,535	0.15 %	Att-441	\$1,427	0.15 %
Porch	0	0	0	0.00 %	Op-59	-\$20,122	-1.97 %	Op-153	-\$37,676	-3.97 %
Wood Deck	0	140	-\$15,942	-1.33 %	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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Parcel ID #	06091 00030	06091 00160			06091 01180			06091 00210		
Address	9 W OVERLOOK PORT WASHINGTON, NY 11050	69 W OVERLOOK PORT WASHINGTON, NY 11050			323 E OVERLOOK PORT WASHINGTON, NY 11050			95 W OVERLOOK PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 30, 2018			Jan 12, 2018			Nov 09, 2015		
Sale Price	N/A	\$1,560,000			\$999,500			\$1,550,000		
adjRate	N/A	1.00000			1.01382			1.08266		
Time Adjustment	N/A	\$			\$13,812			\$128,120		
Time Adjusted Sale Price	N/A	\$1,560,000			\$1,013,312			\$1,678,120		
Total % Adjustment	N/A	-18.37 %			15.09 %			-18.37 %		
Total Dollar Adjustment	N/A	-\$286,574			\$152,863			-\$308,273		
Adjusted Sales Price	\$1,200,000	\$1,273,426			\$1,166,175			\$1,369,847		
Adj Sales Price / SQFT	\$0.00	\$318.68			\$291.84			\$342.80		
Gross \$ Adjustment	N/A	\$289,384			\$170,812			\$311,295		
# of adjustments	N/A	2			5			2		
# of adjustments over 1 %	N/A	1			1			1		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	06091 00030	06091 00610			06091 00730			06091 01210		
Address	9 W OVERLOOK PORT WASHINGTON, NY 11050	169 HARBOR VIEW DR PORT WASHINGTON, NY 11050			231 HARBOR VIEW DR PORT WASHINGTON, NY 11050			339 EAST OVERLOOK PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 01, 2017			Oct 15, 2018			Feb 23, 2017		
Sale Price	N/A	\$1,150,000			\$1,020,000			\$912,000		
adjRate	N/A	1.03965			1.00000			1.03965		
Time Adjustment	N/A	\$45,599			\$			\$36,162		
Time Adjusted Sale Price	N/A	\$1,195,599			\$1,020,000			\$948,162		
Total % Adjustment	N/A	3.45 %			17.45 %			19.69 %		
Total Dollar Adjustment	N/A	\$41,205			\$178,001			\$186,681		
Adjusted Sales Price	\$1,200,000	\$1,236,804			\$1,198,001			\$1,134,843		
Adj Sales Price / SQFT	\$0.00	\$309.51			\$299.80			\$283.99		
Gross \$ Adjustment	N/A	\$202,517			\$241,917			\$262,034		
# of adjustments	N/A	7			5			5		
# of adjustments over 1 %	N/A	3			3			2		

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TENTATIVE