

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	03025 01150	03 F0103990			03201 00200			03018 04130		
Address	33 HEIGHTS RD MANHASSET, NY 11030	50 HEIGHTS RD MANHASSET, NY 11030			9 MADONIA CT MANHASSET, NY 11030			10 VALLEY RD MANHASSET, NY 11030		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3339	2967	\$120,636	6.19 %	3190	\$43,419	2.35 %	3512	-\$55,500	-2.53 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	630	-\$65,909	-3.01 %
Year Built Depreciation	1950-92.41	1956-93.62	-\$25,179	-1.29 %	1977-96.71	-\$82,268	-4.45 %	1950-92.71	-\$7,249	-0.33 %
Style	Ranch	Ranch	0	0.00 %	Colonial	-\$149,603	-8.09 %	Ranch	0	0.00 %
Quality	A	B+	\$30,548	1.57 %	B	\$85,460	4.62 %	B	\$101,160	4.62 %
Bathrooms And Fixtures	3-0-9	2-1-8	\$16,943	0.87 %	3-1-11	-\$27,068	-1.46 %	2-2-10	-\$16,881	-0.77 %
Heat System	Central AC	Forced Air	\$43,947	2.25 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Masonry	Brick	0	0.00 %	Frame	\$49,411	2.67 %	Frame	\$58,488	2.67 %
Fireplace	4	2	\$39,313	2.02 %	4	0	0.00 %	5	-\$14,026	-0.64 %
Parking	Att-506	Att-504	\$238	0.01 %	Att-594	-\$9,486	-0.51 %	Att-420	\$12,051	0.55 %
Terrace Or Patio	0	Pto-325	-\$37,206	-1.91 %	0	0	0.00 %	Pto-528	-\$53,451	-2.44 %
Porch	Op-50	0	\$18,840	0.97 %	0	\$17,874	0.97 %	Op-98	-\$14,899	-0.68 %
Land Size	34080	18682	\$118,356	6.07 %	38005	-\$23,046	-1.25 %	23832	\$91,955	4.20 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	03025 01150	03013 01590			03014 01670			03014 01840		
Address	33 HEIGHTS RD MANHASSET, NY 11030	1 MIDDLE DR MANHASSET, NY 11030			57 SOUTH DR MANHASSET, NY 11030			23 PARK DR MANHASSET, NY 11030		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3339	2857	\$240,360	8.24 %	3416	-\$34,586	-1.15 %	3533	-\$78,815	-2.83 %
Attic	0	235.2	\$32,844	1.13 %	0	0	0.00 %	167.6	\$22,988	0.83 %
Basement	0	0	0	0.00 %	0	0	0.00 %	258	-\$42,259	-1.52 %
Rec Room	0	588	-\$83,122	-2.85 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1950-92.41	1925-92.41	0	0.00 %	1928-92.41	0	0.00 %	1934-92.41	0	0.00 %
Style	Ranch	Colonial	-\$235,751	-8.09 %	Colonial	-\$242,804	-8.09 %	Colonial	-\$225,275	-8.09 %
Quality	A	A+	-\$64,488	-2.21 %	A	0	0.00 %	A+	-\$61,622	-2.21 %
Bathrooms And Fixtures	3-0-9	3-1-11	-\$42,654	-1.46 %	3-1-12	-\$62,778	-2.09 %	2-1-8	\$24,205	0.87 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Ext Wall	Masonry	Brick	0	0.00 %	Frame	\$80,193	2.67 %	Alum/Vinyl	\$74,403	2.67 %
Fireplace	4	4	0	0.00 %	3	\$24,976	0.83 %	5	-\$17,843	-0.64 %
Parking	Att-506	Det-420	\$61,972	2.13 %	Att-263	\$51,526	1.72 %	Det-506	\$50,042	1.80 %
Terrace Or Patio	0	0	0	0.00 %	Pto-435	-\$66,709	-2.22 %	0	0	0.00 %
Porch	Op-50	Op-32/Ep-276	-\$73,697	-2.53 %	Op-294	-\$72,050	-2.40 %	Op-50	0	0.00 %
Land Size	34080	24180	\$117,356	4.03 %	12324	\$372,580	12.41 %	12720	\$334,313	12.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 05, 2018			Sep 27, 2018			Nov 15, 2016		
Sale Price	N/A	\$1,950,000			\$1,850,000			\$2,050,000		
adjRate	N/A	1.00000			1.00000			1.06823		
Time Adjustment	N/A	\$			\$			\$139,876		
Time Adjusted Sale Price	N/A	\$1,950,000			\$1,850,000			\$2,189,876		
Total % Adjustment	N/A	16.74 %			-5.15 %			1.63 %		
Total Dollar Adjustment	N/A	\$326,436			-\$95,308			\$35,739		
Adjusted Sales Price	\$2,494,000	\$2,276,436			\$1,754,692			\$2,225,615		
Adj Sales Price / SQFT	\$0.00	\$681.77			\$525.51			\$666.55		
Gross \$ Adjustment	N/A	\$451,206			\$487,635			\$491,568		
# of adjustments	N/A	10			9			11		
# of adjustments over 1 %	N/A	7			7			6		
Sales Comparison										
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 21, 2017			Aug 08, 2017			Sep 19, 2017		
Sale Price	N/A	\$2,806,000			\$2,900,000			\$2,700,000		
adjRate	N/A	1.03895			1.03535			1.03176		
Time Adjustment	N/A	\$109,302			\$102,515			\$85,752		
Time Adjusted Sale Price	N/A	\$2,915,302			\$3,002,515			\$2,785,752		
Total % Adjustment	N/A	-1.62 %			1.68 %			2.88 %		
Total Dollar Adjustment	N/A	-\$47,180			\$50,348			\$80,137		
Adjusted Sales Price	\$2,494,000	\$2,868,122			\$3,052,863			\$2,865,889		
Adj Sales Price / SQFT	\$0.00	\$858.98			\$914.30			\$858.31		
Gross \$ Adjustment	N/A	\$952,244			\$1,008,201			\$931,764		
# of adjustments	N/A	9			9			10		
# of adjustments over 1 %	N/A	9			8			7		

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TENTATIVE