

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	22012 00580	23030 00200			22 A 00840			22001 00490		
Address	19 FAIRMONT PL GLEN COVE, NY 11542	58 EAST AVE GLEN COVE, NY 11542			16 WOLFLE ST GLEN COVE, NY 11542			29 FIRST ST GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2412	2486	-\$6,670	-1.33 %	2131	\$33,008	5.09 %	1778	\$57,359	10.43 %
Basement	518	0	\$21,553	4.31 %	281	\$11,233	1.73 %	107	\$17,837	3.24 %
Year Built Depreciation	1951-92.41	1952-92.94	-\$2,826	-0.57 %	1925-92.41	0	0.00 %	1934-92.41	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Old Style	\$8,788	1.60 %
Quality	C	C	0	0.00 %	B	-\$56,598	-8.72 %	C	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$19,044	3.81 %	2-1-10	-\$6,272	-0.97 %	2-1-9	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$8,490	-1.31 %	0	0	0.00 %
Heat System	Central AC	Forced Air	\$27,293	5.46 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Land Size	6250	5700	\$5,687	1.14 %	6250	0	0.00 %	5000	\$15,273	2.78 %
Parking	Det-625	0	\$13,763	2.75 %	Det-720	-\$1,870	-0.29 %	Det-300	\$3,888	0.71 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	198	-\$16,275	-2.51 %	72	-\$6,740	-1.23 %
Wood Deck	0	872	-\$4,753	-0.95 %	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 #	22012 00580	22021 03250			23040 00050			23030 00230		
Address	19 FAIRMONT PL GLEN COVE, NY 11542	26 THIRD ST GLEN COVE, NY 11542			10 MERCADANTE PL GLEN COVE, NY 11542			52 EAST AVE GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2412	2031	\$34,204	6.48 %	1609	\$61,938	13.49 %	2140	\$21,297	4.97 %
Basement	518	0	\$22,754	4.31 %	0	\$19,785	4.31 %	0	\$18,488	4.31 %
Year Built Depreciation	1951-92.41	1999-99.03	-\$35,275	-6.68 %	1952-92.94	-\$2,595	-0.57 %	1952-92.94	-\$2,424	-0.57 %
Style	Colonial	Colonial	0	0.00 %	Ranch	\$17,321	3.77 %	Modified Ranch	\$39,977	9.32 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C-	\$6,431	1.50 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$20,105	3.81 %	1-0-3	\$48,924	10.66 %	2-0-6	\$16,336	3.81 %
Fireplace	0	0	0	0.00 %	2	-\$6,005	-1.31 %	0	0	0.00 %
Heat System	Central AC	Central AC	0	0.00 %	Forced Air	\$25,055	5.46 %	Hot Wtr	\$25,020	5.83 %
Land Size	6250	4848	\$16,723	3.17 %	6000	\$2,306	0.50 %	5700	\$4,878	1.14 %
Parking	Det-625	Att-380	\$2,070	0.39 %	Att-312	\$3,315	0.72 %	0	\$9,791	2.28 %
Patio	0	0	0	0.00 %	0	0	0.00 %	150	-\$3,291	-0.77 %
Porch	0	7	-\$791	-0.15 %	123	-\$8,392	-1.83 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 19, 2018			Sep 01, 2017			Oct 01, 2015		
Sale Price	N/A	\$500,000			\$648,888			\$500,000		
adjRate	N/A	1.00000			1.00000			1.09974		
Time Adjustment	N/A	\$			\$			\$49,869		
Time Adjusted Sale Price	N/A	\$500,000			\$648,888			\$549,869		
Total % Adjustment	N/A	14.62 %			-6.98 %			17.53 %		
Total Dollar Adjustment	N/A	\$73,089			-\$45,263			\$96,405		
Adjusted Sales Price	\$635,000	\$573,089			\$603,625			\$646,274		
Adj Sales Price / SQFT	\$0.00	\$237.60			\$250.26			\$267.94		
Gross \$ Adjustment	N/A	\$101,589			\$133,745			\$109,886		
# of adjustments	N/A	8			7			6		
# of adjustments over 1 %	N/A	6			5			5		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 17, 2015			May 03, 2017			May 13, 2015		
Sale Price	N/A	\$480,000			\$459,000			\$390,000		
adjRate	N/A	1.09974			1.00000			1.09974		
Time Adjustment	N/A	\$47,874			\$			\$38,898		
Time Adjusted Sale Price	N/A	\$527,874			\$459,000			\$428,898		
Total % Adjustment	N/A	11.33 %			35.22 %			31.83 %		
Total Dollar Adjustment	N/A	\$59,790			\$161,653			\$136,503		
Adjusted Sales Price	\$635,000	\$587,665			\$620,653			\$565,401		
Adj Sales Price / SQFT	\$0.00	\$243.64			\$257.32			\$234.41		
Gross \$ Adjustment	N/A	\$131,922			\$195,636			\$147,933		
# of adjustments	N/A	7			10			10		
# of adjustments over 1 %	N/A	5			7			8		

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