

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21038 02080	21038 01480			21248 00100			21243 00060		
Address	10 CRAFT AVE GLEN COVE, NY 11542	16 CRAFT AVE GLEN COVE, NY 11542			8 DUKE PL GLEN COVE, NY 11542			5 PERKINS CT GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1434	1146	\$18,683	6.33 %	1424	\$1,047	0.19 %	1396	\$3,175	0.74 %
Basement	0	0	0	0.00 %	356	-\$16,554	-3.03 %	0	0	0.00 %
Rec Room	0	468	-\$9,500	-3.22 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1927-90.76	1925-90.76	0	0.00 %	1962-92.68	-\$11,320	-2.07 %	1926-90.76	0	0.00 %
Style	Old Style	Cape	\$9,534	3.23 %	Split Level	-\$1,987	-0.36 %	Old Style	0	0.00 %
Quality	C-	C-	0	0.00 %	C+	-\$21,262	-3.89 %	C-	0	0.00 %
Bathrooms And Fixtures	2-0-6	1-0-3	\$19,466	6.60 %	2-1-9	-\$20,030	-3.67 %	2-0-6	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Heat System	Hot Wtr	Steam/Vapor	-\$764	-0.26 %	Hot Wtr	0	0.00 %	Steam/Vapor	-\$1,113	-0.26 %
Land Size	10150	9150	\$3,781	1.28 %	10350	-\$1,306	-0.24 %	3750	\$55,918	13.00 %
Parking	0	Det-400	-\$5,653	-1.92 %	Att-252	-\$9,104	-1.67 %	Det-400	-\$8,240	-1.92 %
Patio	0	0	0	0.00 %	144	-\$4,074	-0.75 %	0	0	0.00 %
Porch	161	182	-\$548	-0.19 %	258	-\$4,155	-0.76 %	0	\$9,657	2.25 %
Section Block	21 038	21 038	0	0.00 %	21 248	-\$41,830	-7.66 %	21 243	-\$77,168	-17.95 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	21038 02080	21020 00070			21246 00080			21247 00020		
Address	10 CRAFT AVE GLEN COVE, NY 11542	4 PORTER PL GLEN COVE, NY 11542			5 ELDRIDGE PL GLEN COVE, NY 11542			2 ELDRIDGE PL GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1434	1608	-\$15,657	-3.09 %	1745	-\$25,591	-5.23 %	1745	-\$24,066	-5.23 %
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 %	0	0	0.00 %
Year Built Depreciation	1927-90.76	1932-90.76	0	0.00 %	1958-92.15	-\$7,375	-1.51 %	1958-92.15	-\$6,935	-1.51 %
Style	Old Style	Colonial	-\$7,976	-1.57 %	Cape	\$15,800	3.23 %	Cape	\$14,859	3.23 %
Quality	C-	C	-\$7,490	-1.48 %	C+	-\$19,041	-3.89 %	C+	-\$17,906	-3.89 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Fireplace	0	2	-\$6,633	-1.31 %	2	-\$6,396	-1.31 %	2	-\$6,015	-1.31 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %
Land Size	10150	7474	\$19,414	3.83 %	10010	\$834	0.17 %	9898	\$1,421	0.31 %
Parking	0	Det-360	-\$8,937	-1.76 %	Att-231	-\$7,595	-1.55 %	Att-231	-\$7,142	-1.55 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	161	154	\$331	0.07 %	0	\$10,979	2.25 %	0	\$10,325	2.25 %
Section Block	21 038	21 020	-\$90,987	-17.95 %	21 246	-\$87,736	-17.95 %	21 247	-\$82,507	-17.95 %

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Address	10 CRAFT AVE GLEN COVE, NY 11542	16 CRAFT AVE GLEN COVE, NY 11542	8 DUKE PL GLEN COVE, NY 11542	5 PERKINS CT GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 30, 2018	Jan 04, 2017	Aug 14, 2018
Sale Price	N/A	\$295,000	\$538,000	\$430,000
adjRate	N/A	1.00000	1.01473	1.00000
Time Adjustment	N/A	\$	\$7,927	\$
Time Adjusted Sale Price	N/A	\$295,000	\$545,927	\$430,000
Total % Adjustment	N/A	11.86 %	-23.92 %	-4.13 %
Total Dollar Adjustment	N/A	\$35,000	-\$130,576	-\$17,771
Adjusted Sales Price	\$387,000	\$330,000	\$415,351	\$412,229
Adj Sales Price / SQFT	\$0.00	\$230.13	\$289.65	\$287.47
Gross \$ Adjustment	N/A	\$67,929	\$132,671	\$155,271
# of adjustments	N/A	8	11	6
# of adjustments over 1 %	N/A	6	6	4

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Parcel ID #	21038 02080	21020 00070	21246 00080	21247 00020
Address	10 CRAFT AVE GLEN COVE, NY 11542	4 PORTER PL GLEN COVE, NY 11542	5 ELDRIDGE PL GLEN COVE, NY 11542	2 ELDRIDGE PL GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 27, 2018	Sep 19, 2018	Sep 29, 2017
Sale Price	N/A	\$507,000	\$488,888	\$459,750
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$507,000	\$488,888	\$459,750
Total % Adjustment	N/A	-23.26 %	-25.80 %	-25.66 %
Total Dollar Adjustment	N/A	-\$117,936	-\$126,120	-\$117,967
Adjusted Sales Price	\$387,000	\$389,064	\$362,768	\$341,783
Adj Sales Price / SQFT	\$0.00	\$271.31	\$252.98	\$238.34
Gross \$ Adjustment	N/A	\$157,425	\$181,348	\$171,176
# of adjustments	N/A	8	9	9
# of adjustments over 1 %	N/A	7	8	8

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TENTATIVE