

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	060530500620	060530605040			060530602130			06055 00740		
Address	33 HEWLETT LN PORT WASHINGTON, NY 11050	78 COUNTRY CLUB DR PORT WASHINGTON, NY 11050			22 COUNTRY CLUB DR PORT WASHINGTON, NY 11050			17 BROOKSIDE DR PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4100	5152	-\$274,186	-10.96 %	3520	\$124,114	8.06 %	3967	\$53,386	1.69 %
Attic	0	313.6	\$36,460	1.46 %	0	0	0.00 %	0	0	0.00 %
Basement	0	13	-\$2,151	-0.09 %	0	0	0.00 %	0	0	0.00 %
Rec Room	808	338	\$47,559	1.90 %	390	\$25,534	1.66 %	0	\$119,211	3.77 %
Year Built Depreciation	1948-94.20	1938-94.20	0	0.00 %	1925-94.20	0	0.00 %	2006-100.00	-\$183,144	-5.80 %
Quality	B+	B+	0	0.00 %	B	\$46,289	3.01 %	A-	-\$20,506	-0.65 %
Bathrooms And Fixtures	4-0-15	4-1-17	-\$22,896	-0.92 %	5-1-21	-\$37,593	-2.44 %	4-0-15	0	0.00 %
Heat System	Central AC	Central AC	0	0.00 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	2	4	-\$49,445	-1.98 %	4	-\$30,434	-1.98 %	2	0	0.00 %
Parking	Att-616	Att-644	-\$3,793	-0.15 %	Det-306	\$50,378	3.27 %	Att-506	\$20,156	0.64 %
Terrace Or Patio	Pto-760	Pto-721	\$1,638	0.07 %	Pto-76	\$34,020	2.21 %	Pto-1616	-\$30,790	-0.97 %
Porch	Op-232	Op-316	-\$14,564	-0.58 %	Op-32	\$35,799	2.32 %	Op-132	\$28,775	0.91 %
Pool	0	0	0	0.00 %	0	0	0.00 %	800	-\$69,160	-2.19 %
Land Size	20020	27000	-\$84,599	-3.38 %	14600	\$56,939	3.70 %	21895	-\$32,357	-1.02 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	060530500620	031390100590			03196 00390			060530607310		
<b>Address</b>	33 HEWLETT LN PORT WASHINGTON, NY 11050	7 BONNIE HEIGHTS RD MANHASSET, NY 11030			9 PINETREE LN MANHASSET, NY 11030			66 COUNTRY CLUB DR PORT WASHINGTON, NY 11050		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4100	4395	-\$91,781	-3.47 %	4105	-\$1,665	-0.06 %	2564	\$402,627	26.94 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	9	-\$1,578	-0.06 %	14	-\$2,489	-0.09 %	0	0	0.00 %
Rec Room	808	1000	-\$16,648	-0.63 %	0	\$101,486	3.77 %	0	\$56,397	3.77 %
Year Built Depreciation	1948-94.20	1938-94.20	0	0.00 %	1963-96.44	-\$62,382	-2.32 %	1940-94.20	0	0.00 %
Quality	B+	A	-\$40,805	-1.54 %	A-	-\$17,457	-0.65 %	B	\$44,922	3.01 %
Bathrooms And Fixtures	4-0-15	4-2-18	-\$35,192	-1.33 %	3-2-14	\$13,663	0.51 %	4-0-12	\$24,696	1.65 %
Heat System	Central AC	Central AC	0	0.00 %	Hot Wtr	\$126,066	4.69 %	Central AC	0	0.00 %
Fireplace	2	3	-\$30,709	-1.16 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-616	Att-531/Det-120	-\$8,044	-0.30 %	0	\$136,890	5.09 %	Att-500	\$10,087	0.67 %
Terrace Or Patio	Pto-760	Pto-327	\$26,066	0.99 %	0	\$79,503	2.96 %	Ter-264	\$2,086	0.14 %
Porch	Op-232	Op-73	\$43,800	1.66 %	Ep-368	-\$25,244	-0.94 %	Op-275	-\$4,695	-0.31 %
Pool	0	0	0	0.00 %	0	0	0.00 %	540	-\$24,417	-1.63 %
Land Size	20020	66211	-\$340,338	-12.86 %	40369	-\$208,385	-7.75 %	15400	\$45,779	3.06 %

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Address	33 HEWLETT LN PORT WASHINGTON, NY 11050	78 COUNTRY CLUB DR PORT WASHINGTON, NY 11050			22 COUNTRY CLUB DR PORT WASHINGTON, NY 11050			17 BROOKSIDE DR PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 10, 2017			Sep 17, 2018			Jun 23, 2015		
Sale Price	N/A	\$2,375,000			\$1,540,000			\$2,780,000		
adjRate	N/A	1.05349			1.00000			1.13634		
Time Adjustment	N/A	\$127,041			\$			\$379,025		
Time Adjusted Sale Price	N/A	\$2,502,041			\$1,540,000			\$3,159,025		
Total % Adjustment	N/A	-14.63 %			19.81 %			-3.62 %		
Total Dollar Adjustment	N/A	-\$365,977			\$305,048			-\$114,430		
Adjusted Sales Price	\$2,643,000	\$2,136,064			\$1,845,048			\$3,044,595		
Adj Sales Price / SQFT	\$0.00	\$520.99			\$450.01			\$742.58		
Gross \$ Adjustment	N/A	\$537,291			\$441,101			\$557,483		
# of adjustments	N/A	10			9			9		
# of adjustments over 1 %	N/A	5			9			5		

## Sales Comparison

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Parcel ID #	060530500620	031390100590			03196 00390			060530607310		
Address	33 HEWLETT LN PORT WASHINGTON, NY 11050	7 BONNIE HEIGHTS RD MANHASSET, NY 11030			9 PINETREE LN MANHASSET, NY 11030			66 COUNTRY CLUB DR PORT WASHINGTON, NY 11050		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 22, 2018			May 21, 2018			Sep 28, 2018		
Sale Price	N/A	\$2,600,000			\$2,680,000			\$1,494,500		
adjRate	N/A	1.01752			1.00348			1.00000		
Time Adjustment	N/A	\$45,557			\$9,326			\$		
Time Adjusted Sale Price	N/A	\$2,645,557			\$2,689,326			\$1,494,500		
Total % Adjustment	N/A	-18.72 %			5.21 %			37.30 %		
Total Dollar Adjustment	N/A	-\$495,229			\$139,985			\$557,483		
Adjusted Sales Price	\$2,643,000	\$2,150,328			\$2,829,311			\$2,051,983		
Adj Sales Price / SQFT	\$0.00	\$524.47			\$690.08			\$500.48		
Gross \$ Adjustment	N/A	\$634,961			\$775,230			\$615,707		
# of adjustments	N/A	10			11			9		
# of adjustments over 1 %	N/A	6			6			6		

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TENTATIVE