

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	21004 00300	23030 00370			22007 00470			22001 00590		
Address	9 CAPOBIANCO ST GLEN COVE, NY 11542	5 LUONGA LA GLEN COVE, NY 11542			15 DOUGHERTY 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	1386	1313	\$6,271	1.49 %	1354	\$2,824	0.64 %	1394	-\$638	-0.16 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	252	0	\$8,126	1.93 %	0	\$8,513	1.93 %	0	\$7,836	1.93 %
Year Built Depreciation	1898-90.76	1958-93.70	-\$13,213	-3.15 %	1938-92.41	-\$7,892	-1.79 %	1967-94.92	-\$17,778	-4.39 %
Style	Old Style	Cape	\$13,574	3.23 %	Bungalow, Cottage	\$22,183	5.04 %	Ranch	\$8,672	2.14 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C	-\$5,983	-1.48 %
Bathrooms And Fixtures	1-1-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Ext Wall	Composition	Mas/Frame	0	0.00 %	Composition	0	0.00 %	Brick	-\$6,713	-1.66 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Steam/Vapor	-\$1,139	-0.26 %	Hot Wtr	0	0.00 %
Land Size	5000	5000	0	0.00 %	4000	\$12,222	2.78 %	5000	0	0.00 %
Parking	Det-176	Att-276	-\$3,522	-0.84 %	0	\$4,281	0.97 %	Att-240	-\$2,615	-0.65 %
Patio	0	0	0	0.00 %	0	0	0.00 %	24	-\$708	-0.17 %
Porch	266.6	24	\$10,899	2.60 %	15	\$12,185	2.77 %	120	\$5,012	1.24 %
Misc Cost Items	0	0	0	0.00 %	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 #	21004 00300	21079 02070			22010 02820			21079 00130		
Address	9 CAPOBIANCO ST GLEN COVE, NY 11542	11 GROVE ST GLEN COVE, NY 11542			14 FAIRMONT PL GLEN COVE, NY 11542			63 HAZEL ST GLEN COVE, NY 11542		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1386	1425	-\$2,748	-0.76 %	1235	\$13,238	3.21 %	1616	-\$11,832	-4.12 %
Basement	0	140	-\$4,776	-1.32 %	0	0	0.00 %	0	0	0.00 %
Rec Room	252	0	\$7,021	1.93 %	0	\$7,979	1.93 %	0	\$5,559	1.93 %
Year Built Depreciation	1898-90.76	1930-90.76	0	0.00 %	1930-92.41	-\$7,397	-1.79 %	1903-90.76	0	0.00 %
Style	Old Style	Old Style	0	0.00 %	Old Style	0	0.00 %	Old Style	0	0.00 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	1-1-6	1-0-3	\$23,948	6.60 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$3,759	-1.31 %
Ext Wall	Composition	Alum/Vinyl	0	0.00 %	Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Pipeless	\$12,613	4.39 %
Land Size	5000	6068	-\$8,524	-2.35 %	4512	\$5,233	1.27 %	6000	-\$6,360	-2.21 %
Parking	Det-176	0	\$3,531	0.97 %	Det-484	-\$5,230	-1.27 %	Det-238	-\$837	-0.29 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	266.6	323	-\$1,267	-0.35 %	26.25	\$10,530	2.55 %	200	\$1,401	0.49 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	5368	-\$5,368	-1.87 %

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Address	9 CAPOBIANCO ST GLEN COVE, NY 11542	5 LUONGA LA GLEN COVE, NY 11542	15 DOUGHERTY ST GLEN COVE, NY 11542	29 FIRST ST GLEN COVE, NY 11542
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 06, 2017	Sep 15, 2017	Aug 13, 2018
Sale Price	N/A	\$420,000	\$440,000	\$405,000
adjRate	N/A	1.00000	1.00000	1.00000
Time Adjustment	N/A	\$	\$	\$
Time Adjusted Sale Price	N/A	\$420,000	\$440,000	\$405,000
Total % Adjustment	N/A	5.27 %	12.09 %	-3.19 %
Total Dollar Adjustment	N/A	\$22,135	\$53,177	-\$12,915
Adjusted Sales Price	\$448,000	\$442,135	\$493,177	\$392,085
Adj Sales Price / SQFT	\$0.00	\$319.00	\$355.83	\$282.89
Gross \$ Adjustment	N/A	\$55,605	\$71,238	\$55,953
# of adjustments	N/A	6	8	9
# of adjustments over 1 %	N/A	5	5	6

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Parcel ID #	21004 00300	21079 02070	22010 02820	21079 00130
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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 10, 2015	Aug 10, 2015	May 08, 2015
Sale Price	N/A	\$330,000	\$375,000	\$261,250
adjRate	N/A	1.09974	1.09974	1.09974
Time Adjustment	N/A	\$32,914	\$37,402	\$26,057
Time Adjusted Sale Price	N/A	\$362,914	\$412,402	\$287,307
Total % Adjustment	N/A	4.74 %	5.91 %	-2.99 %
Total Dollar Adjustment	N/A	\$17,184	\$24,354	-\$8,584
Adjusted Sales Price	\$448,000	\$380,098	\$436,755	\$278,723
Adj Sales Price / SQFT	\$0.00	\$274.24	\$315.12	\$201.10
Gross \$ Adjustment	N/A	\$51,815	\$49,606	\$47,729
# of adjustments	N/A	7	6	8
# of adjustments over 1 %	N/A	4	6	6

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TENTATIVE