

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	20 P 02230	20 P 00530			20 P 02240			21 Q 00230		
Address	8 MAPLE ST GLENWOOD LANDING, NY 11547	8 MOTT PL GLENWOOD LANDING, NY 11547			10 MAPLE ST GLENWOOD LANDING, NY 11547			44 GLEN COVE DR GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2677	2504	\$10,171	3.01 %	1662	\$111,230	17.83 %	2937	-\$40,279	-4.04 %
Basement	946	0	\$23,501	6.96 %	502	\$16,555	2.65 %	476	\$28,288	2.83 %
Rec Room	216	0	\$5,675	1.68 %	324	-\$4,511	-0.72 %	0	\$16,781	1.68 %
Year Built Depreciation	1913-92.41	1937-92.41	0	0.00 %	1913-92.41	0	0.00 %	2005-99.81	-\$73,956	-7.41 %
Style	Old Style	Colonial	-\$5,309	-1.57 %	Old Style	0	0.00 %	Colonial	-\$15,699	-1.57 %
Quality	C-	C	-\$4,986	-1.48 %	C-	0	0.00 %	C+	-\$38,869	-3.89 %
Bathrooms And Fixtures	3-0-11	2-0-7	\$14,360	4.25 %	2-1-8	\$18,591	2.98 %	2-1-10	\$8,808	0.88 %
Fireplace	2	2	0	0.00 %	0	\$8,272	1.33 %	2	0	0.00 %
Heat System	Central AC	Hot Wtr	\$19,688	5.83 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Land Size	6150	3510	\$2,712	0.80 %	6150	0	0.00 %	4240	\$11,760	1.18 %
Parking	0	Att-352	-\$7,318	-2.17 %	0	0	0.00 %	Att-441	-\$25,585	-2.56 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	484	-\$25,585	-4.10 %	306	-\$32,320	-3.24 %
Wood Deck	0	0	0	0.00 %	280	-\$3,282	-0.53 %	564	-\$7,737	-0.78 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Section Block	20 P	20 P	0	0.00 %	20 P	0	0.00 %	21 Q	-\$7,769	-0.78 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	20 P 02230	21 Q 18140			20 P 00470			212100100460		
Address	8 MAPLE ST GLENWOOD LANDING, NY 11547	18 UNDERHILL RD GLEN HEAD, NY 11545			5 MOTT PL GLENWOOD LANDING, NY 11547			1 ELIN PL GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2677	2765	-\$6,565	-1.43 %	2471	\$25,553	3.62 %	2446	\$36,012	4.09 %
Basement	946	644	\$7,911	1.72 %	0	\$49,114	6.96 %	0	\$61,277	6.96 %
Rec Room	216	0	\$7,735	1.68 %	0	\$11,860	1.68 %	300	-\$4,998	-0.57 %
Year Built Depreciation	1913-92.41	1966-94.68	-\$11,032	-2.40 %	1905-92.41	0	0.00 %	1949-92.41	0	0.00 %
Style	Old Style	Raised Ranch/Hi Ranch	-\$4,034	-0.88 %	Colonial	-\$11,095	-1.57 %	Colonial	-\$13,843	-1.57 %
Quality	C-	C+	-\$17,916	-3.89 %	C+	-\$27,470	-3.89 %	C	-\$13,000	-1.48 %
Bathrooms And Fixtures	3-0-11	2-1-8	\$13,705	2.98 %	2-1-8	\$21,014	2.98 %	2-1-8	\$26,218	2.98 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Heat System	Central AC	Hot Wtr	\$26,835	5.83 %	Hot Wtr	\$41,146	5.83 %	Central AC	0	0.00 %
Land Size	6150	13529	-\$25,100	-5.46 %	9000	-\$8,409	-1.19 %	8000	-\$7,260	-0.82 %
Parking	0	0	0	0.00 %	Det-400	-\$13,516	-1.92 %	Att-209	-\$12,585	-1.43 %
Patio	0	240	-\$4,759	-1.03 %	0	0	0.00 %	870	-\$17,265	-1.96 %
Porch	0	0	0	0.00 %	220	-\$18,874	-2.68 %	140	-\$17,599	-2.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	50	-\$1,278	-0.15 %
Pool	0	0	0	0.00 %	0	0	0.00 %	330	-\$21,091	-2.40 %
Section Block	20 P	21 Q	-\$3,581	-0.78 %	20 P	0	0.00 %	21 21001	-\$100,551	-11.43 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 10, 2018			Mar 15, 2018			Aug 09, 2017		
Sale Price	N/A	\$337,500			\$624,000			\$998,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$337,500			\$624,000			\$998,000		
Total % Adjustment	N/A	17.33 %			19.43 %			-17.69 %		
Total Dollar Adjustment	N/A	\$58,496			\$121,271			-\$176,578		
Adjusted Sales Price	\$746,000	\$395,996			\$745,271			\$821,422		
Adj Sales Price / SQFT	\$0.00	\$147.93			\$278.40			\$306.84		
Gross \$ Adjustment	N/A	\$93,721			\$188,027			\$307,851		
# of adjustments	N/A	9			7			12		
# of adjustments over 1 %	N/A	8			5			9		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	20 P 02230	21 Q 18140			20 P 00470			212100100460		
Address	8 MAPLE ST GLENWOOD LANDING, NY 11547	18 UNDERHILL RD GLEN HEAD, NY 11545			5 MOTT PL GLENWOOD LANDING, NY 11547			1 ELIN PL GLEN HEAD, NY 11545		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 23, 2018			Jun 10, 2016			Jun 28, 2018		
Sale Price	N/A	\$460,000			\$686,000			\$880,000		
adjRate	N/A	1.00000			1.02817			1.00000		
Time Adjustment	N/A	\$			\$19,321			\$		
Time Adjusted Sale Price	N/A	\$460,000			\$705,321			\$880,000		
Total % Adjustment	N/A	-3.65 %			9.83 %			-9.77 %		
Total Dollar Adjustment	N/A	-\$16,801			\$69,322			-\$85,962		
Adjusted Sales Price	\$746,000	\$443,199			\$774,643			\$794,038		
Adj Sales Price / SQFT	\$0.00	\$165.56			\$289.37			\$296.61		
Gross \$ Adjustment	N/A	\$129,172			\$228,051			\$332,978		
# of adjustments	N/A	11			10			13		
# of adjustments over 1 %	N/A	9			10			10		

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