

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	02027 05150	02337 00250			02014 01360			02373 00010		
Address	102 ASH DR GREAT NECK, NY 11021	23 AMHERST RD GREAT NECK, NY 11021			47 DEEPDALE DR GREAT NECK, NY 11021			17 WINFIELD TER GREAT NECK, NY 11023		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4092	3655	\$91,384	5.91 %	4020	\$19,483	0.91 %	3614	\$103,279	6.52 %
Attic	312	0	-\$22,121	-1.43 %	0	-\$30,743	-1.43 %	0	-\$22,664	-1.43 %
Basement	0	102	-\$9,974	-0.64 %	0	0	0.00 %	85	-\$8,588	-0.54 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1920-93.62	1938-93.62	0	0.00 %	1928-93.62	0	0.00 %	1942-93.62	0	0.00 %
Quality	A-	A	-\$13,909	-0.90 %	A-	0	0.00 %	B+	\$10,356	0.65 %
Bathrooms And Fixtures	4-1-15	3-1-14	\$7,859	0.51 %	4-1-14	\$10,923	0.51 %	4-1-15	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Forced Air	-\$36,851	-2.32 %
Ext Wall	Stucco	Brick	-\$40,243	-2.60 %	Mas/Frame	0	0.00 %	Brick	-\$41,232	-2.60 %
Fireplace	5	3	\$22,924	1.48 %	2	\$57,484	2.67 %	2	\$42,378	2.67 %
Parking	Det-400	0	\$33,554	2.17 %	0	\$46,632	2.17 %	Att-153	\$7,658	0.48 %
Terrace Or Patio	0	Pto-204	-\$22,495	-1.45 %	Pto-420	-\$46,933	-2.18 %	Pto-28	-\$4,951	-0.31 %
Porch	Op-300/Ep-20	Op-60/Ep-420	-\$13,675	-0.88 %	0	\$77,924	3.62 %	Op-187/Ep-20	\$12,944	0.82 %
Gazebo	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	17080	17114	-\$331	-0.02 %	26040	-\$124,223	-5.78 %	11590	\$67,527	4.26 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	02027 05150	02354 00770			02299 00140			02287 00100		
Address	102 ASH DR GREAT NECK, NY 11021	25 CLOVER DR GREAT NECK, NY 11021			26 HILLCREST DR GREAT NECK ESTATES, NY			17 HILLTOP DR WGREAT NECK, NY 11021		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	4092	4051	\$4,617	0.51 %	3797	\$59,102	3.88 %	4161	-\$14,385	-0.85 %
Attic	312	0	-\$12,869	-1.43 %	0	-\$21,806	-1.43 %	0	-\$24,308	-1.43 %
Basement	0	42	-\$2,463	-0.27 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	1288	-\$45,407	-5.05 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1920-93.62	1938-93.62	0	0.00 %	1951-93.91	-\$4,784	-0.31 %	1948-93.62	0	0.00 %
Quality	A-	A-	0	0.00 %	B	\$56,101	3.68 %	A-	0	0.00 %
Bathrooms And Fixtures	4-1-15	4-0-13	\$9,510	1.06 %	4-0-14	\$7,748	0.51 %	4-0-13	\$17,962	1.06 %
Heat System	Hot Wtr	Central AC	-\$40,300	-4.48 %	Central AC	-\$68,286	-4.48 %	Central AC	-\$76,122	-4.48 %
Ext Wall	Stucco	Brick	-\$23,412	-2.60 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Fireplace	5	2	\$24,063	2.67 %	2	\$40,774	2.67 %	2	\$45,452	2.67 %
Parking	Det-400	Att-440	-\$15,758	-1.75 %	0	\$33,076	2.17 %	Att-392	-\$24,375	-1.43 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-300/Ep-20	Op-36	\$25,930	2.88 %	Op-61	\$37,642	2.47 %	Op-88	\$35,167	2.07 %
Gazebo	0	100	-\$19,569	-2.17 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	1008	-\$43,695	-2.57 %
Misc Cost Items	0	2022	-\$2,022	-0.22 %	0	0	0.00 %	0	0	0.00 %
Land Size	17080	19844	-\$14,408	-1.60 %	13824	\$35,101	2.30 %	26848	-\$107,337	-6.31 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 24, 2017			Feb 17, 2017			Mar 13, 2018		
Sale Price	N/A	\$1,547,000			\$2,150,000			\$1,585,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$1,547,000			\$2,150,000			\$1,585,000		
Total % Adjustment	N/A	2.13 %			0.49 %			8.19 %		
Total Dollar Adjustment	N/A	\$32,973			\$10,547			\$129,856		
Adjusted Sales Price	\$1,786,000	\$1,579,973			\$2,160,547			\$1,714,856		
Adj Sales Price / SQFT	\$0.00	\$386.11			\$527.99			\$419.08		
Gross \$ Adjustment	N/A	\$278,469			\$414,345			\$358,427		
# of adjustments	N/A	11			8			11		
# of adjustments over 1 %	N/A	6			6			6		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	02027 05150	02354 00770			02299 00140			02287 00100		
Address	102 ASH DR GREAT NECK, NY 11021	25 CLOVER DR GREAT NECK, NY 11021			26 HILLCREST DR GREAT NECK ESTATES, NY			17 HILLTOP DR WGREAT NECK, NY 11021		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 26, 2018			Aug 10, 2018			Apr 28, 2017		
Sale Price	N/A	\$900,000			\$1,525,000			\$1,700,000		
adjRate	N/A	1.00000			1.00000			1.00000		
Time Adjustment	N/A	\$			\$			\$		
Time Adjusted Sale Price	N/A	\$900,000			\$1,525,000			\$1,700,000		
Total % Adjustment	N/A	-12.45 %			11.45 %			-11.27 %		
Total Dollar Adjustment	N/A	-\$112,087			\$174,668			-\$191,639		
Adjusted Sales Price	\$1,786,000	\$787,913			\$1,699,668			\$1,508,361		
Adj Sales Price / SQFT	\$0.00	\$192.55			\$415.36			\$368.61		
Gross \$ Adjustment	N/A	\$240,328			\$364,420			\$388,804		
# of adjustments	N/A	13			10			9		
# of adjustments over 1 %	N/A	10			8			8		

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TENTATIVE