

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	49199 00050	49156 00510			49156 00500			49023 01550		
<b>Address</b>	5 DENNIS LN BETHPAGE, NY 11714	132 EAST ZORANNE DR FARMINGDALE, NY 11735			134 EAST ZORANNE DR FARMINGDALE, NY 11735			90 S WINDHORST AVE BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1310	1290	\$2,138	0.45 %	1416	-\$12,867	-2.25 %	1358	-\$4,991	-1.05 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	374	336	-\$663	-0.14 %	336	-\$799	-0.14 %	326	-\$845	-0.18 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,813	-0.38 %	1951-90.30	-\$2,187	-0.38 %	1951-90.30	-\$1,823	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,507	-0.44 %	2	-\$2,090	-0.44 %
Parking	0	Att-220	-\$8,618	-1.82 %	Att-200	-\$9,601	-1.68 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-184	Op-192	-\$144	-0.03 %	Ep-180	-\$22	0.00 %	Op-99	\$1,766	0.37 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6466	6000	\$2,724	0.57 %	6000	\$3,285	0.57 %	5500	\$5,943	1.25 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	49199 00050	52406 00170			49212 00100			49025 01200		
<b>Address</b>	5 DENNIS LN BETHPAGE, NY 11714	266 GILLING RD SEAFORD, NY 11783			20 MARLON AVE BETHPAGE, NY 11714			57 SOUTH WINDHORST AVE BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1310	1176	\$13,151	3.21 %	1398	-\$4,980	-1.88 %	1250	\$6,548	1.38 %
Upper Living Area	0	0	0	0.00 %	396	\$2,215	0.84 %	0	0	0.00 %
Attic	374	336	-\$573	-0.14 %	0	-\$4,157	-1.57 %	326	-\$840	-0.18 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	500	-\$11,648	-2.46 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,108	-0.76 %	1953-90.64	-\$2,004	-0.76 %	1951-90.30	-\$1,814	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,224	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	Det-408	-\$5,726	-1.40 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-170	-\$956	-0.36 %	Pto-242	-\$2,139	-0.45 %
Porch	Op-184	Op-234	-\$714	-0.17 %	Op-396	-\$1,589	-0.60 %	0	\$5,061	1.07 %
Wood Deck	0	130	-\$2,448	-0.60 %	0	0	0.00 %	0	0	0.00 %
Land Size	6466	6497	-\$150	-0.04 %	6815	-\$1,062	-0.40 %	6625	-\$881	-0.19 %

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## Sales Comparison

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<b>Parcel ID #</b>	49199 00050	49156 00510	49156 00500	49023 01550
<b>Address</b>	5 DENNIS LN BETHPAGE, NY 11714	132 EAST ZORANNE DR FARMINGDALE, NY 11735	134 EAST ZORANNE DR FARMINGDALE, NY 11735	90 S WINDHORST AVE BETHPAGE, NY 11714
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Jun 12, 2018	Oct 25, 2017	May 16, 2017
<b>Sale Price</b>	N/A	\$471,200	\$540,000	\$436,000
<b>adjRate</b>	N/A	1.00640	1.05910	1.09342
<b>Time Adjustment</b>	N/A	\$3,016	\$31,912	\$40,733
<b>Time Adjusted Sale Price</b>	N/A	\$474,216	\$571,912	\$476,733
<b>Total % Adjustment</b>	N/A	-1.34 %	-4.32 %	-0.43 %
<b>Total Dollar Adjustment</b>	N/A	-\$6,376	-\$24,699	-\$2,039
<b>Adjusted Sales Price</b>	\$456,000	\$467,840	\$547,214	\$474,694
<b>Adj Sales Price / SQFT</b>	\$0.00	\$357.13	\$417.72	\$362.36
<b>Gross \$ Adjustment</b>	N/A	\$16,100	\$31,268	\$17,457
<b># of adjustments</b>	N/A	6	7	6
<b># of adjustments over 1 %</b>	N/A	1	2	2

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	49199 00050	52406 00170	49212 00100	49025 01200
<b>Address</b>	5 DENNIS LN BETHPAGE, NY 11714	266 GILLING RD SEAFORD, NY 11783	20 MARLON AVE BETHPAGE, NY 11714	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	May 31, 2018	Mar 28, 2018	Sep 27, 2017
<b>Sale Price</b>	N/A	\$405,000	\$257,764	\$445,000
<b>adjRate</b>	N/A	1.01284	1.02585	1.06588
<b>Time Adjustment</b>	N/A	\$5,201	\$6,662	\$29,314
<b>Time Adjusted Sale Price</b>	N/A	\$410,201	\$264,426	\$474,314
<b>Total % Adjustment</b>	N/A	0.65 %	-4.74 %	-1.20 %
<b>Total Dollar Adjustment</b>	N/A	\$2,655	-\$12,532	-\$5,713
<b>Adjusted Sales Price</b>	\$456,000	\$412,856	\$251,894	\$468,601
<b>Adj Sales Price / SQFT</b>	\$0.00	\$315.16	\$192.29	\$357.71
<b>Gross \$ Adjustment</b>	N/A	\$28,095	\$16,963	\$28,932
<b># of adjustments</b>	N/A	8	7	7
<b># of adjustments over 1 %</b>	N/A	2	2	3

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TENTATIVE