

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49267 00050	49201 00270			49201 00240			52443 00240		
Address	7 BERRY HILL LN BETHPAGE, NY 11714	14 VERLY CT BETHPAGE, NY 11714			8 VERLY CT BETHPAGE, NY 11714			16 VINTON ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1236	1236	0	0.00 %	1216	\$2,659	0.48 %	1226	\$1,321	0.24 %
Basement	304	455	-\$6,182	-1.18 %	304	0	0.00 %	304	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-1-8	0	0.00 %
Year Built Depreciation	1955-89.95	1957-91.31	-\$7,798	-1.49 %	1957-91.31	-\$8,273	-1.49 %	1956-91.31	-\$8,262	-1.49 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$27,275	4.91 %	Cntrl Ht	\$27,236	4.91 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,434	-0.44 %
Terrace Or Patio	0	Pto-375	-\$3,021	-0.58 %	Pto-336	-\$3,023	-0.54 %	0	0	0.00 %
Porch	Op-240	0	\$6,620	1.26 %	0	\$7,024	1.26 %	Op-272	-\$534	-0.10 %
Wood Deck	0	0	0	0.00 %	400	-\$6,841	-1.23 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	9000	8960	\$179	0.03 %	8960	\$190	0.03 %	7500	\$7,805	1.41 %
Location	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 #	49267 00050	49201 00210			52453 00770			52352 00080		
Address	7 BERRY HILL LN BETHPAGE, NY 11714	20 UNION AVE BETHPAGE, NY 11714			639 KILDARE CRES SEAFORD, NY 11783			590 SYRACUSE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1236	1236	0	0.00 %	1449	-\$34,622	-4.54 %	1131	\$12,175	2.63 %
Basement	304	304	0	0.00 %	359	-\$3,402	-0.45 %	283	\$815	0.18 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-0-6	\$6,734	1.45 %
Year Built Depreciation	1955-89.95	1957-91.31	-\$6,664	-1.49 %	1954-90.98	-\$8,582	-1.13 %	1953-90.64	-\$3,507	-0.76 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Alum/Vinyl	\$2,548	0.55 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$22,706	4.91 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	Pto-180	-\$1,680	-0.38 %	Pto-280	-\$3,742	-0.49 %	0	0	0.00 %
Porch	Op-240	0	\$5,658	1.26 %	Op-123	\$3,416	0.45 %	Op-215	\$373	0.08 %
Wood Deck	0	0	0	0.00 %	120	-\$4,285	-0.56 %	0	0	0.00 %
Pool	0	0	0	0.00 %	612	-\$27,632	-3.63 %	0	0	0.00 %
Land Size	9000	10880	-\$6,458	-1.44 %	8450	\$3,688	0.48 %	6100	\$13,991	3.02 %
Location	0	Commercial	\$20,651	4.61 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 04, 2015	Oct 03, 2017	Jan 20, 2017
Sale Price	N/A	\$438,000	\$525,000	\$495,000
adjRate	N/A	1.19649	1.05910	1.12169
Time Adjustment	N/A	\$86,062	\$31,026	\$60,235
Time Adjusted Sale Price	N/A	\$524,062	\$556,026	\$555,235
Total % Adjustment	N/A	-1.95 %	3.42 %	4.53 %
Total Dollar Adjustment	N/A	-\$10,203	\$19,010	\$25,133
Adjusted Sales Price	\$569,000	\$513,859	\$575,036	\$580,367
Adj Sales Price / SQFT	\$0.00	\$415.74	\$465.24	\$469.55
Gross \$ Adjustment	N/A	\$23,800	\$55,286	\$47,591
# of adjustments	N/A	5	7	6
# of adjustments over 1 %	N/A	3	4	3

Sales Comparison

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 10, 2015	Jan 13, 2016	Aug 04, 2017
Sale Price	N/A	\$372,500	\$640,000	\$431,500
adjRate	N/A	1.20230	1.19070	1.07270
Time Adjustment	N/A	\$75,358	\$122,049	\$31,369
Time Adjusted Sale Price	N/A	\$447,858	\$762,049	\$462,869
Total % Adjustment	N/A	2.57 %	-9.86 %	12.06 %
Total Dollar Adjustment	N/A	\$11,507	-\$75,161	\$55,834
Adjusted Sales Price	\$569,000	\$459,365	\$686,889	\$518,703
Adj Sales Price / SQFT	\$0.00	\$371.65	\$555.74	\$419.66
Gross \$ Adjustment	N/A	\$41,110	\$89,368	\$62,849
# of adjustments	N/A	5	8	8
# of adjustments over 1 %	N/A	4	3	4

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TENTATIVE