

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49211 00450	52314 00110			51464 00260			49173 00100		
Address	369 BOUNDARY AVE BETHPAGE, NY 11714	4217 LUDWIG LA BETHPAGE, NY 11714			6 KEATS CT BETHPAGE, NY 11714			84 SOUTH MILLPAGE DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2433	2061	\$31,462	4.97 %	2041	\$34,695	5.27 %	2407	\$1,492	0.31 %
Upper Living Area	862	828	-\$292	-0.05 %	709	-\$1,410	-0.21 %	858	-\$25	-0.01 %
Basement	124	0	\$8,062	1.27 %	0	\$8,384	1.27 %	0	\$6,041	1.27 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$18,791	3.96 %
Bathrooms And Fixtures	2-1-9	3-0-9	0	0.00 %	2-1-8	\$3,903	0.59 %	2-0-7	\$6,021	1.27 %
Year Built Depreciation	1967-91.97	1950-90.30	\$11,710	1.85 %	1965-92.93	-\$6,809	-1.03 %	1950-90.30	\$8,774	1.85 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$10,798	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	2	0	\$2,786	0.44 %	2	0	0.00 %	0	\$2,087	0.44 %
Parking	Att-396	Det-308	\$12,219	1.93 %	Att-420	-\$864	-0.13 %	0	\$14,069	2.97 %
Terrace Or Patio	0	Pto-320	-\$3,349	-0.53 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-239	-\$7,873	-1.24 %	Op-55	-\$2,858	-0.43 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	120	-\$2,666	-0.56 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7040	6440	\$4,330	0.68 %	7000	\$287	0.04 %	6000	\$5,838	1.23 %
Location	SecondarySt	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		
<b>Parcel ID #</b>	49211 00450	49175 00270			49214 00630			49242 00290		
<b>Address</b>	369 BOUNDARY AVE BETHPAGE, NY 11714	15 WILSON LN BETHPAGE, NY 11714			24 HUNT PL BETHPAGE, NY 11714			24 SHUBERT LN BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2433	2364	\$4,123	0.84 %	2060	\$28,385	4.99 %	2064	\$32,771	4.93 %
Upper Living Area	862	910	\$311	0.06 %	758	-\$817	-0.14 %	621	-\$2,301	-0.35 %
Basement	124	0	\$6,217	1.27 %	140	-\$871	-0.15 %	140	-\$1,017	-0.15 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-9	2-0-6	\$10,035	2.06 %	2-1-8	\$3,376	0.59 %	2-1-8	\$3,945	0.59 %
Year Built Depreciation	1967-91.97	1950-90.30	\$9,030	1.85 %	1965-92.93	-\$5,889	-1.03 %	1967-93.25	-\$9,098	-1.37 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$23,935	4.91 %	Cntrl Ht	\$27,919	4.91 %	Cntrl Ht	\$32,622	4.91 %
Fireplace	2	0	\$2,148	0.44 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-396	Att-190	\$6,400	1.31 %	Att-210	\$6,641	1.17 %	Att-437	-\$1,477	-0.22 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-780	-\$5,421	-0.82 %
Porch	0	0	0	0.00 %	Op-495	-\$10,512	-1.85 %	Op-39	-\$2,144	-0.32 %
Wood Deck	0	324	-\$5,326	-1.09 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	144	-\$839	-0.15 %	0	0	0.00 %
Land Size	7040	6000	\$6,008	1.23 %	8712	-\$9,210	-1.62 %	14840	-\$36,906	-5.55 %
Location	SecondarySt	0	0	0.00 %	0	0	0.00 %	MajorHwy	\$14,631	2.20 %

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<b>Address</b>	369 BOUNDARY AVE BETHPAGE, NY 11714	4217 LUDWIG LA BETHPAGE, NY 11714	6 KEATS CT BETHPAGE, NY 11714	84 SOUTH MILLPAGE DR BETHPAGE, NY 11714
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Apr 20, 2017	Dec 10, 2014	Dec 16, 2016
<b>Sale Price</b>	N/A	\$575,000	\$530,000	\$420,000
<b>adjRate</b>	N/A	1.10042	1.24164	1.12887
<b>Time Adjustment</b>	N/A	\$57,743	\$128,068	\$54,123
<b>Time Adjusted Sale Price</b>	N/A	\$632,743	\$658,068	\$474,123
<b>Total % Adjustment</b>	N/A	9.33 %	7.01 %	12.74 %
<b>Total Dollar Adjustment</b>	N/A	\$59,055	\$46,126	\$60,422
<b>Adjusted Sales Price</b>	\$636,000	\$691,797	\$704,194	\$534,545
<b>Adj Sales Price / SQFT</b>	\$0.00	\$284.34	\$289.43	\$219.71
<b>Gross \$ Adjustment</b>	N/A	\$82,082	\$70,008	\$65,804
<b># of adjustments</b>	N/A	9	9	10
<b># of adjustments over 1 %</b>	N/A	5	4	6

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	49211 00450	49175 00270	49214 00630	49242 00290
<b>Address</b>	369 BOUNDARY AVE BETHPAGE, NY 11714	15 WILSON LN BETHPAGE, NY 11714	24 HUNT PL BETHPAGE, NY 11714	24 SHUBERT LN BETHPAGE, NY 11714
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Jan 09, 2017	Apr 14, 2016	Jul 26, 2016
<b>Sale Price</b>	N/A	\$435,000	\$485,000	\$575,000
<b>adjRate</b>	N/A	1.12169	1.17351	1.15656
<b>Time Adjustment</b>	N/A	\$52,933	\$84,152	\$90,024
<b>Time Adjusted Sale Price</b>	N/A	\$487,933	\$569,152	\$665,024
<b>Total % Adjustment</b>	N/A	12.89 %	6.71 %	3.85 %
<b>Total Dollar Adjustment</b>	N/A	\$62,880	\$38,184	\$25,605
<b>Adjusted Sales Price</b>	\$636,000	\$550,814	\$607,335	\$690,629
<b>Adj Sales Price / SQFT</b>	\$0.00	\$226.39	\$249.62	\$283.86
<b>Gross \$ Adjustment</b>	N/A	\$73,533	\$94,460	\$142,332
<b># of adjustments</b>	N/A	10	10	11
<b># of adjustments over 1 %</b>	N/A	7	6	5

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TENTATIVE