

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49238 00040	46301 00210			49214 00210			49212 00100		
Address	14 BERYL LN FARMINGDALE, NY 11735	32 WHALEY AVE BETHPAGE, NY 11714			42 WEST ZORANNE DR FARMINGDALE, NY 11735			20 MARLON AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1460	1408	\$3,917	1.07 %	1662	-\$15,960	-3.72 %	1398	\$3,377	1.28 %
Upper Living Area	420	576	\$959	0.26 %	630	\$1,483	0.35 %	396	-\$113	-0.04 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1953-89.95	1950-90.30	-\$1,405	-0.38 %	1951-90.30	-\$1,641	-0.38 %	1953-90.64	-\$2,004	-0.76 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$12,971	4.91 %
Fireplace	2	0	\$1,617	0.44 %	0	\$1,889	0.44 %	0	\$1,164	0.44 %
Parking	0	Det-294	-\$3,482	-0.95 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-170	-\$956	-0.36 %
Porch	Op-175	Op-192	-\$226	-0.06 %	Op-210	-\$545	-0.13 %	Op-396	-\$1,671	-0.63 %
Wood Deck	240	300	-\$497	-0.14 %	30	\$3,176	0.74 %	0	\$2,425	0.92 %
Shed	120	0	\$461	0.13 %	0	\$539	0.13 %	0	\$332	0.13 %
Land Size	6500	6000	\$2,258	0.61 %	6000	\$2,638	0.61 %	6815	-\$956	-0.36 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49238 00040	46495 00210			49156 00490			52039 00590		
Address	14 BERYL LN FARMINGDALE, NY 11735	21 MARTIN RD BETHPAGE, NY 11714			136 EAST ZORANNE DR FARMINGDALE, NY 11735			319 WISCONSIN AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1460	1631	-\$16,516	-3.19 %	1480	-\$2,200	-0.40 %	1466	-\$635	-0.12 %
Upper Living Area	420	421	\$9	0.00 %	420	0	0.00 %	0	-\$4,627	-0.87 %
Rec Room	0	0	0	0.00 %	420	-\$11,785	-2.13 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$434	-0.08 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-1-5	\$4,874	0.92 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,982	-0.38 %	1953-90.64	-\$4,197	-0.76 %	1960-91.97	-\$11,620	-2.19 %
Heat System	Cntrl HtAC	Cntrl Ht	\$25,419	4.91 %	Cntrl Ht	\$27,174	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	0	0	0	0.00 %	Att-200	-\$9,300	-1.68 %	Det-216	-\$2,700	-0.51 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-175	Op-263	-\$1,522	-0.29 %	Ep-154	\$384	0.07 %	Op-264	-\$1,573	-0.30 %
Wood Deck	240	205	\$462	0.09 %	0	\$5,081	0.92 %	0	\$4,862	0.92 %
Shed	120	0	\$650	0.13 %	0	\$695	0.13 %	0	\$665	0.13 %
Land Size	6500	6900	-\$2,364	-0.46 %	6000	\$3,405	0.61 %	9000	-\$13,042	-2.46 %

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Parcel ID #	49238 00040	46301 00210	49214 00210	49212 00100
Address	14 BERYL LN FARMINGDALE, NY 11735	32 WHALEY AVE BETHPAGE, NY 11714	42 WEST ZORANNE DR FARMINGDALE, NY 11735	20 MARLON AVE BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 01, 2018	Apr 27, 2017	Mar 28, 2018
Sale Price	N/A	\$365,000	\$390,000	\$257,764
adjRate	N/A	1.00640	1.10042	1.02585
Time Adjustment	N/A	\$2,336	\$39,165	\$6,662
Time Adjusted Sale Price	N/A	\$367,336	\$429,165	\$264,426
Total % Adjustment	N/A	0.98 %	-1.96 %	5.51 %
Total Dollar Adjustment	N/A	\$3,602	-\$8,421	\$14,571
Adjusted Sales Price	\$506,000	\$370,938	\$420,743	\$278,997
Adj Sales Price / SQFT	\$0.00	\$254.07	\$288.18	\$191.09
Gross \$ Adjustment	N/A	\$14,821	\$27,870	\$25,969
# of adjustments	N/A	9	8	10
# of adjustments over 1 %	N/A	1	1	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	49238 00040	46495 00210	49156 00490	52039 00590
Address	14 BERYL LN FARMINGDALE, NY 11735	21 MARTIN RD BETHPAGE, NY 11714	136 EAST ZORANNE DR FARMINGDALE, NY 11735	319 WISCONSIN AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 25, 2017	Mar 08, 2018	Sep 12, 2018
Sale Price	N/A	\$480,000	\$540,000	\$530,000
adjRate	N/A	1.07956	1.02585	1.00000
Time Adjustment	N/A	\$38,190	\$13,957	\$
Time Adjusted Sale Price	N/A	\$518,190	\$553,957	\$530,000
Total % Adjustment	N/A	0.80 %	1.67 %	-4.57 %
Total Dollar Adjustment	N/A	\$4,157	\$9,258	-\$24,231
Adjusted Sales Price	\$506,000	\$522,347	\$563,215	\$505,769
Adj Sales Price / SQFT	\$0.00	\$357.77	\$385.76	\$346.42
Gross \$ Adjustment	N/A	\$48,924	\$64,222	\$45,033

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# of adjustments	N/A	8	9	10
# of adjustments over 1 %	N/A	2	3	2

TENTATIVE