

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52443 00030	49217 00250			49227 00360			49211 00130		
Address	17 MOHEGAN DR MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735			71 CEDAR DR FARMINGDALE, NY 11735			3 MARLON AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1581	1680	-\$9,598	-1.76 %	1537	\$3,979	0.83 %	1572	\$827	0.17 %
Upper Living Area	459	420	-\$369	-0.07 %	416	-\$359	-0.07 %	396	-\$546	-0.11 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Basement	27	0	\$1,575	0.29 %	10	\$869	0.18 %	0	\$1,430	0.29 %
Style	Modified Ranch	Cape	\$12,901	2.37 %	Cape	\$11,359	2.37 %	Cape	\$11,712	2.37 %
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	1954-89.95	1951-90.30	-\$2,085	-0.38 %	1947-89.95	0	0.00 %	1953-90.64	-\$3,750	-0.76 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,169	-0.44 %
Parking	Att-210	Att-200	\$387	0.07 %	Det-280	\$4,204	0.88 %	Att-322	-\$3,605	-0.73 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-12	0	\$612	0.11 %	0	\$539	0.11 %	Ep-27	-\$624	-0.13 %
Wood Deck	32	160	-\$2,767	-0.51 %	0	\$896	0.19 %	306	-\$4,310	-0.87 %
Pool	288	0	\$11,892	2.18 %	0	\$10,470	2.18 %	0	\$10,796	2.18 %
Shed	100	0	\$580	0.11 %	0	\$511	0.11 %	0	\$527	0.11 %
Land Size	6768	7680	-\$5,251	-0.96 %	10800	-\$16,871	-3.51 %	6138	\$3,716	0.75 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52443 00030	49203 00100			49156 00180			49196 00260		
Address	17 MOHEGAN DR MASSAPEQUA, NY 11758	10 READING LN BETHPAGE, NY 11714			14 CEDAR DR FARMINGDALE, NY 11735			41 SEITZ DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1581	1449	\$10,711	2.58 %	1555	\$2,066	0.49 %	1548	\$3,245	0.62 %
Upper Living Area	459	621	\$1,094	0.26 %	500	\$295	0.07 %	516	\$503	0.10 %
No Basement	Full	None	\$29,115	7.02 %	Full	0	0.00 %	Full	0	0.00 %
Basement	27	0	\$1,199	0.29 %	0	\$1,228	0.29 %	0	\$1,515	0.29 %
Style	Modified Ranch	Modified Ranch	0	0.00 %	Cape	\$10,057	2.37 %	Modified Ranch	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-7	-\$4,043	-0.77 %
Year Built Depreciation	1954-89.95	1951-90.30	-\$1,586	-0.38 %	1959-91.64	-\$7,834	-1.84 %	1951-90.30	-\$2,005	-0.38 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,298	-0.44 %
Parking	Att-210	Det-308	\$3,133	0.76 %	Det-294	\$3,464	0.82 %	Det-420	\$1,649	0.31 %
Terrace Or Patio	0	Pto-176	-\$1,533	-0.37 %	0	0	0.00 %	Pto-130	-\$1,580	-0.30 %
Porch	Op-12	Ep-98	-\$2,418	-0.58 %	0	\$477	0.11 %	0	\$589	0.11 %
Wood Deck	32	0	\$774	0.19 %	0	\$793	0.19 %	0	\$979	0.19 %
Pool	288	0	\$9,047	2.18 %	0	\$9,271	2.18 %	0	\$11,438	2.18 %
Shed	100	0	\$441	0.11 %	0	\$452	0.11 %	0	\$558	0.11 %
Land Size	6768	6000	\$3,842	0.93 %	6000	\$3,937	0.93 %	6000	\$4,858	0.93 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 28, 2017			Aug 21, 2018			Aug 16, 2016		
Sale Price	N/A	\$505,000			\$480,000			\$430,000		
adjRate	N/A	1.07956			1.00000			1.15097		
Time Adjustment	N/A	\$40,179			\$			\$64,917		
Time Adjusted Sale Price	N/A	\$545,179			\$480,000			\$494,917		
Total % Adjustment	N/A	1.45 %			3.25 %			2.83 %		
Total Dollar Adjustment	N/A	\$7,878			\$15,595			\$14,003		
Adjusted Sales Price	\$517,000	\$553,057			\$495,595			\$508,920		
Adj Sales Price / SQFT	\$0.00	\$349.81			\$313.47			\$321.90		
Gross \$ Adjustment	N/A	\$48,018			\$50,056			\$44,012		
# of adjustments	N/A	11			10			12		
# of adjustments over 1 %	N/A	3			3			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 02, 2018			Aug 02, 2018			Feb 24, 2014		
Sale Price	N/A	\$409,500			\$425,000			\$405,000		
adjRate	N/A	1.01284			1.00000			1.29475		
Time Adjustment	N/A	\$5,258			\$			\$119,372		
Time Adjusted Sale Price	N/A	\$414,758			\$425,000			\$524,372		
Total % Adjustment	N/A	12.98 %			5.70 %			2.94 %		
Total Dollar Adjustment	N/A	\$53,819			\$24,207			\$15,407		
Adjusted Sales Price	\$517,000	\$468,577			\$449,207			\$539,779		
Adj Sales Price / SQFT	\$0.00	\$296.38			\$284.13			\$341.42		
Gross \$ Adjustment	N/A	\$64,894			\$39,875			\$35,260		
# of adjustments	N/A	12			11			13		
# of adjustments over 1 %	N/A	3			3			1		

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TENTATIVE