

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	46303 00610	46309 00340			46259 00060			49216 00110		
Address	24 PARK LN BETHPAGE, NY 11714	25 PARK LN BETHPAGE, NY 11714			29 BYRON ST BETHPAGE, NY 11714			10 ELSIE LN FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1156	1156	0	0.00 %	1249	-\$9,933	-2.24 %	1176	-\$2,443	-0.50 %
Attic	330	330	0	0.00 %	357	\$445	0.10 %	336	\$110	0.02 %
No Basement	None	None	0	0.00 %	Full	-\$29,119	-6.56 %	Full	-\$32,022	-6.56 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-6	1-0-3	\$12,998	3.54 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,403	-0.38 %	1950-90.30	-\$1,698	-0.38 %	1951-90.30	-\$1,867	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Det-308	0	\$3,731	1.02 %	Att-200	-\$3,015	-0.68 %	Att-240	-\$4,661	-0.95 %
Terrace Or Patio	Pto-300	0	\$1,884	0.51 %	0	\$2,279	0.51 %	0	\$2,506	0.51 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	200	-\$3,584	-0.81 %	0	0	0.00 %
Pool	561	0	\$13,025	3.55 %	0	\$15,756	3.55 %	0	\$17,327	3.55 %
Land Size	5580	5022	\$2,972	0.81 %	6000	-\$2,460	-0.55 %	6000	-\$2,705	-0.55 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	46303 00610	49196 00220			52406 00170			52310 00220		
Address	24 PARK LN BETHPAGE, NY 11714	49 SEITZ DR BETHPAGE, NY 11714			266 GILLING RD SEAFORD, NY 11783			237 GILLING RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1156	1032	\$10,381	3.37 %	1176	-\$2,053	-0.50 %	1176	-\$2,396	-0.50 %
Attic	330	0	-\$4,345	-1.41 %	336	\$92	0.02 %	336	\$107	0.02 %
No Basement	None	Full	-\$20,181	-6.56 %	Full	-\$26,906	-6.56 %	Full	-\$31,407	-6.56 %
Style	Cape	Ranch	-\$252	-0.08 %	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	1950-89.95	1951-90.30	-\$1,177	-0.38 %	1953-90.64	-\$3,108	-0.76 %	1953-90.64	-\$3,628	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,224	0.54 %	Cntrl Ht	\$2,596	0.54 %
Parking	Det-308	Det-280	\$368	0.12 %	Det-408	-\$1,614	-0.39 %	Det-294	\$283	0.06 %
Terrace Or Patio	Pto-300	0	\$1,579	0.51 %	0	\$2,105	0.51 %	0	\$2,458	0.51 %
Porch	0	0	0	0.00 %	Op-234	-\$5,038	-1.23 %	Op-14	-\$622	-0.13 %
Wood Deck	0	0	0	0.00 %	130	-\$2,448	-0.60 %	0	0	0.00 %
Pool	561	0	\$10,920	3.55 %	0	\$14,558	3.55 %	0	\$16,994	3.55 %
Land Size	5580	6000	-\$1,705	-0.55 %	6497	-\$4,751	-1.16 %	7571	-\$11,057	-2.31 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 06, 2018			Feb 15, 2018			Feb 05, 2016		
Sale Price	N/A	\$367,000			\$430,000			\$412,000		
adjRate	N/A	1.00000			1.03241			1.18494		
Time Adjustment	N/A	\$			\$13,937			\$76,197		
Time Adjusted Sale Price	N/A	\$367,000			\$443,937			\$488,197		
Total % Adjustment	N/A	9.05 %			-7.06 %			-4.87 %		
Total Dollar Adjustment	N/A	\$33,207			-\$31,329			-\$23,756		
Adjusted Sales Price	\$424,000	\$400,207			\$412,608			\$464,440		
Adj Sales Price / SQFT	\$0.00	\$346.20			\$356.93			\$401.76		
Gross \$ Adjustment	N/A	\$36,013			\$68,288			\$63,640		
# of adjustments	N/A	6			9			8		
# of adjustments over 1 %	N/A	3			3			2		
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Parcel ID #	46303 00610	49196 00220			52406 00170			52310 00220		
Address	24 PARK LN BETHPAGE, NY 11714	49 SEITZ DR BETHPAGE, NY 11714			266 GILLING RD SEAFORD, NY 11783			237 GILLING RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 12, 2018			May 31, 2018			Jun 16, 2016		
Sale Price	N/A	\$305,718			\$405,000			\$412,000		
adjRate	N/A	1.00640			1.01284			1.16219		
Time Adjustment	N/A	\$1,957			\$5,201			\$66,821		
Time Adjusted Sale Price	N/A	\$307,675			\$410,201			\$478,821		
Total % Adjustment	N/A	-1.43 %			-6.57 %			-5.57 %		
Total Dollar Adjustment	N/A	-\$4,412			-\$26,938			-\$26,671		
Adjusted Sales Price	\$424,000	\$303,262			\$383,263			\$452,149		
Adj Sales Price / SQFT	\$0.00	\$262.34			\$331.54			\$391.13		
Gross \$ Adjustment	N/A	\$50,907			\$64,897			\$71,548		
# of adjustments	N/A	9			11			10		
# of adjustments over 1 %	N/A	4			4			3		

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TENTATIVE