

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49267 00270	52528 00370			49266 00400			49266 00430		
Address	5 VERLY CT BETHPAGE, NY 11714	327 IDAHO AVE MASSAPEQUA, NY 11758			8 HEROES CT BETHPAGE, NY 11714			2 HEROES CT BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2760	2784	-\$3,433	-0.40 %	2299	\$57,307	7.33 %	2454	\$36,882	5.30 %
Upper Living Area	985	1296	\$3,100	0.36 %	1043	\$563	0.07 %	1014	\$252	0.04 %
Basement	183	0	\$15,613	1.84 %	24	\$12,313	1.58 %	24	\$10,956	1.58 %
Style	Colonial	Raised Ranch/Hi Ranch	\$15,067	1.77 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	B-	C+	\$7,685	0.90 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-11	3-1-11	0	0.00 %	2-1-10	\$3,749	0.48 %	3-0-9	\$7,042	1.01 %
Year Built Depreciation	2015-100.00	1993-97.90	\$18,250	2.15 %	2014-99.49	\$4,033	0.52 %	2014-99.49	\$3,588	0.52 %
Fireplace	1	0	0	0.00 %	1	0	0.00 %	1	0	0.00 %
Parking	Att-380	Det-308	\$10,662	1.25 %	Att-220	\$7,859	1.01 %	Att-209	\$7,534	1.08 %
Porch	Op-140	0	\$7,574	0.89 %	Op-47	\$3,969	0.51 %	Op-237	-\$2,488	-0.36 %
Pool	0	512	-\$27,422	-3.23 %	0	0	0.00 %	0	0	0.00 %
Land Size	7595	7200	\$3,483	0.41 %	7487	\$857	0.11 %	7584	\$77	0.01 %
Location	0	0	0	0.00 %	MajorHwy	\$17,195	2.20 %	MajorHwy	\$15,299	2.20 %
Fronting	Culdesac	ResidentialStreet	0	0.00 %	SecondaryArtery	\$27,374	3.50 %	SecondaryArtery	\$24,356	3.50 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49267 00270	49266 00380			52376 00750			49174 00110		
Address	5 VERLY CT BETHPAGE, NY 11714	12 LEWIS CT BETHPAGE, NY 11714			22 RITA CT MASSAPEQUA, NY 11758			26 WILSON LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2760	2299	\$56,508	7.33 %	2049	\$59,125	11.01 %	2608	\$21,260	2.68 %
Upper Living Area	985	1043	\$555	0.07 %	906	-\$545	-0.10 %	1164	\$1,712	0.22 %
Basement	183	24	\$12,142	1.58 %	0	\$9,866	1.84 %	0	\$14,552	1.84 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	B-	B-	0	0.00 %	C+	\$4,856	0.90 %	C+	\$7,163	0.90 %
Bathrooms And Fixtures	2-1-11	2-1-10	\$3,697	0.48 %	2-1-8	\$8,657	1.61 %	2-1-9	\$8,023	1.01 %
Year Built Depreciation	2015-100.00	2014-99.49	\$3,977	0.52 %	1997-98.44	\$8,534	1.59 %	2012-100.00	0	0.00 %
Fireplace	1	1	0	0.00 %	0	0	0.00 %	2	-\$3,473	-0.44 %
Parking	Att-380	Att-220	\$7,750	1.01 %	Att-198	\$6,244	1.16 %	Att-360	\$907	0.11 %
Porch	Op-140	Op-47	\$3,914	0.51 %	Op-72	\$1,880	0.35 %	Op-30	\$5,029	0.63 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7595	8183	-\$4,387	-0.57 %	7208	\$2,155	0.40 %	6000	\$14,429	1.82 %
Location	0	MajorHwy	\$16,955	2.20 %	Commercial	\$24,767	4.61 %	Commercial	\$36,532	4.61 %
Fronting	Culdesac	SecondaryArtery	\$26,993	3.50 %	Culdesac	0	0.00 %	ResidentialStreet	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 01, 2018			Jul 16, 2015			Aug 27, 2015		
Sale Price	N/A	\$850,000			\$637,540			\$570,000		
adjRate	N/A	1.00000			1.22585			1.21992		
Time Adjustment	N/A	\$			\$143,987			\$125,354		
Time Adjusted Sale Price	N/A	\$850,000			\$781,527			\$695,354		
Total % Adjustment	N/A	5.95 %			17.30 %			14.88 %		
Total Dollar Adjustment	N/A	\$50,578			\$135,220			\$103,497		
Adjusted Sales Price	\$807,000	\$900,578			\$916,748			\$798,851		
Adj Sales Price / SQFT	\$0.00	\$326.30			\$332.15			\$289.44		
Gross \$ Adjustment	N/A	\$112,289			\$135,220			\$108,474		
# of adjustments	N/A	10			10			10		
# of adjustments over 1 %	N/A	5			5			6		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 17, 2015			Mar 16, 2017			May 10, 2013		
Sale Price	N/A	\$627,500			\$485,000			\$600,000		
adjRate	N/A	1.22809			1.10747			1.32043		
Time Adjustment	N/A	\$143,127			\$52,121			\$192,260		
Time Adjusted Sale Price	N/A	\$770,627			\$537,121			\$792,260		
Total % Adjustment	N/A	16.62 %			23.37 %			13.40 %		
Total Dollar Adjustment	N/A	\$128,102			\$125,541			\$106,134		
Adjusted Sales Price	\$807,000	\$898,729			\$662,661			\$898,394		
Adj Sales Price / SQFT	\$0.00	\$325.63			\$240.09			\$325.51		
Gross \$ Adjustment	N/A	\$136,876			\$126,631			\$113,079		
# of adjustments	N/A	10			10			10		
# of adjustments over 1 %	N/A	5			6			5		

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TENTATIVE