

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52038 00010	49240 00220			49211 00140			49198 00660		
Address	1120 BALDWIN DR MASSAPEQUA, NY 11758	49 ELIZABETH DR BETHPAGE, NY 11714			325 BOUNDARY AVE BETHPAGE, NY 11714			41 DENNIS LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	889	1252	-\$49,596	-9.53 %	1392	-\$48,468	-12.29 %	1291	-\$62,795	-10.34 %
Upper Living Area	0	0	0	0.00 %	464	\$3,777	0.96 %	0	0	0.00 %
Attic	0	209	\$4,950	0.95 %	0	0	0.00 %	0	0	0.00 %
Basement	630	518	\$4,029	0.77 %	0	\$21,431	5.43 %	1125	-\$17,201	-2.83 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Raised Ranch/Hi Ranch	Split Level	-\$16,109	-3.09 %	Cape	\$11,141	2.83 %	Raised Ranch/Hi Ranch	0	0.00 %
Quality	C	C+	-\$19,843	-3.81 %	C	0	0.00 %	C+	-\$23,160	-3.81 %
Bathrooms And Fixtures	2-0-8	2-0-7	\$3,502	0.67 %	2-0-7	\$2,653	0.67 %	3-0-10	-\$6,769	-1.11 %
Year Built Depreciation	1970-92.62	1953-90.64	\$11,335	2.18 %	1951-90.30	\$10,112	2.56 %	1981-95.66	-\$19,305	-3.18 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$2,866	0.55 %	Alum/Vinyl	\$2,171	0.55 %	Composition	\$13,368	2.20 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	0	0	0.00 %	Att-200	-\$6,621	-1.68 %	0	0	0.00 %
Terrace Or Patio	Pto-340	0	\$2,864	0.55 %	Pto-240	\$391	0.10 %	0	\$3,342	0.55 %
Porch	0	Ep-238	-\$6,559	-1.26 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	195	-\$4,822	-0.79 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	8584	-\$14,079	-2.70 %	6900	-\$4,198	-1.06 %	6006	-\$46	-0.01 %
Location	0	0	0	0.00 %	SecondarySt	0	0.00 %	0	0	0.00 %
Fronting	0	ResidentialStreet	0	0.00 %	SecondaryStreet	\$14,726	3.73 %	ResidentialStreet	0	0.00 %
Traffic	Light	Light	0	0.00 %	Medium	\$11,167	2.83 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52038 00010	46250 01040			49 F 04360			52376 00510		
Address	1120 BALDWIN DR MASSAPEQUA, NY 11758	72A ROOSEVELT DR BETHPAGE, NY 11714			58 HICKSVILLE RD BETHPAGE, NY 11714			39 JACQUELINE RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	889	1663	-\$71,129	-16.74 %	1516	-\$58,561	-14.45 %	1571	-\$67,490	-15.34 %
Upper Living Area	0	713	\$5,759	1.36 %	0	0	0.00 %	0	0	0.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	389	\$7,270	1.65 %
Basement	630	0	\$23,095	5.43 %	0	\$22,020	5.43 %	0	\$23,910	5.43 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	872	-\$16,597	-3.77 %
Style	Raised Ranch/Hi Ranch	Cape	\$12,007	2.83 %	Ranch	\$11,106	2.74 %	Cape	\$12,430	2.83 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-8	2-0-7	\$2,859	0.67 %	2-1-9	-\$2,389	-0.59 %	3-0-10	-\$4,902	-1.11 %
Year Built Depreciation	1970-92.62	1958-91.64	\$4,505	1.06 %	1965-90.98	\$7,287	1.80 %	1953-90.64	\$9,582	2.18 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$2,340	0.55 %	Alum/Vinyl	\$2,231	0.55 %	Alum/Vinyl	\$2,422	0.55 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$1,929	-0.44 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-210	-\$7,694	-1.75 %
Terrace Or Patio	Pto-340	0	\$2,338	0.55 %	0	\$2,229	0.55 %	Pto-81	\$1,481	0.34 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-21	-\$797	-0.18 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	120	-\$2,474	-0.56 %
Shed	0	0	0	0.00 %	100	-\$431	-0.11 %	0	0	0.00 %
Land Size	6000	4160	\$12,086	2.84 %	12705	-\$22,620	-5.58 %	4200	\$5,529	1.26 %
Location	0	0	0	0.00 %	MajorHwy	\$8,915	2.20 %	MajorHwy	\$9,681	2.20 %
Fronting	0	0	0	0.00 %	SecondaryAr tery	\$14,193	3.50 %	ResidentialSt reet	0	0.00 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 22, 2017			Sep 29, 2017			Oct 27, 2014		
Sale Price	N/A	\$470,000			\$370,000			\$487,500		
adjRate	N/A	1.10747			1.06588			1.24619		
Time Adjustment	N/A	\$50,509			\$24,374			\$120,015		
Time Adjusted Sale Price	N/A	\$520,509			\$394,374			\$607,515		
Total % Adjustment	N/A	-14.72 %			4.64 %			-19.32 %		
Total Dollar Adjustment	N/A	-\$76,642			\$18,283			-\$117,389		
Adjusted Sales Price	\$453,000	\$443,867			\$412,656			\$490,127		
Adj Sales Price / SQFT	\$0.00	\$499.29			\$464.18			\$551.32		
Gross \$ Adjustment	N/A	\$135,731			\$136,856			\$150,809		
# of adjustments	N/A	11			12			9		
# of adjustments over 1 %	N/A	6			8			6		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 10, 2018			Jan 12, 2018			Aug 27, 2018		
Sale Price	N/A	\$425,000			\$390,000			\$440,000		
adjRate	N/A	1.00000			1.03902			1.00000		
Time Adjustment	N/A	\$			\$15,218			\$		
Time Adjusted Sale Price	N/A	\$425,000			\$405,218			\$440,000		
Total % Adjustment	N/A	-1.44 %			-3.95 %			-6.72 %		
Total Dollar Adjustment	N/A	-\$6,140			-\$16,019			-\$29,578		
Adjusted Sales Price	\$453,000	\$418,860			\$389,199			\$410,422		
Adj Sales Price / SQFT	\$0.00	\$471.16			\$437.79			\$461.67		
Gross \$ Adjustment	N/A	\$136,117			\$151,984			\$174,188		
# of adjustments	N/A	9			11			15		
# of adjustments over 1 %	N/A	6			7			10		

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TENTATIVE