

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	56380 00170	51291 00270			56470 00040			56469 00270		
Address	1551 SCRIVEN AVE BELLMORE, NY 11710	2611 MAGNOLIA RD BELLMORE, NY 11710			2951 MONTGOMERY ST BELLMORE, NY 11710			2956 MONTGOMERY ST WANTAGH, NY 11793		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1773	1443	\$25,121	5.52 %	1728	\$4,710	0.67 %	1318	\$43,352	8.04 %
Style	Cape	Ranch	0	0.00 %	Modified Ranch	-\$58,155	-8.31 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$5,332	0.99 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$4,738	-0.88 %
Land Size	10800	10790	\$26	0.01 %	9300	\$6,548	0.94 %	6900	\$20,266	3.76 %
Year Built Depreciation	1957-93.27	1950-93.27	0	0.00 %	1953-93.49	-\$1,660	-0.24 %	1953-93.49	-\$1,278	-0.24 %
Parking	Att-300	Att-220	\$2,481	0.55 %	Att-200	\$4,841	0.69 %	Att-200	\$3,728	0.69 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Patio	0	36	-\$943	-0.21 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	254	-\$4,031	-0.58 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	1637	-\$1,637	-0.23 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	56380 00170	56251 01570			56479 00520			56399 05850		
Address	1551 SCRIVEN AVE BELLMORE, NY 11710	2487 LINCOLN BLVD BELLMORE, NY 11710			1596 PEA POND RD BELLMORE, NY 11710			2749 NATTA BLVD BELLMORE, NY 11710		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1773	1375	\$32,437	6.86 %	2086	-\$21,346	-4.15 %	1981	-\$18,025	-2.85 %
Style	Cape	Cape	0	0.00 %	Ranch	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	1-0-3	2-0-6	-\$19,080	-4.03 %	1-1-5	-\$15,362	-2.99 %	2-0-6	-\$25,488	-4.03 %
Ext Wall	Alum/Vinyl	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	10800	8000	\$9,879	2.09 %	16057	-\$12,540	-2.44 %	9375	\$5,593	0.88 %
Year Built Depreciation	1957-93.27	1957-93.71	-\$2,224	-0.47 %	1956-93.71	-\$2,417	-0.47 %	1959-93.93	-\$4,417	-0.70 %
Parking	Att-300	Att-420	-\$3,389	-0.72 %	Cpt-322	\$6,432	1.25 %	Att-440	-\$5,220	-0.83 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-100	-\$4,818	-0.76 %
Patio	0	0	0	0.00 %	160	-\$3,905	-0.76 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	512	-\$27,170	-4.30 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 13, 2017			Jan 11, 2018			Aug 23, 2017		
Sale Price	N/A	\$437,000			\$690,000			\$525,000		
adjRate	N/A	1.04159			1.01449			1.02672		
Time Adjustment	N/A	\$18,176			\$9,996			\$14,027		
Time Adjusted Sale Price	N/A	\$455,176			\$699,996			\$539,027		
Total % Adjustment	N/A	5.86 %			-7.05 %			12.37 %		
Total Dollar Adjustment	N/A	\$26,686			-\$49,384			\$66,662		
Adjusted Sales Price	\$497,000	\$481,862			\$650,612			\$605,689		
Adj Sales Price / SQFT	\$0.00	\$271.78			\$366.96			\$341.62		
Gross \$ Adjustment	N/A	\$28,572			\$81,582			\$78,695		
# of adjustments	N/A	4			7			6		
# of adjustments over 1 %	N/A	1			1			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 02, 2017			May 05, 2017			Jul 19, 2018		
Sale Price	N/A	\$457,500			\$497,140			\$632,000		
adjRate	N/A	1.03413			1.03413			1.00000		
Time Adjustment	N/A	\$15,614			\$16,967			\$		
Time Adjusted Sale Price	N/A	\$473,114			\$514,107			\$632,000		
Total % Adjustment	N/A	3.72 %			-9.56 %			-12.59 %		
Total Dollar Adjustment	N/A	\$17,622			-\$49,139			-\$79,546		
Adjusted Sales Price	\$497,000	\$490,736			\$464,968			\$552,454		
Adj Sales Price / SQFT	\$0.00	\$276.78			\$262.25			\$311.59		
Gross \$ Adjustment	N/A	\$67,009			\$62,002			\$90,731		
# of adjustments	N/A	5			6			7		
# of adjustments over 1 %	N/A	3			4			3		

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TENTATIVE