

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49195 00050	52443 00070			52376 00020			46495 00340		
Address	19 PHYLLIS DR BETHPAGE, NY 11714	9 MOHEGAN DR MASSAPEQUA, NY 11758			2 MOHAWK DR MASSAPEQUA, NY 11758			59 MARTIN RD NBETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1152	1182	-\$4,061	-0.75 %	1182	-\$3,354	-0.75 %	1337	-\$22,347	-4.26 %
Rec Room	774	729	\$855	0.16 %	729	\$706	0.16 %	760	\$255	0.05 %
Year Built Depreciation	1951-89.95	1954-90.98	-\$6,105	-1.13 %	1953-90.64	-\$3,393	-0.76 %	1953-90.64	-\$3,973	-0.76 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$7,230	-1.61 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$29,779	-5.49 %	Cntrl Ht	-\$24,599	-5.49 %	Cntrl Ht	-\$28,801	-5.49 %
Parking	0	0	0	0.00 %	Att-252	-\$9,093	-2.03 %	0	0	0.00 %
Terrace Or Patio	0	Pto-60	-\$907	-0.17 %	0	0	0.00 %	Pto-190	-\$2,036	-0.39 %
Porch	0	Op-12	-\$608	-0.11 %	Op-128	-\$3,710	-0.83 %	Op-12	-\$588	-0.11 %
Land Size	6000	6192	-\$1,306	-0.24 %	6500	-\$2,736	-0.61 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49195 00050	49189 00060			46127 00420			49196 00220		
Address	19 PHYLLIS DR BETHPAGE, NY 11714	18 SEITZ DR BETHPAGE, NY 11714			58 MARTIN RD BETHPAGE, NY 11714			49 SEITZ DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1152	1032	\$15,039	3.27 %	1079	\$9,331	1.93 %	1032	\$10,059	3.27 %
Rec Room	774	774	0	0.00 %	540	\$4,206	0.87 %	0	\$11,008	3.58 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,759	-0.38 %	1953-90.64	-\$3,658	-0.76 %	1951-90.30	-\$1,177	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$7,426	-1.61 %	Composition	0	0.00 %	Alum/Vinyl	-\$4,967	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	-\$25,267	-5.49 %	Cntrl Ht	-\$26,514	-5.49 %	Cntrl Ht	-\$16,900	-5.49 %
Parking	0	Det-336	-\$5,377	-1.17 %	Det-294	-\$4,575	-0.95 %	Det-280	-\$2,732	-0.89 %
Terrace Or Patio	0	Pto-240	-\$2,064	-0.45 %	Pto-120	-\$1,374	-0.28 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	8400	-\$12,277	-2.54 %	6000	0	0.00 %

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Parcel ID #	49195 00050	52443 00070			52376 00020			46495 00340		
Address	19 PHYLLIS DR BETHPAGE, NY 11714	9 MOHEGAN DR MASSAPEQUA, NY 11758			2 MOHAWK DR MASSAPEQUA, NY 11758			59 MARTIN RD NBETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 21, 2017			Jun 26, 2018			Oct 12, 2016		
Sale Price	N/A	\$499,000			\$445,000			\$460,000		
adjRate	N/A	1.08647			1.00640			1.13986		
Time Adjustment	N/A	\$43,149			\$2,848			\$64,337		
Time Adjusted Sale Price	N/A	\$542,149			\$447,848			\$524,337		
Total % Adjustment	N/A	-7.73 %			-11.93 %			-10.96 %		
Total Dollar Adjustment	N/A	-\$41,912			-\$53,410			-\$57,490		
Adjusted Sales Price	\$423,000	\$500,238			\$394,438			\$466,847		
Adj Sales Price / SQFT	\$0.00	\$434.23			\$342.39			\$405.25		
Gross \$ Adjustment	N/A	\$43,621			\$54,822			\$58,000		
# of adjustments	N/A	7			8			6		
# of adjustments over 1 %	N/A	2			3			2		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49195 00050	49189 00060			46127 00420			49196 00220		
Address	19 PHYLLIS DR BETHPAGE, NY 11714	18 SEITZ DR BETHPAGE, NY 11714			58 MARTIN RD BETHPAGE, NY 11714			49 SEITZ DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 09, 2018			Aug 02, 2017			Jun 12, 2018		
Sale Price	N/A	\$460,000			\$450,000			\$305,718		
adjRate	N/A	1.00000			1.07270			1.00640		
Time Adjustment	N/A	\$			\$32,714			\$1,957		
Time Adjusted Sale Price	N/A	\$460,000			\$482,714			\$307,675		
Total % Adjustment	N/A	-5.84 %			-7.22 %			-1.53 %		
Total Dollar Adjustment	N/A	-\$26,854			-\$34,861			-\$4,709		
Adjusted Sales Price	\$423,000	\$433,146			\$447,852			\$302,966		
Adj Sales Price / SQFT	\$0.00	\$375.99			\$388.76			\$262.99		
Gross \$ Adjustment	N/A	\$56,931			\$61,934			\$46,843		
# of adjustments	N/A	6			7			6		
# of adjustments over 1 %	N/A	4			3			4		

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TENTATIVE