

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	63332 00030	63337 00070			63338 00170			63338 00290		
<b>Address</b>	3201 LYDIA LN BELLMORE, NY 11710	2660 REBECCA ST BELLMORE, NY 11710			2685 FRANCES ST BELLMORE, NY 11710			2615 FRANCES ST BELLMORE, NY 11710		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3467	3515	-\$2,560	-0.36 %	3537	-\$3,263	-0.52 %	3537	-\$3,198	-0.52 %
Rec Room	240	285	-\$913	-0.13 %	285	-\$801	-0.13 %	285	-\$785	-0.13 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	2-1-9	0	0.00 %	2-1-9	0	0.00 %
Ext Wall	Alum/Vinyl	Composition	\$7,073	0.99 %	Composition	\$6,208	0.99 %	Composition	\$6,084	0.99 %
Fireplace	2	2	0	0.00 %	0	\$5,565	0.89 %	2	0	0.00 %
Land Size	5900	6000	-\$2,147	-0.30 %	6000	-\$1,884	-0.30 %	6695	-\$7,070	-1.15 %
Year Built Depreciation	1969-96.14	1970-96.87	-\$5,439	-0.76 %	1970-96.87	-\$4,773	-0.76 %	1970-96.87	-\$4,678	-0.76 %
Parking	Att-456	Att-437	\$737	0.10 %	Att-437	\$647	0.10 %	Att-437	\$634	0.10 %
Porch	0	Op-78	-\$4,490	-0.63 %	Op-78	-\$3,941	-0.63 %	Op-78	-\$3,862	-0.63 %
Patio	300	350	-\$958	-0.13 %	170	\$2,613	0.42 %	592	-\$4,023	-0.65 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	63332 00030	63336 00190			63336 00200			63337 00050		
<b>Address</b>	3201 LYDIA LN BELLMORE, NY 11710	2661 REBECCA ST BELLMORE, NY 11710			2655 REBECCA ST BELLMORE, NY 11710			2648 REBECCA ST BELLMORE, NY 11710		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3467	3537	-\$3,952	-0.52 %	3537	-\$3,675	-0.52 %	3438	\$1,594	0.22 %
Rec Room	240	285	-\$970	-0.13 %	285	-\$902	-0.13 %	285	-\$927	-0.13 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	2-2-11	-\$8,372	-1.18 %	2-1-9	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$7,187	0.99 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Land Size	5900	6000	-\$2,282	-0.30 %	6000	-\$2,122	-0.30 %	6000	-\$2,181	-0.30 %
Year Built Depreciation	1969-96.14	1969-96.69	-\$4,367	-0.57 %	1969-96.69	-\$4,061	-0.57 %	1970-96.87	-\$5,526	-0.76 %
Parking	Att-456	Att-437	\$783	0.10 %	Att-437	\$728	0.10 %	Att-437	\$749	0.10 %
Porch	0	Op-78	-\$4,773	-0.63 %	Op-78	-\$4,438	-0.63 %	Op-180	-\$8,327	-1.15 %
Patio	300	350	-\$1,019	-0.13 %	350	-\$947	-0.13 %	350	-\$974	-0.13 %
Pool	0	416	-\$28,347	-3.73 %	0	0	0.00 %	0	0	0.00 %

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## Sales Comparison

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<b>Parcel ID #</b>	63332 00030	63337 00070	63338 00170	63338 00290
<b>Address</b>	3201 LYDIA LN BELLMORE, NY 11710	2660 REBECCA ST BELLMORE, NY 11710	2685 FRANCES ST BELLMORE, NY 11710	2615 FRANCES ST BELLMORE, NY 11710
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	May 04, 2018	Dec 27, 2017	Aug 18, 2017
<b>Sale Price</b>	N/A	\$715,000	\$627,500	\$615,000
<b>adjRate</b>	N/A	1.00000	1.00000	1.00000
<b>Time Adjustment</b>	N/A	\$	\$	\$
<b>Time Adjusted Sale Price</b>	N/A	\$715,000	\$627,500	\$615,000
<b>Total % Adjustment</b>	N/A	-1.22 %	0.06 %	-2.75 %
<b>Total Dollar Adjustment</b>	N/A	-\$8,696	\$371	-\$16,899
<b>Adjusted Sales Price</b>	\$693,000	\$706,304	\$627,871	\$598,101
<b>Adj Sales Price / SQFT</b>	\$0.00	\$203.72	\$181.10	\$172.51
<b>Gross \$ Adjustment</b>	N/A	\$24,316	\$29,695	\$30,335
<b># of adjustments</b>	N/A	8	9	8
<b># of adjustments over 1 %</b>	N/A	0	0	1

## Sales Comparison

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<b>Parcel ID #</b>	63332 00030	63336 00190	63336 00200	63337 00050
<b>Address</b>	3201 LYDIA LN BELLMORE, NY 11710	2661 REBECCA ST BELLMORE, NY 11710	2655 REBECCA ST BELLMORE, NY 11710	2648 REBECCA ST BELLMORE, NY 11710
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 29, 2018	Jul 06, 2016	Jun 16, 2016
<b>Sale Price</b>	N/A	\$760,000	\$675,000	\$690,000
<b>adjRate</b>	N/A	1.00000	1.04694	1.05296
<b>Time Adjustment</b>	N/A	\$	\$31,682	\$36,540
<b>Time Adjusted Sale Price</b>	N/A	\$760,000	\$706,682	\$726,540
<b>Total % Adjustment</b>	N/A	-5.91 %	-3.37 %	-1.16 %
<b>Total Dollar Adjustment</b>	N/A	-\$44,926	-\$23,788	-\$8,406
<b>Adjusted Sales Price</b>	\$693,000	\$715,074	\$682,894	\$718,134
<b>Adj Sales Price / SQFT</b>	\$0.00	\$206.25	\$196.97	\$207.13
<b>Gross \$ Adjustment</b>	N/A	\$46,493	\$25,245	\$27,466
<b># of adjustments</b>	N/A	8	8	8
<b># of adjustments over 1 %</b>	N/A	1	1	1

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TENTATIVE