

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49211 00010	46318 00340			52314 00110			46275 00270		
Address	1 HUNT PL BETHPAGE, NY 11714	37 COLUMBIA ST BETHPAGE, NY 11714			4217 LUDWIG LA BETHPAGE, NY 11714			19 LOWELL ST BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2074	2047	\$2,774	0.38 %	2061	\$1,165	0.18 %	1728	\$36,109	5.48 %
Upper Living Area	792	885	\$915	0.13 %	828	\$315	0.05 %	816	\$219	0.03 %
No Basement	Full	Full	0	0.00 %	None	\$44,417	7.02 %	Full	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	16	-\$1,131	-0.17 %
Rec Room	398	446	-\$1,494	-0.21 %	0	\$13,135	2.08 %	0	\$13,672	2.08 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	3-0-9	0	0.00 %	3-0-9	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$2,763	-0.38 %	1950-90.30	-\$2,420	-0.38 %	1949-89.95	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-182	Att-200	-\$942	-0.13 %	Det-308	\$3,497	0.55 %	Att-200	-\$858	-0.13 %
Terrace Or Patio	0	0	0	0.00 %	Pto-320	-\$3,349	-0.53 %	Pto-164	-\$2,324	-0.35 %
Porch	Op-100	Op-237/Ep-128	-\$6,506	-0.90 %	Op-239	-\$3,503	-0.55 %	0	\$4,606	0.70 %
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 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	80	-\$570	-0.09 %
Land Size	6500	4464	\$21,088	2.92 %	6440	\$449	0.07 %	7000	-\$3,726	-0.57 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49211 00010	49156 00340			49195 00280			49212 00030		
Address	1 HUNT PL BETHPAGE, NY 11714	166 ZORRANNE DR FARMINGDALE, NY 11735			22 ELIZABETH DR BETHPAGE, NY 11714			6 MARLON AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2074	1920	\$9,134	2.28 %	2190	-\$10,011	-1.58 %	2017	\$4,797	0.82 %
Upper Living Area	792	840	\$265	0.07 %	770	-\$196	-0.03 %	792	0	0.00 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	398	420	-\$383	-0.10 %	541	-\$3,775	-0.60 %	0	\$12,169	2.08 %
Quality	C+	C	\$15,863	3.96 %	C	\$25,129	3.96 %	C	\$23,233	3.96 %
Bathrooms And Fixtures	3-0-9	2-0-7	\$5,082	1.27 %	2-1-8	\$3,761	0.59 %	2-0-7	\$7,444	1.27 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,531	-0.38 %	1953-90.64	-\$4,804	-0.76 %	1933-89.95	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$28,756	4.91 %
Fireplace	0	0	0	0.00 %	2	-\$2,779	-0.44 %	0	0	0.00 %
Parking	Att-182	Att-200	-\$522	-0.13 %	0	\$9,985	1.57 %	Att-280	-\$3,921	-0.67 %
Terrace Or Patio	0	0	0	0.00 %	Ter-78	-\$3,818	-0.60 %	0	0	0.00 %
Porch	Op-100	Op-21	\$2,069	0.52 %	0	\$4,434	0.70 %	0	\$4,100	0.70 %
Wood Deck	0	0	0	0.00 %	343	-\$7,154	-1.13 %	0	0	0.00 %
Pool	0	684	-\$15,566	-3.89 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	120	-\$795	-0.13 %	0	0	0.00 %
Land Size	6500	6000	\$2,460	0.61 %	6100	\$3,091	0.49 %	6000	\$3,603	0.61 %

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## Sales Comparison

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<b>Parcel ID #</b>	49211 00010	46318 00340			52314 00110			46275 00270		
<b>Address</b>	1 HUNT PL BETHPAGE, NY 11714	37 COLUMBIA ST BETHPAGE, NY 11714			4217 LUDWIG LA BETHPAGE, NY 11714			19 LOWELL ST BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 08, 2018			Apr 20, 2017			Sep 06, 2016		
Sale Price	N/A	\$722,500			\$575,000			\$575,000		
adjRate	N/A	1.00000			1.10042			1.14540		
Time Adjustment	N/A	\$			\$57,743			\$83,607		
Time Adjusted Sale Price	N/A	\$722,500			\$632,743			\$658,607		
Total % Adjustment	N/A	1.81 %			8.49 %			6.98 %		
Total Dollar Adjustment	N/A	\$13,072			\$53,706			\$45,996		
Adjusted Sales Price	\$630,000	\$735,572			\$686,449			\$704,603		
Adj Sales Price / SQFT	\$0.00	\$354.66			\$330.98			\$339.73		
Gross \$ Adjustment	N/A	\$36,481			\$72,249			\$63,217		
# of adjustments	N/A	7			9			9		
# of adjustments over 1 %	N/A	1			2			2		

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	49211 00010	49156 00340			49195 00280			49212 00030		
<b>Address</b>	1 HUNT PL BETHPAGE, NY 11714	166 ZORRANNE DR FARMINGDALE, NY 11735			22 ELIZABETH DR BETHPAGE, NY 11714			6 MARLON AVE BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 23, 2017			Jun 15, 2018			Jul 28, 2017		
Sale Price	N/A	\$373,117			\$630,000			\$543,000		
adjRate	N/A	1.07270			1.00640			1.07956		
Time Adjustment	N/A	\$27,124			\$4,032			\$43,202		
Time Adjusted Sale Price	N/A	\$400,241			\$634,032			\$586,202		
Total % Adjustment	N/A	4.22 %			2.06 %			13.68 %		
Total Dollar Adjustment	N/A	\$16,872			\$13,068			\$80,181		
Adjusted Sales Price	\$630,000	\$417,114			\$647,100			\$666,384		
Adj Sales Price / SQFT	\$0.00	\$201.12			\$312.01			\$321.30		
Gross \$ Adjustment	N/A	\$52,874			\$79,732			\$88,022		
# of adjustments	N/A	10			13			8		
# of adjustments over 1 %	N/A	4			4			4		

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TENTATIVE