

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52318 00200	49201 00130			46303 00710			49022 00520		
Address	4135 FLORENCE RD BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714			28 PARK LN BETHPAGE, NY 11714			78 BROADWAY BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1616	2034	-\$33,587	-6.51 %	1690	-\$5,476	-1.30 %	1632	-\$1,284	-0.29 %
Upper Living Area	768	828	\$431	0.08 %	612	-\$971	-0.23 %	816	\$299	0.07 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	Full	-\$29,275	-6.56 %
Basement	28	0	\$1,546	0.30 %	0	\$1,261	0.30 %	0	\$1,337	0.30 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	204	-\$5,052	-1.13 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$19,565	4.65 %	Colonial	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Year Built Depreciation	1950-89.95	1951-90.30	-\$1,974	-0.38 %	1950-90.30	-\$1,610	-0.38 %	1952-90.64	-\$3,382	-0.76 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-264	0	\$11,115	2.15 %	Det-308	\$4,736	1.13 %	Att-300	-\$1,024	-0.23 %
Terrace Or Patio	0	0	0	0.00 %	Pto-224	-\$1,812	-0.43 %	Pto-546	-\$3,103	-0.70 %
Porch	0	Op-200	-\$5,756	-1.12 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7920	5916	\$11,660	2.26 %	5487	\$11,997	2.85 %	6800	\$5,240	1.17 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52318 00200	49214 00340			46250 01040			49185 00250		
Address	4135 FLORENCE RD BETHPAGE, NY 11714	6 CAROL PL BETHPAGE, NY 11714			72A ROOSEVELT DR BETHPAGE, NY 11714			129 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1616	2030	-\$34,050	-6.45 %	1663	-\$3,548	-0.83 %	2040	-\$28,809	-6.59 %
Upper Living Area	768	792	\$178	0.03 %	713	-\$336	-0.08 %	840	\$437	0.10 %
No Basement	None	Full	-\$34,613	-6.56 %	Full	-\$27,877	-6.56 %	Full	-\$28,688	-6.56 %
Basement	28	0	\$1,581	0.30 %	0	\$1,273	0.30 %	0	\$1,310	0.30 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$19,753	4.65 %	Colonial	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	3-0-10	-\$7,763	-1.77 %
Year Built Depreciation	1950-89.95	1953-90.64	-\$3,998	-0.76 %	1958-91.64	-\$7,834	-1.84 %	1953-90.64	-\$3,314	-0.76 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$1,917	-0.44 %
Parking	Att-264	Att-294	-\$1,013	-0.19 %	0	\$9,151	2.15 %	Att-264	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-60	-\$2,043	-0.47 %
Wood Deck	0	112	-\$2,817	-0.53 %	0	0	0.00 %	100	-\$2,140	-0.49 %
Land Size	7920	6500	\$8,044	1.52 %	4160	\$21,476	5.05 %	6000	\$9,396	2.15 %

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Address	4135 FLORENCE RD BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714	28 PARK LN BETHPAGE, NY 11714	78 BROADWAY BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 26, 2018	May 24, 2017	May 24, 2013
Sale Price	N/A	\$500,000	\$385,000	\$338,000
adjRate	N/A	1.03241	1.09342	1.32043
Time Adjustment	N/A	\$16,206	\$35,968	\$108,307
Time Adjusted Sale Price	N/A	\$516,206	\$420,968	\$446,307
Total % Adjustment	N/A	-3.21 %	6.58 %	-8.12 %
Total Dollar Adjustment	N/A	-\$16,566	\$27,690	-\$36,243
Adjusted Sales Price	\$480,000	\$499,640	\$448,658	\$410,064
Adj Sales Price / SQFT	\$0.00	\$309.18	\$277.64	\$253.75
Gross \$ Adjustment	N/A	\$66,068	\$47,428	\$49,996
# of adjustments	N/A	7	8	9
# of adjustments over 1 %	N/A	4	4	3

Sales Comparison

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Parcel ID #	52318 00200	49214 00340	46250 01040	49185 00250
Address	4135 FLORENCE RD BETHPAGE, NY 11714	6 CAROL PL BETHPAGE, NY 11714	72A ROOSEVELT DR BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 30, 2014	Jul 10, 2018	Aug 23, 2016
Sale Price	N/A	\$425,000	\$425,000	\$380,000
adjRate	N/A	1.24164	1.00000	1.15097
Time Adjustment	N/A	\$102,696	\$	\$57,369
Time Adjusted Sale Price	N/A	\$527,696	\$425,000	\$437,369
Total % Adjustment	N/A	-12.64 %	2.84 %	-14.53 %
Total Dollar Adjustment	N/A	-\$66,689	\$12,057	-\$63,532
Adjusted Sales Price	\$480,000	\$461,007	\$437,057	\$373,837
Adj Sales Price / SQFT	\$0.00	\$285.28	\$270.46	\$231.33
Gross \$ Adjustment	N/A	\$86,294	\$91,248	\$85,818
# of adjustments	N/A	8	8	10
# of adjustments over 1 %	N/A	3	5	4

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TENTATIVE