

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49238 00220	49214 00340			49185 00250			49201 00130		
Address	8 BERYL LN FARMINGDALE, NY 11735	6 CAROL PL BETHPAGE, NY 11714			129 ZORANNE DR FARMINGDALE, NY 11735			23 GINNY LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2124	2030	\$7,032	1.33 %	2040	\$5,192	1.19 %	2034	\$6,578	1.27 %
Upper Living Area	840	792	-\$349	-0.07 %	840	0	0.00 %	828	-\$84	-0.02 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	None	\$36,236	7.02 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	3-0-10	-\$7,763	-1.77 %	2-0-7	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,998	-0.76 %	1953-90.64	-\$3,314	-0.76 %	1951-90.30	-\$1,974	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$1,917	-0.44 %	0	0	0.00 %
Parking	Att-300	Att-294	\$198	0.04 %	Att-264	\$1,006	0.23 %	0	\$12,327	2.39 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-60	-\$2,043	-0.47 %	Op-200	-\$5,756	-1.12 %
Wood Deck	340	112	\$3,143	0.60 %	100	\$2,802	0.64 %	0	\$5,861	1.14 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6500	6500	0	0.00 %	6000	\$2,689	0.61 %	5916	\$3,734	0.72 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	49238 00220	52406 00120			49022 00520			49188 00010		
<b>Address</b>	8 BERYL LN FARMINGDALE, NY 11735	218 GILLING RD SEAFORD, NY 11783			78 BROADWAY BETHPAGE, NY 11714			20 VIRGINIA LN BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2124	2457	-\$23,400	-4.17 %	1632	\$35,752	8.01 %	2496	-\$24,807	-4.61 %
Upper Living Area	840	1055	\$1,553	0.28 %	816	-\$147	-0.03 %	828	-\$88	-0.02 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	None	\$37,773	7.02 %
Basement	0	0	0	0.00 %	0	0	0.00 %	184	-\$9,754	-1.81 %
Rec Room	0	0	0	0.00 %	204	-\$5,052	-1.13 %	184	-\$5,545	-1.03 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C+	-\$20,513	-3.81 %
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	1953-89.95	1953-90.64	-\$4,252	-0.76 %	1952-90.64	-\$3,382	-0.76 %	1951-90.30	-\$2,058	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	\$3,042	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-300	Det-345	\$6,758	1.20 %	Att-300	0	0.00 %	Det-280	\$7,957	1.48 %
Terrace Or Patio	0	Pto-216	-\$2,362	-0.42 %	Pto-546	-\$3,103	-0.70 %	Pto-120	-\$1,532	-0.28 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	340	0	\$6,372	1.14 %	0	\$5,067	1.14 %	0	\$6,109	1.14 %
Shed	0	120	-\$703	-0.13 %	0	0	0.00 %	0	0	0.00 %
Land Size	6500	6000	\$3,450	0.61 %	6800	-\$1,539	-0.34 %	6700	-\$1,247	-0.23 %

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<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 30, 2014	Aug 23, 2016	Feb 26, 2018
Sale Price	N/A	\$425,000	\$380,000	\$500,000
adjRate	N/A	1.24164	1.15097	1.03241
Time Adjustment	N/A	\$102,696	\$57,369	\$16,206
Time Adjusted Sale Price	N/A	\$527,696	\$437,369	\$516,206
Total % Adjustment	N/A	1.14 %	-0.77 %	11.03 %
Total Dollar Adjustment	N/A	\$6,026	-\$3,349	\$56,922
Adjusted Sales Price	\$553,000	\$533,722	\$434,019	\$573,128
Adj Sales Price / SQFT	\$0.00	\$251.28	\$204.34	\$269.83
Gross \$ Adjustment	N/A	\$14,720	\$26,725	\$72,551
# of adjustments	N/A	5	8	8
# of adjustments over 1 %	N/A	1	2	5
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<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	May 29, 2013	May 24, 2013	Jun 15, 2016
Sale Price	N/A	\$425,000	\$338,000	\$463,000
adjRate	N/A	1.32043	1.32043	1.16219
Time Adjustment	N/A	\$136,184	\$108,307	\$75,092
Time Adjusted Sale Price	N/A	\$561,184	\$446,307	\$538,092
Total % Adjustment	N/A	-1.70 %	6.18 %	-2.55 %
Total Dollar Adjustment	N/A	-\$9,543	\$27,597	-\$13,704
Adjusted Sales Price	\$553,000	\$551,642	\$473,903	\$524,388
Adj Sales Price / SQFT	\$0.00	\$259.72	\$223.12	\$246.89
Gross \$ Adjustment	N/A	\$51,892	\$54,041	\$117,382

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# of adjustments	N/A	9	7	11
# of adjustments over 1 %	N/A	3	3	7

TENTATIVE