

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49176 00070	49176 00130			52310 00080			46310 00090		
Address	35 MILLPAGE DR BETHPAGE, NY 11714	23 NORTH MILLPAGE DR BETHPAGE, NY 11714			4319 AVA RD BETHPAGE, NY 11714			27 ESSEN PL BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1485	1530	-\$3,914	-0.87 %	1206	\$24,151	6.28 %	1560	-\$5,740	-1.43 %
Attic	0	0	0	0.00 %	0	0	0.00 %	446	\$7,448	1.86 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Cape	\$329	0.08 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,722	-0.38 %	1950-90.30	-\$1,472	-0.38 %	1950-90.30	-\$1,534	-0.38 %
Fireplace	2	0	\$1,982	0.44 %	0	\$1,694	0.44 %	0	\$1,766	0.44 %
Parking	Att-240	Att-100	\$4,757	1.06 %	Att-280	-\$1,010	-0.26 %	0	\$7,986	1.99 %
Porch	Ep-9	0	\$384	0.09 %	Op-112	-\$2,565	-0.67 %	0	\$342	0.09 %
Wood Deck	0	200	-\$3,635	-0.81 %	0	0	0.00 %	0	0	0.00 %
Land Size	9000	7564	\$6,033	1.34 %	10064	-\$3,279	-0.85 %	6400	\$10,611	2.64 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49176 00070	46299 00270			46316 00470			49188 00100		
Address	35 MILLPAGE DR BETHPAGE, NY 11714	11 LINCOLN BLVD BETHPAGE, NY 11714			21 ROSE ST BETHPAGE, NY 11714			35 PLAINEDGE DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1485	1385	\$8,445	2.06 %	1496	-\$899	-0.22 %	1068	\$43,009	10.12 %
Attic	0	327	\$5,826	1.42 %	330	\$5,970	1.43 %	0	0	0.00 %
No Basement	None	Full	-\$26,893	-6.56 %	None	0	0.00 %	None	0	0.00 %
Style	Ranch	Cape	\$336	0.08 %	Cape	\$342	0.08 %	Ranch	0	0.00 %
Year Built Depreciation	1950-89.95	1953-90.64	-\$3,107	-0.76 %	1950-90.30	-\$1,594	-0.38 %	1951-90.30	-\$1,625	-0.38 %
Fireplace	2	0	\$1,805	0.44 %	0	\$1,835	0.44 %	0	\$1,871	0.44 %
Parking	Att-240	Att-322	-\$2,144	-0.52 %	Det-345	\$3,381	0.81 %	Det-336	\$2,428	0.57 %
Porch	Ep-9	0	\$349	0.09 %	0	\$355	0.09 %	Op-130/Ep-50	-\$4,096	-0.96 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	9000	7535	\$5,615	1.37 %	5000	\$19,185	4.60 %	8844	\$569	0.13 %

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Parcel ID #	49176 00070	49176 00130	52310 00080	46310 00090
Address	35 MILLPAGE DR BETHPAGE, NY 11714	23 NORTH MILLPAGE DR BETHPAGE, NY 11714	4319 AVA RD BETHPAGE, NY 11714	27 ESSEN PL BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 23, 2016	May 15, 2018	Feb 24, 2017
Sale Price	N/A	\$380,000	\$380,000	\$360,000
adjRate	N/A	1.18494	1.01284	1.11455
Time Adjustment	N/A	\$70,278	\$4,880	\$41,239
Time Adjusted Sale Price	N/A	\$450,278	\$384,880	\$401,239
Total % Adjustment	N/A	0.86 %	4.55 %	5.29 %
Total Dollar Adjustment	N/A	\$3,885	\$17,520	\$21,209
Adjusted Sales Price	\$452,000	\$454,164	\$402,400	\$422,448
Adj Sales Price / SQFT	\$0.00	\$305.83	\$270.98	\$284.48
Gross \$ Adjustment	N/A	\$22,427	\$34,171	\$35,758
# of adjustments	N/A	7	6	8
# of adjustments over 1 %	N/A	2	1	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	49176 00070	46299 00270	46316 00470	49188 00100
Address	35 MILLPAGE DR BETHPAGE, NY 11714	11 LINCOLN BLVD BETHPAGE, NY 11714	21 ROSE ST BETHPAGE, NY 11714	35 PLAINEDGE DR BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 05, 2018	Jul 21, 2015	Sep 04, 2018
Sale Price	N/A	\$410,000	\$340,000	\$425,000
adjRate	N/A	1.00000	1.22585	1.00000
Time Adjustment	N/A	\$	\$76,788	\$
Time Adjusted Sale Price	N/A	\$410,000	\$416,788	\$425,000
Total % Adjustment	N/A	-2.38 %	6.86 %	9.92 %
Total Dollar Adjustment	N/A	-\$9,767	\$28,576	\$42,156
Adjusted Sales Price	\$452,000	\$400,233	\$445,364	\$467,156
Adj Sales Price / SQFT	\$0.00	\$269.52	\$299.91	\$314.58
Gross \$ Adjustment	N/A	\$54,520	\$33,561	\$53,599
# of adjustments	N/A	9	8	6
# of adjustments over 1 %	N/A	4	2	1

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TENTATIVE