

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	47108 00030	47108 00260			47109 00010			47110 00160		
Address	4 CINDY DR OLD BETHPAGE, NY 11804	15 ALLISON DR OLD BETHPAGE, NY 11804			9 SARAH DR OLD BETHPAGE, NY 11804			95 SOUTH PARK DR OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1222	1222	0	0.00 %	1426	-\$22,883	-4.41 %	1222	0	0.00 %
Year Built Depreciation	1958-90.30	1958-91.64	-\$7,374	-1.47 %	1958-91.64	-\$7,602	-1.47 %	1958-91.64	-\$7,105	-1.47 %
Heat System	Cntrl HtAC	Cntrl Ht	\$24,664	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$23,764	4.91 %
Fireplace	0	0	0	0.00 %	2	-\$2,272	-0.44 %	2	-\$2,123	-0.44 %
Terrace Or Patio	Pto-30	0	\$465	0.09 %	Pto-30	0	0.00 %	Pto-36	-\$78	-0.02 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-192	-\$5,260	-1.09 %
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 %
Land Size	7000	7100	-\$546	-0.11 %	8118	-\$5,847	-1.13 %	7000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	47108 00030	47109 00110			47110 00060			47108 00040		
Address	4 CINDY DR OLD BETHPAGE, NY 11804	10 SHELI DR OLD BETHPAGE, NY 11804			6 ALLISON DR OLD BETHPAGE, NY 11804			2 CINDY DR OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1222	1222	0	0.00 %	1222	0	0.00 %	1402	-\$23,120	-3.94 %
Year Built Depreciation	1958-90.30	1958-91.64	-\$7,807	-1.47 %	1959-91.64	-\$8,025	-1.47 %	1958-91.64	-\$8,608	-1.47 %
Heat System	Cntrl HtAC	Cntrl Ht	\$26,114	4.91 %	Cntrl Ht	\$26,842	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-30	0	\$492	0.09 %	Pto-30	0	0.00 %	0	\$543	0.09 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	299	-\$5,696	-1.04 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	684	-\$22,828	-3.89 %
Land Size	7000	7000	0	0.00 %	7350	-\$2,040	-0.37 %	8050	-\$6,248	-1.06 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	47108 00030	47108 00260			47109 00010			47110 00160		
Address	4 CINDY DR OLD BETHPAGE, NY 11804	15 ALLISON DR OLD BETHPAGE, NY 11804			9 SARAH DR OLD BETHPAGE, NY 11804			95 SOUTH PARK DR OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 17, 2014			May 28, 2015			Jan 28, 2015		
Sale Price	N/A	\$410,000			\$435,500			\$402,000		
adjRate	N/A	1.22632			1.19027			1.20510		
Time Adjustment	N/A	\$92,790			\$82,863			\$82,450		
Time Adjusted Sale Price	N/A	\$502,790			\$518,363			\$484,450		
Total % Adjustment	N/A	3.42 %			-7.45 %			1.90 %		
Total Dollar Adjustment	N/A	\$17,210			-\$38,605			\$9,198		
Adjusted Sales Price	\$539,000	\$520,000			\$479,758			\$493,648		
Adj Sales Price / SQFT	\$0.00	\$425.53			\$392.60			\$403.97		
Gross \$ Adjustment	N/A	\$33,048			\$38,605			\$38,331		
# of adjustments	N/A	4			4			5		
# of adjustments over 1 %	N/A	2			3			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	47108 00030	47109 00110			47110 00060			47108 00040		
Address	4 CINDY DR OLD BETHPAGE, NY 11804	10 SHEL I DR OLD BETHPAGE, NY 11804			6 ALLISON DR OLD BETHPAGE, NY 11804			2 CINDY DR OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 11, 2013			Dec 20, 2013			Aug 21, 2014		
Sale Price	N/A	\$419,500			\$437,500			\$480,000		
adjRate	N/A	1.26904			1.25073			1.22287		
Time Adjustment	N/A	\$112,860			\$109,695			\$106,977		
Time Adjusted Sale Price	N/A	\$532,360			\$547,195			\$586,977		
Total % Adjustment	N/A	3.53 %			2.03 %			-10.27 %		
Total Dollar Adjustment	N/A	\$18,800			\$11,081			-\$60,261		
Adjusted Sales Price	\$539,000	\$551,160			\$558,276			\$526,716		
Adj Sales Price / SQFT	\$0.00	\$451.03			\$456.85			\$431.03		
Gross \$ Adjustment	N/A	\$34,414			\$42,603			\$61,348		
# of adjustments	N/A	3			4			5		
# of adjustments over 1 %	N/A	2			3			4		

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TENTATIVE