

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	46506 00170	46495 00140			46127 00420			49191 00130		
Address	83 MARTIN RD BETHPAGE, NY 11714	5 MARTIN RD SBETHPAGE, NY 11714			58 MARTIN RD BETHPAGE, NY 11714			3 SHUBERT LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1079	1367	-\$23,179	-6.68 %	1079	0	0.00 %	1114	-\$4,098	-0.93 %
Rec Room	809	540	\$3,440	0.99 %	540	\$4,789	0.99 %	541	\$4,358	0.99 %
Quality	C-	C	-\$9,696	-2.80 %	C	-\$13,498	-2.80 %	C	-\$12,331	-2.80 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-1-5	\$4,056	0.92 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,326	-0.38 %	1953-90.64	-\$3,658	-0.76 %	1953-90.64	-\$3,341	-0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$7,920	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$23,679	4.91 %	Cntrl Ht	\$21,633	4.91 %
Parking	0	Det-330	-\$3,801	-1.10 %	Det-294	-\$4,575	-0.95 %	Att-210	-\$7,711	-1.75 %
Terrace Or Patio	Pto-80	0	\$731	0.21 %	Pto-120	-\$359	-0.07 %	Pto-399	-\$1,702	-0.39 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	60	0	\$1,125	0.32 %	0	\$1,565	0.32 %	0	\$1,430	0.32 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7198	7475	-\$1,001	-0.29 %	8400	-\$5,674	-1.18 %	7200	-\$9	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	46506 00170	46495 00330			49189 00060			52376 00130		
Address	83 MARTIN RD BETHPAGE, NY 11714	57 MARTIN RD NBETHPAGE, NY 11714			18 SEITZ DR BETHPAGE, NY 11714			24 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1079	1079	0	0.00 %	1032	\$6,030	1.31 %	1188	-\$14,431	-2.78 %
Rec Room	809	0	\$15,916	3.70 %	774	\$551	0.12 %	729	\$1,444	0.28 %
Quality	C-	C	-\$12,021	-2.80 %	C	-\$12,863	-2.80 %	C	-\$14,540	-2.80 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-6	0	0.00 %	1-1-5	\$4,782	0.92 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,644	-0.38 %	1951-90.30	-\$1,759	-0.38 %	1953-90.64	-\$3,940	-0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$21,089	4.91 %	Cntrl Ht	\$22,565	4.91 %	Cntrl HtAC	0	0.00 %
Parking	0	0	0	0.00 %	Det-336	-\$5,377	-1.17 %	Att-210	-\$9,092	-1.75 %
Terrace Or Patio	Pto-80	0	\$907	0.21 %	Pto-240	-\$1,098	-0.24 %	Pto-72	\$87	0.02 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-12/Ep-102	-\$4,034	-0.78 %
Wood Deck	60	0	\$1,394	0.32 %	0	\$1,492	0.32 %	0	\$1,686	0.32 %
Shed	0	0	0	0.00 %	0	0	0.00 %	100	-\$553	-0.11 %
Land Size	7198	6200	\$4,941	1.15 %	6000	\$6,456	1.40 %	6175	\$6,139	1.18 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	46506 00170	46495 00140			46127 00420			49191 00130		
Address	83 MARTIN RD BETHPAGE, NY 11714	5 MARTIN RD SBETHPAGE, NY 11714			58 MARTIN RD BETHPAGE, NY 11714			3 SHUBERT LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 21, 2018			Aug 02, 2017			Jul 31, 2018		
Sale Price	N/A	\$338,000			\$450,000			\$441,000		
adjRate	N/A	1.02585			1.07270			1.00000		
Time Adjustment	N/A	\$8,736			\$32,714			\$		
Time Adjusted Sale Price	N/A	\$346,736			\$482,714			\$441,000		
Total % Adjustment	N/A	-9.72 %			2.11 %			0.52 %		
Total Dollar Adjustment	N/A	-\$33,707			\$10,191			\$2,283		
Adjusted Sales Price	\$466,000	\$313,029			\$492,905			\$443,283		
Adj Sales Price / SQFT	\$0.00	\$290.11			\$456.82			\$410.83		
Gross \$ Adjustment	N/A	\$44,299			\$65,717			\$60,669		
# of adjustments	N/A	8			9			10		
# of adjustments over 1 %	N/A	3			4			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	46506 00170	46495 00330			49189 00060			52376 00130		
Address	83 MARTIN RD BETHPAGE, NY 11714	57 MARTIN RD NBETHPAGE, NY 11714			18 SEITZ DR BETHPAGE, NY 11714			24 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 18, 2016			Aug 09, 2018			Aug 29, 2018		
Sale Price	N/A	\$379,000			\$460,000			\$520,000		
adjRate	N/A	1.13435			1.00000			1.00000		
Time Adjustment	N/A	\$50,919			\$			\$		
Time Adjusted Sale Price	N/A	\$429,919			\$460,000			\$520,000		
Total % Adjustment	N/A	7.11 %			3.48 %			-6.24 %		
Total Dollar Adjustment	N/A	\$30,581			\$15,998			-\$32,452		
Adjusted Sales Price	\$466,000	\$460,500			\$475,998			\$487,548		
Adj Sales Price / SQFT	\$0.00	\$426.78			\$441.15			\$451.85		
Gross \$ Adjustment	N/A	\$57,912			\$58,192			\$60,730		
# of adjustments	N/A	7			9			11		
# of adjustments over 1 %	N/A	4			5			4		

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TENTATIVE