

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49176 00170	49217 00250			52319 00120			46316 00450		
Address	19 HOOVER LN BETHPAGE, NY 11714	26 LILLIAN PL FARMINGDALE, NY 11735			4102 FLORENCE RD BETHPAGE, NY 11714			25 ROSE ST BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1731	1680	\$4,789	0.88 %	1724	\$516	0.12 %	1446	\$21,639	5.40 %
Upper Living Area	0	420	\$4,802	0.88 %	828	\$6,612	1.52 %	620	\$4,862	1.21 %
No Basement	None	Full	-\$35,760	-6.56 %	None	0	0.00 %	None	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Cape	\$447	0.08 %	Colonial	-\$18,979	-4.36 %	Cape	\$329	0.08 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$4,236	0.78 %	2-0-6	\$3,380	0.78 %	2-0-6	\$3,112	0.78 %
Year Built Depreciation	1950-89.95	1951-90.30	-\$2,085	-0.38 %	1950-90.30	-\$1,663	-0.38 %	1950-90.30	-\$1,532	-0.38 %
Parking	Att-240	Att-200	\$1,517	0.28 %	Att-308	-\$1,904	-0.44 %	0	\$7,973	1.99 %
Porch	Op-30	0	\$1,388	0.25 %	0	\$1,108	0.25 %	0	\$1,020	0.25 %
Wood Deck	555	160	\$4,252	0.78 %	0	\$6,451	1.48 %	252	\$2,130	0.53 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	9125	7680	\$7,244	1.33 %	6283	\$12,608	2.90 %	5500	\$15,832	3.95 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49176 00170	46317 00320			49227 00360			49176 00130		
Address	19 HOOVER LN BETHPAGE, NY 11714	55 ROSE ST BETHPAGE, NY 11714			71 CEDAR DR FARMINGDALE, NY 11735			23 NORTH MILLPAGE DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1731	1334	\$33,968	7.92 %	1537	\$16,979	3.54 %	1530	\$16,551	3.68 %
Upper Living Area	0	0	0	0.00 %	416	\$4,194	0.87 %	0	0	0.00 %
No Basement	None	Full	-\$28,145	-6.56 %	Full	-\$31,485	-6.56 %	None	0	0.00 %
Basement	0	0	0	0.00 %	10	-\$517	-0.11 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$394	0.08 %	Ranch	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$3,334	0.78 %	2-0-6	\$3,730	0.78 %	1-0-3	\$19,570	4.35 %
Year Built Depreciation	1950-89.95	1951-90.30	-\$1,641	-0.38 %	1947-89.95	0	0.00 %	1950-90.30	-\$1,722	-0.38 %
Parking	Att-240	0	\$8,541	1.99 %	Det-280	\$5,206	1.08 %	Att-100	\$4,757	1.06 %
Porch	Op-30	0	\$1,092	0.25 %	0	\$1,222	0.25 %	0	\$1,146	0.25 %
Wood Deck	555	336	\$1,508	0.35 %	0	\$7,118	1.48 %	200	\$2,989	0.66 %
Shed	0	180	-\$767	-0.18 %	0	0	0.00 %	0	0	0.00 %
Land Size	9125	10000	-\$2,998	-0.70 %	10800	-\$6,154	-1.28 %	7564	\$6,515	1.45 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 28, 2017			Aug 09, 2018			Feb 09, 2018		
Sale Price	N/A	\$505,000			\$435,000			\$388,000		
adjRate	N/A	1.07956			1.00000			1.03241		
Time Adjustment	N/A	\$40,179			\$			\$12,576		
Time Adjusted Sale Price	N/A	\$545,179			\$435,000			\$400,576		
Total % Adjustment	N/A	-1.68 %			1.87 %			13.82 %		
Total Dollar Adjustment	N/A	-\$9,171			\$8,128			\$55,365		
Adjusted Sales Price	\$500,000	\$536,008			\$443,128			\$455,941		
Adj Sales Price / SQFT	\$0.00	\$309.65			\$256.00			\$263.40		
Gross \$ Adjustment	N/A	\$66,519			\$53,220			\$58,429		
# of adjustments	N/A	10			9			9		
# of adjustments over 1 %	N/A	2			4			4		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 10, 2017			Aug 21, 2018			Feb 23, 2016		
Sale Price	N/A	\$400,000			\$480,000			\$380,000		
adjRate	N/A	1.07270			1.00000			1.18494		
Time Adjustment	N/A	\$29,079			\$			\$70,278		
Time Adjusted Sale Price	N/A	\$429,079			\$480,000			\$450,278		
Total % Adjustment	N/A	3.47 %			0.14 %			11.06 %		
Total Dollar Adjustment	N/A	\$14,893			\$688			\$49,806		
Adjusted Sales Price	\$500,000	\$443,972			\$480,688			\$500,084		
Adj Sales Price / SQFT	\$0.00	\$256.48			\$277.69			\$288.90		
Gross \$ Adjustment	N/A	\$81,994			\$76,998			\$53,250		
# of adjustments	N/A	9			10			7		
# of adjustments over 1 %	N/A	3			5			4		

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TENTATIVE