

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49026 02160	46316 00450			49203 00100			46309 00360		
Address	72 WINDHDRST AVE BETHPAGE, NY 11714	25 ROSE ST BETHPAGE, NY 11714			10 READING LN BETHPAGE, NY 11714			21 PARK LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1492	1446	\$3,686	0.92 %	1449	\$3,562	0.86 %	1496	-\$311	-0.08 %
Upper Living Area	612	620	\$50	0.01 %	621	\$58	0.01 %	612	0	0.00 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Modified Ranch	-\$9,588	-2.31 %	Cape	0	0.00 %
Year Built Depreciation	1952-89.95	1950-90.30	-\$1,532	-0.38 %	1951-90.30	-\$1,586	-0.38 %	1950-90.30	-\$1,519	-0.38 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-280	0	\$3,589	0.90 %	Det-308	-\$495	-0.12 %	Att-308	-\$5,982	-1.51 %
Terrace Or Patio	0	0	0	0.00 %	Pto-176	-\$1,533	-0.37 %	0	0	0.00 %
Porch	Op-220	0	\$4,804	1.20 %	Ep-98	\$2,058	0.50 %	Op-264	-\$538	-0.14 %
Wood Deck	0	252	-\$3,755	-0.94 %	0	0	0.00 %	0	0	0.00 %
Land Size	5600	5500	\$553	0.14 %	6000	-\$2,185	-0.53 %	5040	\$3,217	0.81 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49026 02160	49156 00490			49216 00100			49156 00180		
Address	72 WINDHDRST AVE BETHPAGE, NY 11714	136 EAST ZORANNE DR FARMINGDALE, NY 11735			12 ELSIE LN FARMINGDALE, NY 11735			14 CEDAR DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1492	1480	\$1,310	0.24 %	1470	\$2,015	0.44 %	1555	-\$5,109	-1.20 %
Upper Living Area	612	420	-\$1,754	-0.32 %	630	\$129	0.03 %	500	-\$765	-0.18 %
No Basement	None	Full	-\$36,336	-6.56 %	Full	-\$30,359	-6.56 %	Full	-\$27,877	-6.56 %
Rec Room	0	420	-\$11,785	-2.13 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1952-89.95	1953-90.64	-\$4,197	-0.76 %	1953-90.64	-\$3,507	-0.76 %	1959-91.64	-\$7,834	-1.84 %
Fireplace	0	2	-\$2,428	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-280	Att-200	-\$4,419	-0.80 %	Att-220	-\$4,339	-0.94 %	Det-294	-\$256	-0.06 %
Terrace Or Patio	0	0	0	0.00 %	Pto-77	-\$945	-0.20 %	0	0	0.00 %
Porch	Op-220	Ep-154	\$1,282	0.23 %	0	\$5,550	1.20 %	0	\$5,096	1.20 %
Wood Deck	0	0	0	0.00 %	128	-\$2,730	-0.59 %	0	0	0.00 %
Land Size	5600	6000	-\$2,918	-0.53 %	6790	-\$6,778	-1.46 %	6000	-\$2,239	-0.53 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 09, 2018	May 02, 2018	Apr 06, 2016
Sale Price	N/A	\$388,000	\$409,500	\$338,500
adjRate	N/A	1.03241	1.01284	1.17351
Time Adjustment	N/A	\$12,576	\$5,258	\$58,733
Time Adjusted Sale Price	N/A	\$400,576	\$414,758	\$397,233
Total % Adjustment	N/A	1.85 %	-2.34 %	-1.29 %
Total Dollar Adjustment	N/A	\$7,394	-\$9,709	-\$5,133
Adjusted Sales Price	\$444,000	\$407,970	\$405,050	\$392,100
Adj Sales Price / SQFT	\$0.00	\$273.44	\$271.48	\$262.80
Gross \$ Adjustment	N/A	\$17,968	\$21,066	\$11,567
# of adjustments	N/A	7	8	5
# of adjustments over 1 %	N/A	1	1	1

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Address	72 WINDHDRST AVE BETHPAGE, NY 11714	136 EAST ZORANNE DR FARMINGDALE, NY 11735	12 ELSIE LN FARMINGDALE, NY 11735	14 CEDAR DR FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 08, 2018	Dec 19, 2016	Aug 02, 2018
Sale Price	N/A	\$540,000	\$410,000	\$425,000
adjRate	N/A	1.02585	1.12887	1.00000
Time Adjustment	N/A	\$13,957	\$52,835	\$
Time Adjusted Sale Price	N/A	\$553,957	\$462,835	\$425,000
Total % Adjustment	N/A	-11.06 %	-8.85 %	-9.17 %
Total Dollar Adjustment	N/A	-\$61,246	-\$40,964	-\$38,984
Adjusted Sales Price	\$444,000	\$492,711	\$421,870	\$386,016
Adj Sales Price / SQFT	\$0.00	\$330.24	\$282.75	\$258.72
Gross \$ Adjustment	N/A	\$66,430	\$56,352	\$49,177
# of adjustments	N/A	9	9	7
# of adjustments over 1 %	N/A	2	3	4

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TENTATIVE