

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49199 00060	46318 00340			52314 00110			49195 00280		
Address	3 DENNIS LN BETHPAGE, NY 11714	37 COLUMBIA ST BETHPAGE, NY 11714			4217 LUDWIG LA BETHPAGE, NY 11714			22 ELIZABETH DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2052	2047	\$516	0.07 %	2061	-\$809	-0.13 %	2190	-\$11,954	-1.89 %
Upper Living Area	1020	885	-\$1,249	-0.17 %	828	-\$1,578	-0.25 %	770	-\$2,091	-0.33 %
No Basement	Full	Full	0	0.00 %	None	\$44,417	7.02 %	Full	0	0.00 %
Basement	6	0	\$468	0.06 %	0	\$410	0.06 %	0	\$411	0.06 %
Rec Room	774	446	\$9,115	1.26 %	0	\$22,639	3.58 %	541	\$5,498	0.87 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$25,129	3.96 %
Bathrooms And Fixtures	3-1-13	3-0-9	\$13,464	1.86 %	3-0-9	\$11,791	1.86 %	2-1-8	\$15,646	2.47 %
Year Built Depreciation	1952-89.95	1951-90.30	-\$2,763	-0.38 %	1950-90.30	-\$2,420	-0.38 %	1953-90.64	-\$4,804	-0.76 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,779	-0.44 %
Parking	Det-440	Att-200	\$1,775	0.25 %	Det-308	\$5,893	0.93 %	0	\$12,410	1.96 %
Terrace Or Patio	0	0	0	0.00 %	Pto-320	-\$3,349	-0.53 %	Ter-78	-\$3,818	-0.60 %
Porch	Op-108	Op-237/Ep-128	-\$6,244	-0.86 %	Op-239	-\$3,273	-0.52 %	0	\$4,668	0.74 %
Wood Deck	468	0	\$9,805	1.36 %	0	\$8,587	1.36 %	343	\$1,353	0.21 %
Shed	0	0	0	0.00 %	0	0	0.00 %	120	-\$795	-0.13 %
Land Size	6750	4464	\$23,239	3.22 %	6440	\$2,282	0.36 %	6100	\$4,934	0.78 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49199 00060	46275 00270			49156 01140			52045 00720		
Address	3 DENNIS LN BETHPAGE, NY 11714	19 LOWELL ST BETHPAGE, NY 11714			8 CEDAR DR FARMINGDALE, NY 11735			367 IDAHO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2052	1728	\$33,946	5.15 %	2072	-\$1,453	-0.28 %	1944	\$7,779	1.59 %
Upper Living Area	1020	816	-\$1,751	-0.27 %	900	-\$785	-0.15 %	792	-\$1,460	-0.30 %
No Basement	Full	Full	0	0.00 %	3/4 Bsmt	0	0.00 %	Full	0	0.00 %
Basement	6	16	-\$705	-0.11 %	0	\$332	0.06 %	0	\$316	0.06 %
Rec Room	774	0	\$23,564	3.58 %	0	\$18,347	3.58 %	0	\$17,464	3.58 %
Quality	C+	C+	0	0.00 %	C	\$20,324	3.96 %	C	\$19,346	3.96 %
Bathrooms And Fixtures	3-1-13	3-0-9	\$12,273	1.86 %	3-0-9	\$9,556	1.86 %	2-0-7	\$15,410	3.16 %
Year Built Depreciation	1952-89.95	1949-89.95	0	0.00 %	1930-89.95	0	0.00 %	1954-90.98	-\$5,497	-1.13 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$25,155	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,248	-0.44 %	0	0	0.00 %
Parking	Det-440	Att-200	\$1,618	0.25 %	0	\$10,037	1.96 %	Att-288	-\$1,686	-0.35 %
Terrace Or Patio	0	Pto-164	-\$2,324	-0.35 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-108	0	\$4,849	0.74 %	0	\$3,775	0.74 %	0	\$3,594	0.74 %
Wood Deck	468	0	\$8,938	1.36 %	480	-\$93	-0.02 %	240	\$2,128	0.44 %
Shed	0	80	-\$570	-0.09 %	460	-\$1,934	-0.38 %	0	0	0.00 %
Land Size	6750	7000	-\$1,831	-0.28 %	6000	\$4,645	0.91 %	6000	\$4,422	0.91 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 08, 2018	Apr 20, 2017	Jun 15, 2018
Sale Price	N/A	\$722,500	\$575,000	\$630,000
adjRate	N/A	1.00000	1.10042	1.00640
Time Adjustment	N/A	\$	\$57,743	\$4,032
Time Adjusted Sale Price	N/A	\$722,500	\$632,743	\$634,032
Total % Adjustment	N/A	6.66 %	13.37 %	6.91 %
Total Dollar Adjustment	N/A	\$48,127	\$84,589	\$43,809
Adjusted Sales Price	\$662,000	\$770,627	\$717,332	\$677,841
Adj Sales Price / SQFT	\$0.00	\$375.55	\$349.58	\$330.33
Gross \$ Adjustment	N/A	\$68,638	\$107,448	\$96,292
# of adjustments	N/A	10	12	14
# of adjustments over 1 %	N/A	4	4	4

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Address	3 DENNIS LN BETHPAGE, NY 11714	19 LOWELL ST BETHPAGE, NY 11714	8 CEDAR DR FARMINGDALE, NY 11735	367 IDAHO AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 06, 2016	Jul 25, 2017	Jun 30, 2016
Sale Price	N/A	\$575,000	\$475,000	\$420,000
adjRate	N/A	1.14540	1.07956	1.16219
Time Adjustment	N/A	\$83,607	\$37,792	\$68,118
Time Adjusted Sale Price	N/A	\$658,607	\$512,792	\$488,118
Total % Adjustment	N/A	11.84 %	16.70 %	12.66 %
Total Dollar Adjustment	N/A	\$78,006	\$85,660	\$61,816
Adjusted Sales Price	\$662,000	\$736,613	\$598,452	\$549,934
Adj Sales Price / SQFT	\$0.00	\$358.97	\$291.64	\$268.00
Gross \$ Adjustment	N/A	\$92,371	\$98,683	\$79,102
# of adjustments	N/A	11	13	11
# of adjustments over 1 %	N/A	4	5	5

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TENTATIVE