

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	47046 00010	47086 00070			47089 00010			47044 00630		
Address	1 MARTIN LN OLD BETHPAGE, NY 11804	21 SHERMAN RD OLD BETHPAGE, NY 11804			30 SHERIDAN ST OLD BETHPAGE, NY 11804			25 LARK CT OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1956-89.95	1958-91.64	-\$9,703	-1.84 %	1958-91.64	-\$9,100	-1.84 %	1958-91.64	-\$9,005	-1.84 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$8,101	1.64 %	Alum/Vinyl	0	0.00 %
Wood Deck	144	0	\$3,406	0.65 %	0	\$3,194	0.65 %	0	\$3,161	0.65 %
Land Size	7500	7000	\$2,788	0.53 %	7047	\$2,361	0.48 %	7695	-\$959	-0.20 %
Section Block	47 046	47 086	0	0.00 %	47 089	0	0.00 %	47 044	\$44,947	9.20 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	47046 00010	47087 00290			47087 00150			47089 00110		
Address	1 MARTIN LN OLD BETHPAGE, NY 11804	36 LARK AVE OLD BETHPAGE, NY 11804			17 SHERIDAN ST OLD BETHPAGE, NY 11804			3 COLONIAL RD OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Rec Room	0	0	0	0.00 %	526	-\$14,470	-2.56 %	0	0	0.00 %
Quality	C-	C	-\$14,350	-2.80 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-6	-\$19,345	-3.42 %	1-1-5	-\$12,910	-2.53 %
Year Built Depreciation	1956-89.95	1958-91.64	-\$9,460	-1.84 %	1958-91.64	-\$10,425	-1.84 %	1958-91.64	-\$9,397	-1.84 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Wood Deck	144	0	\$3,320	0.65 %	0	\$3,659	0.65 %	0	\$3,298	0.65 %
Land Size	7500	8755	-\$6,044	-1.18 %	7000	\$2,995	0.53 %	7100	\$2,144	0.42 %
Section Block	47 046	47 087	0	0.00 %	47 087	0	0.00 %	47 089	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	47046 00010	47086 00070			47089 00010			47044 00630		
Address	1 MARTIN LN OLD BETHPAGE, NY 11804	21 SHERMAN RD OLD BETHPAGE, NY 11804			30 SHERIDAN ST OLD BETHPAGE, NY 11804			25 LARK CT OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 12, 2016			Jun 16, 2017			Sep 22, 2017		
Sale Price	N/A	\$470,000			\$463,000			\$465,000		
adjRate	N/A	1.12000			1.06630			1.05062		
Time Adjustment	N/A	\$56,401			\$30,695			\$23,537		
Time Adjusted Sale Price	N/A	\$526,401			\$493,695			\$488,537		
Total % Adjustment	N/A	-0.67 %			0.92 %			7.81 %		
Total Dollar Adjustment	N/A	-\$3,510			\$4,555			\$38,144		
Adjusted Sales Price	\$485,000	\$522,891			\$498,250			\$526,681		
Adj Sales Price / SQFT	\$0.00	\$487.77			\$464.79			\$491.31		
Gross \$ Adjustment	N/A	\$15,897			\$22,756			\$58,072		
# of adjustments	N/A	3			4			4		
# of adjustments over 1 %	N/A	1			2			2		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	47046 00010	47087 00290			47087 00150			47089 00110		
Address	1 MARTIN LN OLD BETHPAGE, NY 11804	36 LARK AVE OLD BETHPAGE, NY 11804			17 SHERIDAN ST OLD BETHPAGE, NY 11804			3 COLONIAL RD OLD BETHPAGE, NY 11804		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 22, 2016			May 17, 2018			Oct 02, 2015		
Sale Price	N/A	\$465,000			\$560,000			\$435,000		
adjRate	N/A	1.10366			1.00993			1.17199		
Time Adjustment	N/A	\$48,204			\$5,558			\$74,817		
Time Adjusted Sale Price	N/A	\$513,204			\$565,558			\$509,817		
Total % Adjustment	N/A	-5.17 %			-6.65 %			-3.31 %		
Total Dollar Adjustment	N/A	-\$26,533			-\$37,585			-\$16,865		
Adjusted Sales Price	\$485,000	\$486,670			\$527,973			\$492,951		
Adj Sales Price / SQFT	\$0.00	\$453.98			\$492.51			\$459.84		
Gross \$ Adjustment	N/A	\$33,174			\$50,894			\$27,750		
# of adjustments	N/A	4			5			4		
# of adjustments over 1 %	N/A	3			3			2		

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TENTATIVE