

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	46313 00640	46250 01040			46303 00710			49201 00130		
Address	29 ROOSEVELT DR BETHPAGE, NY 11714	72A ROOSEVELT DR BETHPAGE, NY 11714			28 PARK LN BETHPAGE, NY 11714			23 GINNY LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2244	1663	\$38,923	9.16 %	1690	\$36,394	8.65 %	2034	\$15,048	2.92 %
Upper Living Area	576	713	\$887	0.21 %	612	\$238	0.06 %	828	\$1,918	0.37 %
No Basement	Full	Full	0	0.00 %	None	\$29,551	7.02 %	None	\$36,236	7.02 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Colonial	-\$22,926	-4.44 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Year Built Depreciation	1950-89.95	1958-91.64	-\$7,834	-1.84 %	1950-90.30	-\$1,610	-0.38 %	1951-90.30	-\$1,974	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	0	\$1,871	0.44 %	0	\$1,853	0.44 %	0	\$2,273	0.44 %
Parking	0	0	0	0.00 %	Det-308	-\$4,237	-1.01 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-224	-\$1,812	-0.43 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-200	-\$5,756	-1.12 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	165	0	\$706	0.17 %	0	\$700	0.17 %	0	\$858	0.17 %
Land Size	5250	4160	\$7,640	1.80 %	5487	-\$1,421	-0.34 %	5916	-\$4,699	-0.91 %
Subarea Adjustment	70_A	0	-\$32,387	-7.62 %	0	-\$32,080	-7.62 %	0	-\$39,338	-7.62 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	46313 00640	49185 00250			49214 00340			52406 00120		
Address	29 ROOSEVELT DR BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735			6 CAROL PL BETHPAGE, NY 11714			218 GILLING RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2244	2040	\$12,362	2.83 %	2030	\$15,696	2.97 %	2457	-\$14,687	-2.62 %
Upper Living Area	576	840	\$1,697	0.39 %	792	\$1,698	0.32 %	1055	\$3,737	0.67 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Style	Cape	Colonial	-\$19,425	-4.44 %	Colonial	-\$23,436	-4.44 %	Colonial	-\$24,924	-4.44 %
Bathrooms And Fixtures	2-0-7	3-0-10	-\$7,763	-1.77 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Year Built Depreciation	1950-89.95	1953-90.64	-\$3,314	-0.76 %	1953-90.64	-\$3,998	-0.76 %	1953-90.64	-\$4,252	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$3,042	0.54 %
Fireplace	2	2	0	0.00 %	0	\$2,323	0.44 %	0	\$2,471	0.44 %
Parking	0	Att-264	-\$9,219	-2.11 %	Att-294	-\$12,114	-2.30 %	Det-345	-\$6,488	-1.16 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-216	-\$2,362	-0.42 %
Porch	0	Op-60	-\$2,043	-0.47 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	100	-\$2,140	-0.49 %	112	-\$2,817	-0.53 %	0	0	0.00 %
Shed	165	0	\$727	0.17 %	0	\$877	0.17 %	120	\$228	0.04 %
Land Size	5250	6000	-\$4,449	-1.02 %	6500	-\$8,559	-1.62 %	6000	-\$5,708	-1.02 %
Subarea Adjustment	70_A	0	-\$33,330	-7.62 %	0	-\$40,213	-7.62 %	0	-\$42,765	-7.62 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	46313 00640	46250 01040			46303 00710			49201 00130		
Address	29 ROOSEVELT DR BETHPAGE, NY 11714	72A ROOSEVELT DR BETHPAGE, NY 11714			28 PARK LN BETHPAGE, NY 11714			23 GINNY LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 10, 2018			May 24, 2017			Feb 26, 2018		
Sale Price	N/A	\$425,000			\$385,000			\$500,000		
adjRate	N/A	1.00000			1.09342			1.03241		
Time Adjustment	N/A	\$			\$35,968			\$16,206		
Time Adjusted Sale Price	N/A	\$425,000			\$420,968			\$516,206		
Total % Adjustment	N/A	2.31 %			6.55 %			-3.56 %		
Total Dollar Adjustment	N/A	\$9,806			\$27,577			-\$18,359		
Adjusted Sales Price	\$476,000	\$434,806			\$448,546			\$497,847		
Adj Sales Price / SQFT	\$0.00	\$193.76			\$199.89			\$221.86		
Gross \$ Adjustment	N/A	\$90,248			\$109,894			\$131,026		
# of adjustments	N/A	7			10			10		
# of adjustments over 1 %	N/A	4			4			5		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	46313 00640	49185 00250			49214 00340			52406 00120		
Address	29 ROOSEVELT DR BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735			6 CAROL PL BETHPAGE, NY 11714			218 GILLING RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 23, 2016			Dec 30, 2014			May 29, 2013		
Sale Price	N/A	\$380,000			\$425,000			\$425,000		
adjRate	N/A	1.15097			1.24164			1.32043		
Time Adjustment	N/A	\$57,369			\$102,696			\$136,184		
Time Adjusted Sale Price	N/A	\$437,369			\$527,696			\$561,184		
Total % Adjustment	N/A	-15.29 %			-13.37 %			-16.34 %		
Total Dollar Adjustment	N/A	-\$66,895			-\$70,543			-\$91,708		
Adjusted Sales Price	\$476,000	\$370,473			\$457,152			\$469,476		
Adj Sales Price / SQFT	\$0.00	\$165.10			\$203.72			\$209.21		
Gross \$ Adjustment	N/A	\$96,469			\$111,731			\$110,664		
# of adjustments	N/A	11			10			11		
# of adjustments over 1 %	N/A	6			5			5		

Nassau County Comparable Sales Report

TENTATIVE