

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49242 00290	49242 00290			51464 0015A			52314 00110		
Address	24 SHUBERT LN BETHPAGE, NY 11714	24 SHUBERT LN BETHPAGE, NY 11714			15 KEATS CT BETHPAGE, NY 11714			4217 LUDWIG LA BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2064	2064	0	0.00 %	2090	-\$2,162	-0.37 %	2061	\$269	0.04 %
Upper Living Area	621	621	0	0.00 %	793	\$1,494	0.25 %	828	\$1,905	0.30 %
Basement	140	140	0	0.00 %	137	\$169	0.03 %	0	\$9,043	1.43 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	3-0-9	-\$3,731	-0.59 %
Year Built Depreciation	1967-91.97	1967-93.25	-\$9,098	-1.37 %	1965-92.93	-\$6,122	-1.03 %	1950-90.30	\$11,710	1.85 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$32,622	4.91 %	Cntrl Ht	\$29,023	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,605	0.44 %	0	\$2,786	0.44 %
Parking	Att-437	Att-437	0	0.00 %	Att-420	\$538	0.09 %	Det-308	\$13,654	2.16 %
Terrace Or Patio	Pto-780	Pto-780	0	0.00 %	0	\$4,863	0.82 %	Pto-320	\$1,824	0.29 %
Porch	Op-39	Op-39	0	0.00 %	Op-55	-\$665	-0.11 %	Op-239	-\$5,852	-0.92 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	14840	14840	0	0.00 %	8855	\$23,858	4.03 %	6440	\$41,762	6.60 %
Location	MajorHwy	MajorHwy	0	0.00 %	Commercial	\$13,958	2.36 %	0	-\$13,621	-2.15 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49242 00290	49214 00630			51464 00260			46303 00570		
Address	24 SHUBERT LN BETHPAGE, NY 11714	24 HUNT PL BETHPAGE, NY 11714			6 KEATS CT BETHPAGE, NY 11714			16 PARK LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2064	2060	\$323	0.06 %	2041	\$2,160	0.33 %	1972	\$7,620	1.34 %
Upper Living Area	621	758	\$1,156	0.20 %	709	\$871	0.13 %	816	\$1,615	0.28 %
Basement	140	140	0	0.00 %	0	\$9,405	1.43 %	0	\$8,112	1.43 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$22,496	3.96 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-1-9	-\$3,347	-0.59 %
Year Built Depreciation	1967-91.97	1965-92.93	-\$5,889	-1.03 %	1965-92.93	-\$6,809	-1.03 %	1950-90.30	\$10,504	1.85 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$10,798	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$27,919	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$2,499	0.44 %
Parking	Att-437	Att-210	\$7,923	1.39 %	Att-420	\$599	0.09 %	0	\$18,144	3.20 %
Terrace Or Patio	Pto-780	0	\$4,678	0.82 %	0	\$5,409	0.82 %	Pto-180	\$2,519	0.44 %
Porch	Op-39	Op-495	-\$8,706	-1.53 %	Op-55	-\$740	-0.11 %	0	\$1,835	0.32 %
Shed	0	144	-\$839	-0.15 %	0	0	0.00 %	144	-\$836	-0.15 %
Land Size	14840	8712	\$23,689	4.16 %	7000	\$38,969	5.92 %	5580	\$44,140	7.78 %
Location	MajorHwy	0	-\$12,252	-2.15 %	0	-\$14,167	-2.15 %	0	-\$12,219	-2.15 %

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Address	24 SHUBERT LN BETHPAGE, NY 11714	24 SHUBERT LN BETHPAGE, NY 11714	15 KEATS CT BETHPAGE, NY 11714	4217 LUDWIG LA BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 26, 2016	Aug 14, 2015	Apr 20, 2017
Sale Price	N/A	\$575,000	\$485,000	\$575,000
adjRate	N/A	1.15656	1.21992	1.10042
Time Adjustment	N/A	\$90,024	\$106,661	\$57,743
Time Adjusted Sale Price	N/A	\$665,024	\$591,661	\$632,743
Total % Adjustment	N/A	3.54 %	11.42 %	9.44 %
Total Dollar Adjustment	N/A	\$23,524	\$67,559	\$59,748
Adjusted Sales Price	\$636,000	\$688,548	\$659,220	\$692,490
Adj Sales Price / SQFT	\$0.00	\$333.60	\$319.39	\$335.51
Gross \$ Adjustment	N/A	\$41,720	\$85,457	\$106,157
# of adjustments	N/A	2	11	11
# of adjustments over 1 %	N/A	2	4	5

Sales Comparison

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Address	24 SHUBERT LN BETHPAGE, NY 11714	24 HUNT PL BETHPAGE, NY 11714	6 KEATS CT BETHPAGE, NY 11714	16 PARK LN BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 14, 2016	Dec 10, 2014	Jun 16, 2018
Sale Price	N/A	\$485,000	\$530,000	\$564,000
adjRate	N/A	1.17351	1.24164	1.00640
Time Adjustment	N/A	\$84,152	\$128,068	\$3,610
Time Adjusted Sale Price	N/A	\$569,152	\$658,068	\$567,610
Total % Adjustment	N/A	6.68 %	7.07 %	18.16 %
Total Dollar Adjustment	N/A	\$38,003	\$46,495	\$103,082
Adjusted Sales Price	\$636,000	\$607,154	\$704,563	\$670,691
Adj Sales Price / SQFT	\$0.00	\$294.16	\$341.36	\$324.95
Gross \$ Adjustment	N/A	\$93,374	\$89,925	\$135,887
# of adjustments	N/A	10	10	13
# of adjustments over 1 %	N/A	6	5	7

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TENTATIVE