

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52318 00060	49191 00120			49203 00100			49188 00170		
Address	4188 LUDWIG LN BETHPAGE, NY 11714	9 SHUBERT LN BETHPAGE, NY 11714			10 READING LN BETHPAGE, NY 11714			5 BUDD CT BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1616	1502	\$10,253	2.16 %	1449	\$13,444	3.24 %	1674	-\$5,188	-1.03 %
Upper Living Area	0	0	0	0.00 %	621	\$5,041	1.22 %	414	\$4,400	0.87 %
No Basement	None	Full	-\$31,099	-6.56 %	None	0	0.00 %	None	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Modified Ranch	Ranch	\$10,822	2.28 %	Modified Ranch	0	0.00 %	Modified Ranch	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Year Built Depreciation	1950-89.95	1953-90.64	-\$3,592	-0.76 %	1951-90.30	-\$1,586	-0.38 %	1951-90.30	-\$1,934	-0.38 %
Ext Wall	Frame	Frame	0	0.00 %	Alum/Vinyl	-\$4,356	-1.05 %	Alum/Vinyl	-\$5,311	-1.05 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$20,346	4.91 %	Cntrl Ht	\$24,804	4.91 %
Fireplace	2	2	0	0.00 %	0	\$1,826	0.44 %	2	0	0.00 %
Parking	Att-220	Att-210	\$332	0.07 %	Det-308	\$3,425	0.83 %	Det-480	\$865	0.17 %
Terrace Or Patio	0	0	0	0.00 %	Pto-176	-\$1,533	-0.37 %	0	0	0.00 %
Porch	Op-36	0	\$1,427	0.30 %	Ep-98	-\$1,641	-0.40 %	Op-84/Ep-30	-\$2,363	-0.47 %
Wood Deck	268	0	\$4,663	0.98 %	0	\$4,079	0.98 %	0	\$4,973	0.98 %
Pool	512	0	\$15,806	3.33 %	0	\$13,827	3.33 %	0	\$16,857	3.33 %
Misc Cost Items	10000	0	\$10,000	2.11 %	0	\$10,000	2.41 %	0	\$10,000	1.98 %
Land Size	6720	7100	-\$1,993	-0.42 %	6000	\$3,614	0.87 %	7296	-\$3,174	-0.63 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52318 00060	52318 00190			52318 00150			49214 00200		
Address	4188 LUDWIG LN BETHPAGE, NY 11714	4127 FLORENCE RD BETHPAGE, NY 11714			4134 LUDWIG LN BETHPAGE, NY 11714			40 W ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1616	1556	\$5,532	1.11 %	1592	\$2,025	0.44 %	1665	-\$4,814	-0.87 %
Upper Living Area	0	384	\$4,057	0.82 %	768	\$6,627	1.44 %	420	\$4,875	0.88 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	Full	-\$36,307	-6.56 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	420	-\$11,776	-2.13 %
Style	Modified Ranch	Modified Ranch	0	0.00 %	Colonial	-\$10,066	-2.18 %	Cape	\$13,099	2.37 %
Quality	C	C-	\$14,303	2.88 %	C	0	0.00 %	C	0	0.00 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,901	-0.38 %	1950-90.30	-\$1,766	-0.38 %	1951-90.30	-\$2,117	-0.38 %
Ext Wall	Frame	Composition	\$2,850	0.57 %	Composition	\$2,647	0.57 %	Frame	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$24,391	4.91 %	Cntrl Ht	\$22,651	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	2	0	\$2,189	0.44 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-220	Att-220	0	0.00 %	Att-312	-\$2,763	-0.60 %	Att-200	\$780	0.14 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-401	-\$3,305	-0.60 %
Porch	Op-36	0	\$1,496	0.30 %	Op-162	-\$3,116	-0.67 %	0	\$1,666	0.30 %
Wood Deck	268	156	\$1,473	0.30 %	0	\$4,541	0.98 %	0	\$5,444	0.98 %
Pool	512	0	\$16,576	3.33 %	0	\$15,393	3.33 %	0	\$18,453	3.33 %
Misc Cost Items	10000	0	\$10,000	2.01 %	0	\$10,000	2.17 %	0	\$10,000	1.81 %
Land Size	6720	9360	-\$12,456	-2.51 %	9360	-\$11,567	-2.51 %	6000	\$4,824	0.87 %
Location	0	0	0	0.00 %	0	0	0.00 %	MajorHwy	\$12,178	2.20 %

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## Sales Comparison

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<b>Parcel ID #</b>	52318 00060	49191 00120			49203 00100			49188 00170		
<b>Address</b>	4188 LUDWIG LN BETHPAGE, NY 11714	9 SHUBERT LN BETHPAGE, NY 11714			10 READING LN BETHPAGE, NY 11714			5 BUDD CT BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Dec 14, 2016			May 02, 2018			Nov 24, 2014		
<b>Sale Price</b>	N/A	\$420,000			\$409,500			\$406,500		
<b>adjRate</b>	N/A	1.12887			1.01284			1.24391		
<b>Time Adjustment</b>	N/A	\$54,123			\$5,258			\$99,149		
<b>Time Adjusted Sale Price</b>	N/A	\$474,123			\$414,758			\$505,649		
<b>Total % Adjustment</b>	N/A	3.51 %			16.03 %			8.69 %		
<b>Total Dollar Adjustment</b>	N/A	\$16,618			\$66,485			\$43,929		
<b>Adjusted Sales Price</b>	\$531,000	\$490,742			\$481,244			\$549,578		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$303.68			\$297.80			\$340.09		
<b>Gross \$ Adjustment</b>	N/A	\$89,987			\$84,719			\$79,868		
<b># of adjustments</b>	N/A	10			13			11		
<b># of adjustments over 1 %</b>	N/A	5			6			5		

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52318 00060	52318 00190			52318 00150			49214 00200		
<b>Address</b>	4188 LUDWIG LN BETHPAGE, NY 11714	4127 FLORENCE RD BETHPAGE, NY 11714			4134 LUDWIG LN BETHPAGE, NY 11714			40 W ZORANNE DR FARMINGDALE, NY 11735		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Aug 30, 2016			Jun 29, 2017			Jun 22, 2018		
<b>Sale Price</b>	N/A	\$432,000			\$425,000			\$549,999		
<b>adjRate</b>	N/A	1.15097			1.08647			1.00640		
<b>Time Adjustment</b>	N/A	\$65,219			\$36,750			\$3,520		
<b>Time Adjusted Sale Price</b>	N/A	\$497,219			\$461,750			\$553,519		
<b>Total % Adjustment</b>	N/A	13.78 %			7.49 %			2.35 %		
<b>Total Dollar Adjustment</b>	N/A	\$68,511			\$34,607			\$13,000		
<b>Adjusted Sales Price</b>	\$531,000	\$565,730			\$496,357			\$566,519		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$350.08			\$307.15			\$350.57		
<b>Gross \$ Adjustment</b>	N/A	\$97,225			\$93,163			\$129,637		
<b># of adjustments</b>	N/A	12			12			14		
<b># of adjustments over 1 %</b>	N/A	6			6			6		

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TENTATIVE