

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49217 00020	49156 00490			49216 00100			49217 00250		
Address	53 ZORANNE DR FARMINGDALE, NY 11735	136 EAST ZORANNE DR FARMINGDALE, NY 11735			12 ELSIE LN FARMINGDALE, NY 11735			26 LILLIAN PL FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1480	-\$1,097	-0.20 %	1470	0	0.00 %	1680	-\$20,880	-3.83 %
Upper Living Area	630	420	-\$1,907	-0.34 %	630	0	0.00 %	420	-\$1,877	-0.34 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	630	420	\$4,705	0.85 %	0	\$14,077	3.04 %	0	\$16,582	3.04 %
Year Built Depreciation	1951-89.95	1953-90.64	-\$4,197	-0.76 %	1953-90.64	-\$3,507	-0.76 %	1951-90.30	-\$2,085	-0.38 %
Fireplace	0	2	-\$2,428	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-352	Att-200	\$5,459	0.99 %	Att-220	\$3,903	0.84 %	Att-200	\$5,372	0.99 %
Terrace Or Patio	0	0	0	0.00 %	Pto-77	-\$945	-0.20 %	0	0	0.00 %
Porch	0	Ep-154	-\$5,298	-0.96 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	128	-\$2,730	-0.59 %	160	-\$3,777	-0.69 %
Land Size	7800	6000	\$11,240	2.03 %	6790	\$4,940	1.07 %	7680	\$648	0.12 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49217 00020	46318 00380			46255 00580			49227 00360		
Address	53 ZORANNE DR FARMINGDALE, NY 11735	40 LINCOLN BLVD BETHPAGE, NY 11714			63 ROOSEVELT DR BETHPAGE, NY 11714			71 CEDAR DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1338	\$12,150	2.79 %	1414	\$5,667	1.14 %	1537	-\$6,216	-1.29 %
Upper Living Area	630	446	-\$1,303	-0.30 %	408	-\$1,813	-0.37 %	416	-\$1,686	-0.35 %
Basement	0	0	0	0.00 %	18	-\$958	-0.19 %	10	-\$517	-0.11 %
Rec Room	630	0	\$13,246	3.04 %	300	\$6,930	1.40 %	0	\$14,599	3.04 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,665	-0.38 %	1949-89.95	0	0.00 %	1947-89.95	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-352	Att-200	\$4,292	0.99 %	Att-200	\$4,889	0.99 %	Det-280	\$8,628	1.80 %
Terrace Or Patio	0	Pto-136	-\$1,354	-0.31 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	182	-\$3,758	-0.76 %	0	0	0.00 %
Land Size	7800	7200	\$2,677	0.61 %	6000	\$10,067	2.03 %	10800	-\$11,812	-2.46 %

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Address	53 ZORANNE DR FARMINGDALE, NY 11735	136 EAST ZORANNE DR FARMINGDALE, NY 11735			12 ELSIE LN FARMINGDALE, NY 11735			26 LILLIAN PL FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 08, 2018			Dec 19, 2016			Jul 28, 2017		
Sale Price	N/A	\$540,000			\$410,000			\$505,000		
adjRate	N/A	1.02585			1.12887			1.07956		
Time Adjustment	N/A	\$13,957			\$52,835			\$40,179		
Time Adjusted Sale Price	N/A	\$553,957			\$462,835			\$545,179		
Total % Adjustment	N/A	1.17 %			3.40 %			-1.10 %		
Total Dollar Adjustment	N/A	\$6,477			\$15,738			-\$6,017		
Adjusted Sales Price	\$504,000	\$560,434			\$478,572			\$539,162		
Adj Sales Price / SQFT	\$0.00	\$381.25			\$325.56			\$366.78		
Gross \$ Adjustment	N/A	\$36,332			\$30,103			\$51,220		
# of adjustments	N/A	8			6			7		
# 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 #	49217 00020	46318 00380			46255 00580			49227 00360		
Address	53 ZORANNE DR FARMINGDALE, NY 11735	40 LINCOLN BLVD BETHPAGE, NY 11714			63 ROOSEVELT DR BETHPAGE, NY 11714			71 CEDAR DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 22, 2018			Aug 24, 2017			Aug 21, 2018		
Sale Price	N/A	\$430,000			\$462,500			\$480,000		
adjRate	N/A	1.01284			1.07270			1.00000		
Time Adjustment	N/A	\$5,522			\$33,622			\$		
Time Adjusted Sale Price	N/A	\$435,522			\$496,122			\$480,000		
Total % Adjustment	N/A	6.44 %			4.24 %			0.62 %		
Total Dollar Adjustment	N/A	\$28,043			\$21,024			\$2,997		
Adjusted Sales Price	\$504,000	\$463,565			\$517,147			\$482,997		
Adj Sales Price / SQFT	\$0.00	\$315.35			\$351.80			\$328.57		
Gross \$ Adjustment	N/A	\$36,687			\$34,082			\$43,459		

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# of adjustments	N/A	7	7	6
# of adjustments over 1 %	N/A	2	3	4