

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49175 00130	49201 00130			49173 00130			49188 00010		
Address	10 HOOVER LN BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714			90 SOUTH MILLPAGE DR BETHPAGE, NY 11714			20 VIRGINIA LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2460	2034	\$29,520	5.72 %	2790	-\$32,371	-5.45 %	2496	-\$2,281	-0.42 %
Upper Living Area	910	828	-\$566	-0.11 %	1170	\$1,899	0.32 %	828	-\$590	-0.11 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	184	-\$9,754	-1.81 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	184	-\$5,545	-1.03 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C+	-\$20,513	-3.81 %
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	1951-90.30	-\$1,974	-0.38 %	1950-90.30	-\$2,272	-0.38 %	1951-90.30	-\$2,058	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-280	-\$4,779	-0.89 %
Terrace Or Patio	Pto-210	0	\$2,144	0.42 %	Pto-84	\$1,164	0.20 %	Pto-120	\$696	0.13 %
Porch	0	Op-200	-\$5,756	-1.12 %	Ep-120	-\$4,782	-0.80 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	84	-\$2,533	-0.43 %	0	0	0.00 %
Shed	140	0	\$743	0.14 %	100	\$223	0.04 %	0	\$775	0.14 %
Land Size	6000	5916	\$558	0.11 %	6000	0	0.00 %	6700	-\$4,527	-0.84 %
Location	0	0	0	0.00 %	Commercial	\$27,397	4.61 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49175 00130	52406 00120			46303 00710			49185 00250		
Address	10 HOOVER LN BETHPAGE, NY 11714	218 GILLING RD SEAFORD, NY 11783			28 PARK LN BETHPAGE, NY 11714			129 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2460	2457	\$200	0.04 %	1690	\$48,853	11.60 %	2040	\$24,614	5.63 %
Upper Living Area	910	1055	\$1,028	0.18 %	612	-\$1,782	-0.42 %	840	-\$408	-0.09 %
No Basement	None	Full	-\$36,810	-6.56 %	None	0	0.00 %	Full	-\$28,688	-6.56 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$19,565	4.65 %	Colonial	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	3-0-10	-\$7,763	-1.77 %
Year Built Depreciation	1950-89.95	1953-90.64	-\$4,252	-0.76 %	1950-90.30	-\$1,610	-0.38 %	1953-90.64	-\$3,314	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	\$3,042	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$1,917	-0.44 %
Parking	0	Det-345	-\$6,488	-1.16 %	Det-308	-\$4,237	-1.01 %	Att-264	-\$9,219	-2.11 %
Terrace Or Patio	Pto-210	Pto-216	-\$41	-0.01 %	Pto-224	-\$71	-0.02 %	0	\$1,816	0.42 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-60	-\$2,043	-0.47 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	100	-\$2,140	-0.49 %
Shed	140	120	\$103	0.02 %	0	\$606	0.14 %	0	\$630	0.14 %
Land Size	6000	6000	0	0.00 %	5487	\$2,891	0.69 %	6000	0	0.00 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 26, 2018			Jan 19, 2016			Jun 15, 2016		
Sale Price	N/A	\$500,000			\$499,000			\$463,000		
adjRate	N/A	1.03241			1.19070			1.16219		
Time Adjustment	N/A	\$16,206			\$95,160			\$75,092		
Time Adjusted Sale Price	N/A	\$516,206			\$594,160			\$538,092		
Total % Adjustment	N/A	4.78 %			-1.90 %			-9.03 %		
Total Dollar Adjustment	N/A	\$24,668			-\$11,275			-\$48,576		
Adjusted Sales Price	\$520,000	\$540,874			\$582,885			\$489,517		
Adj Sales Price / SQFT	\$0.00	\$219.87			\$236.95			\$198.99		
Gross \$ Adjustment	N/A	\$41,261			\$72,642			\$51,518		
# of adjustments	N/A	7			8			10		
# of adjustments over 1 %	N/A	2			2			3		
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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49175 00130	52406 00120			46303 00710			49185 00250		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 29, 2013			May 24, 2017			Aug 23, 2016		
Sale Price	N/A	\$425,000			\$385,000			\$380,000		
adjRate	N/A	1.32043			1.09342			1.15097		
Time Adjustment	N/A	\$136,184			\$35,968			\$57,369		
Time Adjusted Sale Price	N/A	\$561,184			\$420,968			\$437,369		
Total % Adjustment	N/A	-7.70 %			15.25 %			-6.50 %		
Total Dollar Adjustment	N/A	-\$43,217			\$64,216			-\$28,433		
Adjusted Sales Price	\$520,000	\$517,967			\$485,184			\$408,936		
Adj Sales Price / SQFT	\$0.00	\$210.56			\$197.23			\$166.23		
Gross \$ Adjustment	N/A	\$51,965			\$79,614			\$82,552		
# of adjustments	N/A	8			8			11		
# of adjustments over 1 %	N/A	2			3			4		

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TENTATIVE