

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52313 00150	49203 00100			49188 00170			52319 00020		
Address	4206 FLORENCE RD BETHPAGE, NY 11714	10 READING LN BETHPAGE, NY 11714			5 BUDD CT BETHPAGE, NY 11714			4168 FLORENCE RD BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1710	1449	\$20,583	4.96 %	1674	\$3,156	0.62 %	1721	-\$828	-0.19 %
Upper Living Area	414	621	\$1,419	0.34 %	414	0	0.00 %	768	\$2,476	0.56 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Style	Modified Ranch	Modified Ranch	0	0.00 %	Modified Ranch	0	0.00 %	Colonial	-\$9,633	-2.18 %
Year Built Depreciation	1950-89.95	1951-90.30	-\$1,586	-0.38 %	1951-90.30	-\$1,934	-0.38 %	1950-90.30	-\$1,690	-0.38 %
Fireplace	2	0	\$1,826	0.44 %	2	0	0.00 %	0	\$1,945	0.44 %
Parking	0	Det-308	-\$4,174	-1.01 %	Det-480	-\$8,340	-1.65 %	Att-308/Cpt- 242	-\$13,709	-3.10 %
Terrace Or Patio	0	Pto-176	-\$1,533	-0.37 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-120	Ep-98	\$401	0.10 %	Op-84/Ep-30	\$125	0.02 %	Op-175	-\$1,044	-0.24 %
Wood Deck	266	0	\$4,060	0.98 %	0	\$4,950	0.98 %	0	\$4,326	0.98 %
Shed	144	0	\$612	0.15 %	0	\$746	0.15 %	119	\$102	0.02 %
Land Size	6510	6000	\$2,599	0.63 %	7296	-\$4,394	-0.87 %	6000	\$2,769	0.63 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52313 00150	52319 00120			49188 00110			46495 00210		
Address	4206 FLORENCE RD BETHPAGE, NY 11714	4102 FLORENCE RD BETHPAGE, NY 11714			31 PLAINRIDGE DR BETHPAGE, NY 11714			21 MARTIN RD BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1710	1724	-\$1,036	-0.24 %	1656	\$4,712	0.94 %	1631	\$7,218	1.39 %
Upper Living Area	414	828	\$2,803	0.64 %	828	\$3,220	0.64 %	421	\$64	0.01 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	Full	-\$33,990	-6.56 %
Style	Modified Ranch	Colonial	-\$9,483	-2.18 %	Colonial	-\$10,894	-2.18 %	Cape	\$12,263	2.37 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,663	-0.38 %	1951-90.30	-\$1,911	-0.38 %	1951-90.30	-\$1,982	-0.38 %
Fireplace	2	0	\$1,915	0.44 %	0	\$2,200	0.44 %	2	0	0.00 %
Parking	0	Att-308	-\$10,356	-2.38 %	Det-280	-\$3,987	-0.80 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-128	-\$1,489	-0.30 %	0	0	0.00 %
Porch	Op-120	0	\$3,466	0.80 %	0	\$3,982	0.80 %	Op-263	-\$2,744	-0.53 %
Wood Deck	266	0	\$4,258	0.98 %	0	\$4,892	0.98 %	205	\$779	0.15 %
Shed	144	0	\$642	0.15 %	0	\$738	0.15 %	0	\$765	0.15 %
Land Size	6510	6283	\$1,184	0.27 %	6435	\$444	0.09 %	6900	-\$2,303	-0.44 %

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Address	4206 FLORENCE RD BETHPAGE, NY 11714	10 READING LN BETHPAGE, NY 11714	5 BUDD CT BETHPAGE, NY 11714	4168 FLORENCE RD BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 02, 2018	Nov 24, 2014	Mar 27, 2017
Sale Price	N/A	\$409,500	\$406,500	\$399,000
adjRate	N/A	1.01284	1.24391	1.10747
Time Adjustment	N/A	\$5,258	\$99,149	\$42,879
Time Adjusted Sale Price	N/A	\$414,758	\$505,649	\$441,879
Total % Adjustment	N/A	5.84 %	-1.13 %	-3.46 %
Total Dollar Adjustment	N/A	\$24,208	-\$5,690	-\$15,286
Adjusted Sales Price	\$482,000	\$438,966	\$499,959	\$426,592
Adj Sales Price / SQFT	\$0.00	\$256.71	\$292.37	\$249.47
Gross \$ Adjustment	N/A	\$38,794	\$23,644	\$38,521
# of adjustments	N/A	10	7	10
# of adjustments over 1 %	N/A	2	1	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52313 00150	52319 00120	49188 00110	46495 00210
Address	4206 FLORENCE RD BETHPAGE, NY 11714	4102 FLORENCE RD BETHPAGE, NY 11714	31 PLAINRIDGE DR BETHPAGE, NY 11714	21 MARTIN RD BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 09, 2018	Jun 28, 2016	Jul 25, 2017
Sale Price	N/A	\$435,000	\$430,000	\$480,000
adjRate	N/A	1.00000	1.16219	1.07956
Time Adjustment	N/A	\$	\$69,740	\$38,190
Time Adjusted Sale Price	N/A	\$435,000	\$499,740	\$518,190
Total % Adjustment	N/A	-1.90 %	0.38 %	-3.85 %
Total Dollar Adjustment	N/A	-\$8,271	\$1,905	-\$19,930
Adjusted Sales Price	\$482,000	\$426,729	\$501,645	\$498,260
Adj Sales Price / SQFT	\$0.00	\$249.55	\$293.36	\$291.38
Gross \$ Adjustment	N/A	\$36,806	\$38,468	\$62,106
# of adjustments	N/A	10	11	9
# of adjustments over 1 %	N/A	2	1	3

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TENTATIVE