

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49026 02240	46299 00270			52042 00650			52376 00100		
Address	54 WINDHORST AVE BETHPAGE, NY 11714	11 LINCOLN BLVD BETHPAGE, NY 11714			338 BOSTON AVE MASSAPEQUA, NY 11758			18 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1392	1385	\$605	0.15 %	1383	\$987	0.19 %	1324	\$6,927	1.48 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	0	327	\$5,826	1.42 %	395	\$8,705	1.67 %	0	0	0.00 %
Style	Ranch	Cape	\$336	0.08 %	Cape	\$426	0.08 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1961-90.98	1953-90.64	\$1,528	0.37 %	1956-91.31	-\$1,903	-0.37 %	1953-90.64	\$1,749	0.37 %
Parking	Att-225	Att-322	-\$2,561	-0.62 %	Att-312	-\$2,933	-0.56 %	0	\$8,854	1.89 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-144	-\$1,518	-0.32 %
Porch	0	0	0	0.00 %	Op-96	-\$3,501	-0.67 %	Op-12	-\$527	-0.11 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	48	-\$1,254	-0.27 %
Land Size	8107	7535	\$2,303	0.56 %	7000	\$5,878	1.13 %	9020	-\$3,820	-0.81 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49026 02240	52038 00260			49025 01210			49195 00100		
Address	54 WINDHORST AVE BETHPAGE, NY 11714	315 BOSTON AVE MASSAPEQUA, NY 11758			59 SOUTH WINDHORST AVE BETHPAGE, NY 11714			29 PHYLISS DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1392	1370	\$1,716	0.47 %	1294	\$9,645	2.16 %	1310	\$7,426	1.79 %
Upper Living Area	0	0	0	0.00 %	408	\$3,841	0.86 %	0	0	0.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	374	\$6,621	1.60 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$367	0.08 %	Cape	\$340	0.08 %
Bathrooms And Fixtures	1-0-3	1-1-5	-\$9,306	-2.53 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1961-90.98	1960-91.97	-\$3,963	-1.08 %	1951-90.30	\$3,362	0.75 %	1951-90.30	\$3,118	0.75 %
Parking	Att-225	Att-220	\$127	0.03 %	Det-280	\$4,797	1.07 %	Det-400	\$2,047	0.49 %
Terrace Or Patio	0	0	0	0.00 %	Pto-264	-\$2,121	-0.47 %	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 %	0	0	0.00 %	0	0	0.00 %
Land Size	8107	8000	\$374	0.10 %	6625	\$6,962	1.56 %	6000	\$9,663	2.33 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 05, 2018			Sep 27, 2018			May 11, 2018		
Sale Price	N/A	\$410,000			\$520,000			\$463,500		
adjRate	N/A	1.00000			1.00000			1.01284		
Time Adjustment	N/A	\$			\$			\$5,952		
Time Adjusted Sale Price	N/A	\$410,000			\$520,000			\$469,452		
Total % Adjustment	N/A	1.96 %			1.47 %			2.22 %		
Total Dollar Adjustment	N/A	\$8,037			\$7,661			\$10,412		
Adjusted Sales Price	\$474,000	\$418,037			\$527,661			\$479,864		
Adj Sales Price / SQFT	\$0.00	\$300.31			\$379.07			\$344.73		
Gross \$ Adjustment	N/A	\$13,159			\$24,334			\$24,649		
# of adjustments	N/A	6			7			7		
# of adjustments over 1 %	N/A	1			2			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 02, 2018			Jul 07, 2017			Jul 31, 2017		
Sale Price	N/A	\$367,500			\$414,000			\$384,000		
adjRate	N/A	1.00000			1.07956			1.07956		
Time Adjustment	N/A	\$			\$32,939			\$30,552		
Time Adjusted Sale Price	N/A	\$367,500			\$446,939			\$414,552		
Total % Adjustment	N/A	-3.01 %			6.01 %			7.05 %		
Total Dollar Adjustment	N/A	-\$11,052			\$26,851			\$29,217		
Adjusted Sales Price	\$474,000	\$356,448			\$473,790			\$443,768		
Adj Sales Price / SQFT	\$0.00	\$256.07			\$340.37			\$318.80		
Gross \$ Adjustment	N/A	\$15,487			\$31,093			\$29,217		
# of adjustments	N/A	5			7			6		
# of adjustments over 1 %	N/A	2			3			3		

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TENTATIVE