

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49201 00290	49240 00220			52394 00230			52425 0006A		
Address	18 VERLY CT BETHPAGE, NY 11714	49 ELIZABETH DR BETHPAGE, NY 11714			161 DANIEL RD MASSAPEQUA, NY 11758			242 HILLCREST DR SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1236	1252	-\$1,954	-0.38 %	1319	-\$9,873	-1.88 %	1597	-\$34,987	-7.22 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	630	\$5,957	1.23 %
Attic	0	209	\$4,950	0.95 %	0	0	0.00 %	0	0	0.00 %
Basement	455	518	-\$2,384	-0.46 %	980	-\$17,209	-3.28 %	0	\$20,087	4.15 %
Rec Room	271	0	\$7,711	1.48 %	0	\$7,768	1.48 %	0	\$7,179	1.48 %
Style	Split Level	Split Level	0	0.00 %	Split Level	0	0.00 %	Cape	\$29,603	6.11 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$19,206	3.96 %
Bathrooms And Fixtures	2-1-9	2-0-7	\$6,610	1.27 %	3-0-10	-\$2,767	-0.53 %	2-0-7	\$6,153	1.27 %
Year Built Depreciation	1957-90.30	1953-90.64	-\$1,961	-0.38 %	1956-91.31	-\$5,819	-1.11 %	1953-90.64	-\$1,826	-0.38 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$2,866	0.55 %	Alum/Vinyl	\$2,887	0.55 %	Alum/Vinyl	\$2,668	0.55 %
Heat System	Cntrl HtAC	Cntrl Ht	\$25,533	4.91 %	Cntrl Ht	\$25,723	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	4	-\$4,587	-0.87 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-308	-\$4,877	-1.01 %
Terrace Or Patio	0	0	0	0.00 %	Pto-150	-\$1,743	-0.33 %	0	0	0.00 %
Porch	0	Ep-238	-\$6,559	-1.26 %	0	0	0.00 %	Op-14	-\$629	-0.13 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	36	-\$1,004	-0.21 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6716	8584	-\$9,689	-1.86 %	7350	-\$3,609	-0.69 %	6900	-\$1,002	-0.21 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Fronting	Culdesac	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49201 00290	49211 00140			49198 00660			49 F 04360		
Address	18 VERLY CT BETHPAGE, NY 11714	325 BOUNDARY AVE BETHPAGE, NY 11714			41 DENNIS LN BETHPAGE, NY 11714			58 HICKSVILLE RD BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1236	1392	-\$13,473	-3.42 %	1291	-\$7,686	-1.27 %	1516	-\$23,490	-5.80 %
Upper Living Area	0	464	\$3,777	0.96 %	0	0	0.00 %	0	0	0.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	455	0	\$16,347	4.15 %	1125	-\$24,418	-4.02 %	0	\$16,797	4.15 %
Rec Room	271	0	\$5,842	1.48 %	0	\$9,000	1.48 %	0	\$6,003	1.48 %
Style	Split Level	Cape	\$24,092	6.11 %	Raised Ranch/Hi Ranch	\$19,402	3.19 %	Ranch	\$24,402	6.02 %
Quality	C+	C	\$15,630	3.96 %	C+	0	0.00 %	C	\$16,060	3.96 %
Bathrooms And Fixtures	2-1-9	2-0-7	\$5,008	1.27 %	3-0-10	-\$3,205	-0.53 %	2-1-9	0	0.00 %
Year Built Depreciation	1957-90.30	1951-90.30	0	0.00 %	1981-95.66	-\$34,011	-5.60 %	1965-90.98	-\$3,025	-0.75 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$2,171	0.55 %	Composition	\$13,368	2.20 %	Alum/Vinyl	\$2,231	0.55 %
Heat System	Cntrl HtAC	Cntrl Ht	\$19,346	4.91 %	Cntrl Ht	\$29,801	4.91 %	Cntrl Ht	\$19,878	4.91 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	Att-200	-\$6,621	-1.68 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	Pto-240	-\$1,769	-0.45 %	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 %	195	-\$4,822	-0.79 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	100	-\$431	-0.11 %
Land Size	6716	6900	-\$815	-0.21 %	6006	\$5,219	0.86 %	12705	-\$19,303	-4.76 %
Location	0	SecondarySt	0	0.00 %	0	0	0.00 %	MajorHwy	\$8,915	2.20 %
Fronting	Culdesac	SecondaryStreet	\$14,726	3.73 %	ResidentialStreet	0	0.00 %	SecondaryArtery	\$14,193	3.50 %
Traffic	Light	Medium	\$11,167	2.83 %	Light	0	0.00 %	Light	0	0.00 %

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Address	18 VERLY CT BETHPAGE, NY 11714	49 ELIZABETH DR BETHPAGE, NY 11714	161 DANIEL RD MASSAPEQUA, NY 11758	242 HILLCREST DR SEAFORD, NY 11783
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 22, 2017	Feb 26, 2014	Dec 07, 2015
Sale Price	N/A	\$470,000	\$405,000	\$405,000
adjRate	N/A	1.10747	1.29475	1.19649
Time Adjustment	N/A	\$50,509	\$119,372	\$79,578
Time Adjusted Sale Price	N/A	\$520,509	\$524,372	\$484,578
Total % Adjustment	N/A	4.83 %	-1.76 %	9.60 %
Total Dollar Adjustment	N/A	\$25,122	-\$9,229	\$46,529
Adjusted Sales Price	\$554,000	\$545,631	\$515,143	\$531,106
Adj Sales Price / SQFT	\$0.00	\$441.45	\$416.78	\$429.70
Gross \$ Adjustment	N/A	\$70,217	\$81,984	\$135,175
# of adjustments	N/A	10	10	13
# of adjustments over 1 %	N/A	5	5	8

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	49201 00290	49211 00140	49198 00660	49 F 04360
Address	18 VERLY CT BETHPAGE, NY 11714	325 BOUNDARY AVE BETHPAGE, NY 11714	41 DENNIS LN BETHPAGE, NY 11714	58 HICKSVILLE RD BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 29, 2017	Oct 27, 2014	Jan 12, 2018
Sale Price	N/A	\$370,000	\$487,500	\$390,000
adjRate	N/A	1.06588	1.24619	1.03902
Time Adjustment	N/A	\$24,374	\$120,015	\$15,218
Time Adjusted Sale Price	N/A	\$394,374	\$607,515	\$405,218
Total % Adjustment	N/A	24.20 %	0.44 %	15.36 %
Total Dollar Adjustment	N/A	\$95,429	\$2,649	\$62,230
Adjusted Sales Price	\$554,000	\$489,803	\$610,164	\$467,448
Adj Sales Price / SQFT	\$0.00	\$396.28	\$493.66	\$378.19
Gross \$ Adjustment	N/A	\$140,786	\$150,932	\$154,729
# of adjustments	N/A	14	10	12
# of adjustments over 1 %	N/A	10	7	9

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TENTATIVE