

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49198 00170	49173 00100			52318 00110			52312 00100		
Address	25 JEANNE LN BETHPAGE, NY 11714	84 SOUTH MILLPAGE DR BETHPAGE, NY 11714			4160 LUDWIG LN BETHPAGE, NY 11714			4298 LUDWIG LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2444	2407	\$2,120	0.45 %	2093	\$22,495	4.64 %	1874	\$44,988	8.08 %
Upper Living Area	598	858	\$1,791	0.38 %	768	\$1,228	0.25 %	828	\$1,876	0.34 %
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 %	2-0-7	0	0.00 %
Year Built Depreciation	1951-89.95	1950-90.30	-\$1,813	-0.38 %	1950-90.30	-\$1,855	-0.38 %	1950-90.30	-\$2,130	-0.38 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$23,790	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,126	-0.44 %	0	0	0.00 %
Parking	Det-280	0	\$4,248	0.90 %	0	\$4,346	0.90 %	Det-280	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-221	-\$2,070	-0.43 %	0	0	0.00 %
Porch	Op-30	0	\$1,207	0.25 %	Op-162	-\$3,495	-0.72 %	Op-240	-\$5,549	-1.00 %
Wood Deck	0	120	-\$2,666	-0.56 %	0	0	0.00 %	82	-\$2,330	-0.42 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7072	6000	\$6,005	1.27 %	7440	-\$1,880	-0.39 %	3850	\$26,548	4.77 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49198 00170	46303 00570			52316 00240			52314 00110		
Address	25 JEANNE LN BETHPAGE, NY 11714	16 PARK LN BETHPAGE, NY 11714			4179 HARRIET RD BETHPAGE, NY 11714			4217 LUDWIG LA BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2444	1972	\$36,762	6.48 %	2076	\$25,921	4.89 %	2061	\$32,339	5.11 %
Upper Living Area	598	816	\$1,818	0.32 %	828	\$1,786	0.34 %	828	\$2,131	0.34 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C+	-\$24,122	-3.81 %
Bathrooms And Fixtures	2-0-7	2-1-9	-\$7,117	-1.25 %	2-0-7	0	0.00 %	3-0-9	-\$7,934	-1.25 %
Year Built Depreciation	1951-89.95	1950-90.30	-\$2,171	-0.38 %	1950-90.30	-\$2,028	-0.38 %	1950-90.30	-\$2,420	-0.38 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$26,011	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-280	0	\$5,086	0.90 %	0	\$4,751	0.90 %	Det-308	-\$755	-0.12 %
Terrace Or Patio	0	Pto-180	-\$2,129	-0.38 %	Pto-68	-\$982	-0.19 %	Pto-320	-\$3,349	-0.53 %
Porch	Op-30	0	\$1,445	0.25 %	0	\$1,350	0.25 %	Op-239	-\$6,282	-0.99 %
Wood Deck	0	0	0	0.00 %	120	-\$2,981	-0.56 %	0	0	0.00 %
Shed	0	144	-\$836	-0.15 %	0	0	0.00 %	0	0	0.00 %
Land Size	7072	5580	\$10,392	1.83 %	6300	\$4,714	0.89 %	6440	\$4,551	0.72 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49198 00170	49173 00100			52318 00110			52312 00100		
Address	25 JEANNE LN BETHPAGE, NY 11714	84 SOUTH MILLPAGE DR BETHPAGE, NY 11714			4160 LUDWIG LN BETHPAGE, NY 11714			4298 LUDWIG LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 16, 2016			Sep 07, 2017			May 17, 2018		
Sale Price	N/A	\$420,000			\$455,000			\$550,000		
adjRate	N/A	1.12887			1.06588			1.01284		
Time Adjustment	N/A	\$54,123			\$29,973			\$7,063		
Time Adjusted Sale Price	N/A	\$474,123			\$484,973			\$557,063		
Total % Adjustment	N/A	2.30 %			8.34 %			11.38 %		
Total Dollar Adjustment	N/A	\$10,892			\$40,433			\$63,403		
Adjusted Sales Price	\$574,000	\$485,016			\$525,406			\$620,466		
Adj Sales Price / SQFT	\$0.00	\$198.45			\$214.98			\$253.87		
Gross \$ Adjustment	N/A	\$19,850			\$63,283			\$83,420		
# of adjustments	N/A	7			9			6		
# 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 #	49198 00170	46303 00570			52316 00240			52314 00110		
Address	25 JEANNE LN BETHPAGE, NY 11714	16 PARK LN BETHPAGE, NY 11714			4179 HARRIET RD BETHPAGE, NY 11714			4217 LUDWIG LA BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 16, 2018			Feb 24, 2016			Apr 20, 2017		
Sale Price	N/A	\$564,000			\$447,500			\$575,000		
adjRate	N/A	1.00640			1.18494			1.10042		
Time Adjustment	N/A	\$3,610			\$82,762			\$57,743		
Time Adjusted Sale Price	N/A	\$567,610			\$530,262			\$632,743		
Total % Adjustment	N/A	7.62 %			11.04 %			-0.92 %		
Total Dollar Adjustment	N/A	\$43,250			\$58,543			-\$5,840		
Adjusted Sales Price	\$574,000	\$610,860			\$588,805			\$626,903		
Adj Sales Price / SQFT	\$0.00	\$249.94			\$240.92			\$256.51		
Gross \$ Adjustment	N/A	\$67,757			\$70,525			\$83,884		
# of adjustments	N/A	9			9			9		
# of adjustments over 1 %	N/A	3			2			3		

Nassau County Comparable Sales Report

TENTATIVE