

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52426 0032A	49216 00100			46259 00010			46318 00380		
Address	336 HILLCREST DR SEAFORD, NY 11783	12 ELSIE LN FARMINGDALE, NY 11735			74 LINCOLN BLVD BETHPAGE, NY 11714			40 LINCOLN BLVD BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1470	0	0.00 %	1421	\$4,940	1.00 %	1338	\$12,150	2.79 %
Upper Living Area	630	630	0	0.00 %	468	-\$1,296	-0.26 %	446	-\$1,303	-0.30 %
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 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,507	-0.76 %	1958-91.64	-\$9,140	-1.84 %	1951-90.30	-\$1,665	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,496	-0.54 %	Cntrl Ht	-\$2,674	-0.54 %	Cntrl Ht	-\$2,348	-0.54 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-420	Att-220	\$5,689	1.23 %	Att-312	\$3,091	0.62 %	Att-200	\$5,975	1.37 %
Terrace Or Patio	0	Pto-77	-\$945	-0.20 %	0	0	0.00 %	Pto-136	-\$1,354	-0.31 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	128	-\$2,730	-0.59 %	0	0	0.00 %	0	0	0.00 %
Land Size	6887	6790	\$503	0.11 %	7000	-\$617	-0.12 %	7200	-\$1,480	-0.34 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52426 0032A	49217 00250			49227 00360			49156 00490		
Address	336 HILLCREST DR SEAFORD, NY 11783	26 LILLIAN PL FARMINGDALE, NY 11735			71 CEDAR DR FARMINGDALE, NY 11735			136 EAST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1680	-\$20,880	-3.83 %	1537	-\$6,216	-1.29 %	1480	-\$1,097	-0.20 %
Upper Living Area	630	420	-\$1,877	-0.34 %	416	-\$1,686	-0.35 %	420	-\$1,907	-0.34 %
Basement	0	0	0	0.00 %	10	-\$517	-0.11 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	420	-\$11,785	-2.13 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$2,085	-0.38 %	1947-89.95	0	0.00 %	1953-90.64	-\$4,197	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,940	-0.54 %	Cntrl Ht	-\$2,588	-0.54 %	Cntrl Ht	-\$2,987	-0.54 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,428	-0.44 %
Parking	Att-420	Att-200	\$7,479	1.37 %	Det-280	\$10,498	2.19 %	Att-200	\$7,599	1.37 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Ep-154	-\$5,298	-0.96 %
Wood Deck	0	160	-\$3,777	-0.69 %	0	0	0.00 %	0	0	0.00 %
Land Size	6887	7680	-\$4,530	-0.83 %	10800	-\$16,253	-3.39 %	6000	\$5,879	1.06 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 19, 2016			Oct 19, 2016			May 22, 2018		
Sale Price	N/A	\$410,000			\$435,000			\$430,000		
adjRate	N/A	1.12887			1.13986			1.01284		
Time Adjustment	N/A	\$52,835			\$60,841			\$5,522		
Time Adjusted Sale Price	N/A	\$462,835			\$495,841			\$435,522		
Total % Adjustment	N/A	-0.75 %			-1.15 %			2.29 %		
Total Dollar Adjustment	N/A	-\$3,487			-\$5,696			\$9,975		
Adjusted Sales Price	\$483,000	\$459,348			\$490,145			\$445,496		
Adj Sales Price / SQFT	\$0.00	\$312.48			\$333.43			\$303.06		
Gross \$ Adjustment	N/A	\$15,870			\$21,758			\$26,274		
# of adjustments	N/A	6			6			7		
# of adjustments over 1 %	N/A	1			1			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 28, 2017			Aug 21, 2018			Mar 08, 2018		
Sale Price	N/A	\$505,000			\$480,000			\$540,000		
adjRate	N/A	1.07956			1.00000			1.02585		
Time Adjustment	N/A	\$40,179			\$			\$13,957		
Time Adjusted Sale Price	N/A	\$545,179			\$480,000			\$553,957		
Total % Adjustment	N/A	-5.25 %			-3.49 %			-2.93 %		
Total Dollar Adjustment	N/A	-\$28,610			-\$16,763			-\$16,222		
Adjusted Sales Price	\$483,000	\$516,569			\$463,237			\$537,736		
Adj Sales Price / SQFT	\$0.00	\$351.41			\$315.13			\$365.81		
Gross \$ Adjustment	N/A	\$43,567			\$37,758			\$43,177		
# of adjustments	N/A	7			6			9		
# of adjustments over 1 %	N/A	2			3			3		

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TENTATIVE