

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49214 00260	49217 00250			49212 00030			49156 00470		
Address	52 WEST ZORANNE DR FARMINGDALE, NY 11735	26 LILLIAN PL FARMINGDALE, NY 11735			6 MARLON AVE BETHPAGE, NY 11714			140 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1920	1680	\$21,711	3.98 %	2017	-\$8,389	-1.43 %	1952	-\$2,708	-0.48 %
Upper Living Area	630	420	-\$1,877	-0.34 %	792	\$1,391	0.24 %	840	\$1,704	0.30 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Colonial	-\$26,035	-4.44 %	Colonial	-\$24,939	-4.44 %
Bathrooms And Fixtures	1-0-3	2-0-6	-\$18,648	-3.42 %	2-0-7	-\$24,416	-4.17 %	2-0-6	-\$19,207	-3.42 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$2,085	-0.38 %	1933-89.95	0	0.00 %	1953-90.64	-\$4,255	-0.76 %
Fireplace	2	0	\$2,400	0.44 %	0	\$2,581	0.44 %	0	\$2,472	0.44 %
Parking	Att-200	Att-200	0	0.00 %	Att-280	-\$3,161	-0.54 %	Att-220	-\$791	-0.14 %
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 %	Op-48	-\$2,172	-0.39 %
Wood Deck	0	160	-\$3,777	-0.69 %	0	0	0.00 %	398	-\$6,890	-1.23 %
Pool	448	0	\$16,546	3.03 %	0	\$17,791	3.03 %	0	\$17,042	3.03 %
Shed	128	0	\$725	0.13 %	0	\$779	0.13 %	0	\$747	0.13 %
Land Size	6000	7680	-\$10,207	-1.87 %	6000	0	0.00 %	6000	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49214 00260	49022 00600			49025 01210			52528 00170		
Address	52 WEST ZORANNE DR FARMINGDALE, NY 11735	91 WINDHORST AVE BETHPAGE, NY 11714			59 SOUTH WINDHORST AVE BETHPAGE, NY 11714			447 NO CENTRAL DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1920	1890	\$2,063	0.46 %	1294	\$54,669	12.23 %	1834	\$7,263	1.35 %
Upper Living Area	630	408	-\$1,633	-0.37 %	408	-\$1,633	-0.37 %	786	\$1,232	0.23 %
Rec Room	0	408	-\$9,280	-2.08 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Modified Ranch	-\$12,445	-2.31 %
Bathrooms And Fixtures	1-0-3	2-0-6	-\$15,287	-3.42 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,709	-0.38 %	1951-90.30	-\$1,709	-0.38 %	1938-89.95	0	0.00 %
Fireplace	2	0	\$1,967	0.44 %	0	\$1,968	0.44 %	0	\$2,370	0.44 %
Parking	Att-200	Att-252	-\$1,598	-0.36 %	Det-280	\$4,005	0.90 %	Att-484	-\$9,056	-1.68 %
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 %	Ep-20	-\$975	-0.18 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	559	-\$7,895	-1.47 %
Pool	448	0	\$13,564	3.03 %	0	\$13,565	3.03 %	0	\$16,339	3.03 %
Shed	128	0	\$594	0.13 %	0	\$594	0.13 %	0	\$716	0.13 %
Land Size	6000	7000	-\$5,244	-1.17 %	6625	-\$3,378	-0.76 %	9800	-\$19,847	-3.69 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49214 00260	49217 00250			49212 00030			49156 00470		
Address	52 WEST ZORANNE DR FARMINGDALE, NY 11735	26 LILLIAN PL FARMINGDALE, NY 11735			6 MARLON AVE BETHPAGE, NY 11714			140 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 28, 2017			Jul 28, 2017			Dec 19, 2017		
Sale Price	N/A	\$505,000			\$543,000			\$537,000		
adjRate	N/A	1.07956			1.07956			1.04567		
Time Adjustment	N/A	\$40,179			\$43,202			\$24,524		
Time Adjusted Sale Price	N/A	\$545,179			\$586,202			\$561,524		
Total % Adjustment	N/A	0.88 %			-6.73 %			-6.94 %		
Total Dollar Adjustment	N/A	\$4,788			-\$39,458			-\$38,995		
Adjusted Sales Price	\$513,000	\$549,967			\$546,744			\$522,529		
Adj Sales Price / SQFT	\$0.00	\$286.44			\$284.76			\$272.15		
Gross \$ Adjustment	N/A	\$77,976			\$84,542			\$82,925		
# of adjustments	N/A	9			8			11		
# of adjustments over 1 %	N/A	4			4			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49214 00260	49022 00600			49025 01210			52528 00170		
Address	52 WEST ZORANNE DR FARMINGDALE, NY 11735	91 WINDHORST AVE BETHPAGE, NY 11714			59 SOUTH WINDHORST AVE BETHPAGE, NY 11714			447 NO CENTRAL DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 29, 2016			Jul 07, 2017			Jun 08, 2017		
Sale Price	N/A	\$379,000			\$414,000			\$495,500		
adjRate	N/A	1.17921			1.07956			1.08647		
Time Adjustment	N/A	\$67,921			\$32,939			\$42,846		
Time Adjusted Sale Price	N/A	\$446,921			\$446,939			\$538,346		
Total % Adjustment	N/A	-3.71 %			14.76 %			-4.14 %		
Total Dollar Adjustment	N/A	-\$16,562			\$65,958			-\$22,298		
Adjusted Sales Price	\$513,000	\$430,359			\$512,897			\$516,048		
Adj Sales Price / SQFT	\$0.00	\$224.15			\$267.13			\$268.78		
Gross \$ Adjustment	N/A	\$52,940			\$83,641			\$78,138		

Nassau County Comparable Sales Report

# of adjustments	N/A	10	9	10
# of adjustments over 1 %	N/A	4	2	6