

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49215 00080	49216 00100			49217 00250			46318 00380		
Address	165 ZORANNE DR FARMINGDALE, NY 11735	12 ELSIE LN FARMINGDALE, NY 11735			26 LILLIAN PL FARMINGDALE, NY 11735			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 %	1680	-\$20,880	-3.83 %	1338	\$12,150	2.79 %
Upper Living Area	630	630	0	0.00 %	420	-\$1,877	-0.34 %	446	-\$1,303	-0.30 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,507	-0.76 %	1951-90.30	-\$2,085	-0.38 %	1951-90.30	-\$1,665	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$7,472	-1.61 %	Alum/Vinyl	-\$8,801	-1.61 %	Alum/Vinyl	-\$7,031	-1.61 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-280	Att-220	-\$4,339	-0.94 %	Att-200	-\$4,349	-0.80 %	Att-200	-\$3,475	-0.80 %
Terrace Or Patio	0	Pto-77	-\$945	-0.20 %	0	0	0.00 %	Pto-136	-\$1,354	-0.31 %
Wood Deck	232	128	\$1,399	0.30 %	160	\$1,081	0.20 %	0	\$3,909	0.90 %
Land Size	6900	6790	\$570	0.12 %	7680	-\$4,452	-0.82 %	7200	-\$1,417	-0.33 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	49215 00080	49227 00360			49156 00970			49214 00230		
<b>Address</b>	165 ZORANNE DR FARMINGDALE, NY 11735	71 CEDAR DR FARMINGDALE, NY 11735			30 CEDAR DR FARMINGDALE, NY 11735			46 WEST ZORANNE DR FARMINGDALE, NY 11735		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1537	-\$6,216	-1.29 %	1488	-\$1,663	-0.36 %	1620	-\$13,865	-2.80 %
Upper Living Area	630	416	-\$1,686	-0.35 %	744	\$792	0.17 %	420	-\$1,704	-0.34 %
Basement	0	10	-\$517	-0.11 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Colonial	-\$20,784	-4.44 %	Cape	0	0.00 %
Year Built Depreciation	1953-89.95	1947-89.95	0	0.00 %	1948-89.95	0	0.00 %	1951-90.30	-\$1,893	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$7,749	-1.61 %	Mas/Frame	-\$10,076	-2.15 %	Composition	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,169	-0.44 %
Parking	Det-280	Det-280	0	0.00 %	Det-308	-\$558	-0.12 %	Att-200	-\$3,948	-0.80 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-265	-\$2,354	-0.48 %
Wood Deck	232	0	\$4,308	0.90 %	425	-\$1,805	-0.39 %	0	\$4,442	0.90 %
Land Size	6900	10800	-\$16,186	-3.37 %	5500	\$8,196	1.75 %	6000	\$5,324	1.08 %

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<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 19, 2016	Jul 28, 2017	May 22, 2018
Sale Price	N/A	\$410,000	\$505,000	\$430,000
adjRate	N/A	1.12887	1.07956	1.01284
Time Adjustment	N/A	\$52,835	\$40,179	\$5,522
Time Adjusted Sale Price	N/A	\$462,835	\$545,179	\$435,522
Total % Adjustment	N/A	-3.09 %	-7.59 %	-0.04 %
Total Dollar Adjustment	N/A	-\$14,294	-\$41,362	-\$185
Adjusted Sales Price	\$473,000	\$448,541	\$503,816	\$435,336
Adj Sales Price / SQFT	\$0.00	\$305.13	\$342.73	\$296.15
Gross \$ Adjustment	N/A	\$18,232	\$43,525	\$32,303
# of adjustments	N/A	6	7	8
# of adjustments over 1 %	N/A	1	2	2
Sales Comparison				
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<b>Parcel ID #</b>	49215 00080	49227 00360	49156 00970	49214 00230
<b>Address</b>	165 ZORANNE DR FARMINGDALE, NY 11735	71 CEDAR DR FARMINGDALE, NY 11735	30 CEDAR DR FARMINGDALE, NY 11735	46 WEST ZORANNE DR FARMINGDALE, NY 11735
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 21, 2018	Jun 15, 2018	Aug 15, 2016
Sale Price	N/A	\$480,000	\$465,000	\$430,000
adjRate	N/A	1.00000	1.00640	1.15097
Time Adjustment	N/A	\$	\$2,976	\$64,917
Time Adjusted Sale Price	N/A	\$480,000	\$467,976	\$494,917
Total % Adjustment	N/A	-5.84 %	-5.53 %	-3.27 %
Total Dollar Adjustment	N/A	-\$28,046	-\$25,898	-\$16,168
Adjusted Sales Price	\$473,000	\$451,954	\$442,078	\$478,749
Adj Sales Price / SQFT	\$0.00	\$307.45	\$300.73	\$325.68
Gross \$ Adjustment	N/A	\$36,662	\$43,874	\$35,700

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# of adjustments	N/A	6	7	8
# of adjustments over 1 %	N/A	3	3	2

TENTATIVE