

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52385 00110	49211 00140			52376 00510			52425 0006A		
Address	440 BRIARWOOD RD MASSAPEQUA, NY 11758	325 BOUNDARY AVE BETHPAGE, NY 11714			39 JACQUELINE 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	1384	1392	-\$664	-0.17 %	1571	-\$16,009	-3.64 %	1597	-\$19,868	-4.10 %
Upper Living Area	455	464	\$61	0.02 %	0	-\$4,107	-0.93 %	630	\$1,378	0.28 %
Attic	0	0	0	0.00 %	389	\$7,270	1.65 %	0	0	0.00 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Rec Room	683	0	\$12,793	3.24 %	872	-\$2,862	-0.65 %	0	\$15,719	3.24 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	3-0-10	2-0-7	\$7,126	1.81 %	3-0-10	0	0.00 %	2-0-7	\$8,756	1.81 %
Year Built Depreciation	1958-90.30	1951-90.30	0	0.00 %	1953-90.64	-\$1,658	-0.38 %	1953-90.64	-\$1,826	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$22,659	-4.68 %
Fireplace	0	0	0	0.00 %	2	-\$1,929	-0.44 %	0	0	0.00 %
Parking	Det-440	Att-200	\$821	0.21 %	Att-210	\$604	0.14 %	Det-308	\$4,330	0.89 %
Terrace Or Patio	Pto-320	Pto-240	\$320	0.08 %	Pto-81	\$1,402	0.32 %	0	\$2,579	0.53 %
Porch	0	0	0	0.00 %	Op-21	-\$797	-0.18 %	Op-14	-\$629	-0.13 %
Wood Deck	0	0	0	0.00 %	120	-\$2,474	-0.56 %	36	-\$1,004	-0.21 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6900	6900	0	0.00 %	4200	\$10,322	2.35 %	6900	0	0.00 %
Location	0	SecondarySt	0	0.00 %	MajorHwy	\$9,681	2.20 %	0	0	0.00 %
Fronting	0	SecondarySt reet	\$14,726	3.73 %	ResidentialSt reet	0	0.00 %	ResidentialSt reet	0	0.00 %
Traffic	Light	Medium	\$11,167	2.83 %	Light	0	0.00 %	Light	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52385 00110	46303 00710			46250 01040			49 F 04360		
Address	440 BRIARWOOD RD MASSAPEQUA, NY 11758	28 PARK LN BETHPAGE, NY 11714			72A ROOSEVELT DR 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	1384	1690	-\$23,887	-5.67 %	1663	-\$22,223	-5.23 %	1516	-\$10,653	-2.63 %
Upper Living Area	455	612	\$1,080	0.26 %	713	\$1,739	0.41 %	0	-\$3,782	-0.93 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
No Basement	Full	None	\$29,551	7.02 %	Full	0	0.00 %	Full	0	0.00 %
Rec Room	683	0	\$13,656	3.24 %	0	\$13,787	3.24 %	0	\$13,145	3.24 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$332	-0.08 %
Bathrooms And Fixtures	3-0-10	2-0-7	\$7,607	1.81 %	2-0-7	\$7,680	1.81 %	2-1-9	\$2,149	0.53 %
Year Built Depreciation	1958-90.30	1950-90.30	0	0.00 %	1958-91.64	-\$6,233	-1.47 %	1965-90.98	-\$3,025	-0.75 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-440	Det-308	\$3,762	0.89 %	0	\$8,157	1.92 %	0	\$7,777	1.92 %
Terrace Or Patio	Pto-320	Pto-224	\$419	0.10 %	0	\$2,262	0.53 %	0	\$2,156	0.53 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	100	-\$431	-0.11 %
Land Size	6900	5487	\$7,450	1.77 %	4160	\$16,788	3.95 %	12705	-\$18,504	-4.57 %
Location	0	0	0	0.00 %	0	0	0.00 %	MajorHwy	\$8,915	2.20 %
Fronting	0	ResidentialStreet	0	0.00 %	0	0	0.00 %	SecondaryArtery	\$14,193	3.50 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 29, 2017			Aug 27, 2018			Dec 07, 2015		
Sale Price	N/A	\$370,000			\$440,000			\$405,000		
adjRate	N/A	1.06588			1.00000			1.19649		
Time Adjustment	N/A	\$24,374			\$			\$79,578		
Time Adjusted Sale Price	N/A	\$394,374			\$440,000			\$484,578		
Total % Adjustment	N/A	11.75 %			-0.13 %			-2.73 %		
Total Dollar Adjustment	N/A	\$46,350			-\$558			-\$13,222		
Adjusted Sales Price	\$492,000	\$440,724			\$439,442			\$471,355		
Adj Sales Price / SQFT	\$0.00	\$318.44			\$317.52			\$340.57		
Gross \$ Adjustment	N/A	\$47,679			\$59,114			\$78,748		
# of adjustments	N/A	8			12			10		
# of adjustments over 1 %	N/A	4			4			4		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 24, 2017			Jul 10, 2018			Jan 12, 2018		
Sale Price	N/A	\$385,000			\$425,000			\$390,000		
adjRate	N/A	1.09342			1.00000			1.03902		
Time Adjustment	N/A	\$35,968			\$			\$15,218		
Time Adjusted Sale Price	N/A	\$420,968			\$425,000			\$405,218		
Total % Adjustment	N/A	9.42 %			5.17 %			2.86 %		
Total Dollar Adjustment	N/A	\$39,638			\$21,956			\$11,609		
Adjusted Sales Price	\$492,000	\$460,606			\$446,956			\$416,827		
Adj Sales Price / SQFT	\$0.00	\$332.81			\$322.94			\$301.18		
Gross \$ Adjustment	N/A	\$87,412			\$78,868			\$85,064		
# of adjustments	N/A	8			8			12		
# of adjustments over 1 %	N/A	5			6			6		

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TENTATIVE