

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49237 00120	49216 00110			52406 00170			46259 00060		
Address	11 BERYL LN FARMINGDALE, NY 11735	10 ELSIE LN FARMINGDALE, NY 11735			266 GILLING RD SEAFORD, NY 11783			29 BYRON ST BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1176	1176	0	0.00 %	1176	0	0.00 %	1249	-\$7,750	-1.75 %
Attic	336	336	0	0.00 %	336	0	0.00 %	357	\$345	0.08 %
Rec Room	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	1951-90.30	-\$1,867	-0.38 %	1953-90.64	-\$3,108	-0.76 %	1950-90.30	-\$1,698	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,224	0.54 %	Cntrl Ht	0	0.00 %
Parking	Att-280	Att-240	\$1,285	0.26 %	Det-408	\$3,410	0.83 %	Att-200	\$2,407	0.54 %
Porch	0	0	0	0.00 %	Op-234	-\$5,038	-1.23 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	130	-\$2,448	-0.60 %	200	-\$3,584	-0.81 %
Land Size	6800	6000	\$4,701	0.96 %	6497	\$1,434	0.35 %	6000	\$4,275	0.96 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49237 00120	49156 00510			52376 00020			52310 00220		
Address	11 BERYL LN FARMINGDALE, NY 11735	132 EAST ZORANNE DR FARMINGDALE, NY 11735			2 MOHAWK DR MASSAPEQUA, NY 11758			237 GILLING RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1176	1290	-\$12,659	-2.67 %	1182	-\$666	-0.15 %	1176	0	0.00 %
Attic	336	336	0	0.00 %	0	-\$6,424	-1.43 %	336	0	0.00 %
Rec Room	0	0	0	0.00 %	729	-\$14,788	-3.30 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Ranch	-\$367	-0.08 %	Cape	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,813	-0.38 %	1953-90.64	-\$3,393	-0.76 %	1953-90.64	-\$3,628	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,596	0.54 %
Parking	Att-280	Att-220	\$1,899	0.40 %	Att-252	\$818	0.18 %	Det-294	\$6,175	1.29 %
Porch	0	Op-192	-\$5,149	-1.09 %	Op-128	-\$3,710	-0.83 %	Op-14	-\$622	-0.13 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6800	6000	\$4,566	0.96 %	6500	\$1,550	0.35 %	7571	-\$3,921	-0.82 %

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Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49237 00120	49216 00110			52406 00170			46259 00060		
Address	11 BERYL LN FARMINGDALE, NY 11735	10 ELSIE LN FARMINGDALE, NY 11735			266 GILLING RD SEAFORD, NY 11783			29 BYRON ST BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 05, 2016			May 31, 2018			Feb 15, 2018		
Sale Price	N/A	\$412,000			\$405,000			\$430,000		
adjRate	N/A	1.18494			1.01284			1.03241		
Time Adjustment	N/A	\$76,197			\$5,201			\$13,937		
Time Adjusted Sale Price	N/A	\$488,197			\$410,201			\$443,937		
Total % Adjustment	N/A	0.84 %			-0.86 %			-1.35 %		
Total Dollar Adjustment	N/A	\$4,119			-\$3,525			-\$6,005		
Adjusted Sales Price	\$451,000	\$492,315			\$406,675			\$437,932		
Adj Sales Price / SQFT	\$0.00	\$418.64			\$345.81			\$372.39		
Gross \$ Adjustment	N/A	\$7,852			\$17,661			\$20,058		
# of adjustments	N/A	3			6			6		
# of adjustments over 1 %	N/A	0			1			1		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49237 00120	49156 00510			52376 00020			52310 00220		
Address	11 BERYL LN FARMINGDALE, NY 11735	132 EAST ZORANNE DR FARMINGDALE, NY 11735			2 MOHAWK DR MASSAPEQUA, NY 11758			237 GILLING RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 12, 2018			Jun 26, 2018			Jun 16, 2016		
Sale Price	N/A	\$471,200			\$445,000			\$412,000		
adjRate	N/A	1.00640			1.00640			1.16219		
Time Adjustment	N/A	\$3,016			\$2,848			\$66,821		
Time Adjusted Sale Price	N/A	\$474,216			\$447,848			\$478,821		
Total % Adjustment	N/A	-2.77 %			-6.02 %			0.13 %		
Total Dollar Adjustment	N/A	-\$13,156			-\$26,981			\$600		
Adjusted Sales Price	\$451,000	\$461,059			\$420,867			\$479,421		
Adj Sales Price / SQFT	\$0.00	\$392.06			\$357.88			\$407.67		
Gross \$ Adjustment	N/A	\$26,088			\$31,716			\$16,942		

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# of adjustments	N/A	5	8	5
# of adjustments over 1 %	N/A	2	2	1