

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	49197 00130	49197 00130			49189 00060			52376 00130		
Address	56 SEITZ DR BETHPAGE, NY 11714	56 SEITZ DR BETHPAGE, NY 11714			18 SEITZ DR BETHPAGE, NY 11714			24 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1032	1032	0	0.00 %	1032	0	0.00 %	1188	-\$20,973	-4.03 %
Rec Room	516	516	0	0.00 %	774	-\$4,412	-0.96 %	729	-\$4,175	-0.80 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-6	-\$4,192	-0.91 %	1-1-5	0	0.00 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,571	-0.38 %	1951-90.30	-\$1,759	-0.38 %	1953-90.64	-\$3,940	-0.76 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$2,532	0.55 %	Alum/Vinyl	\$2,863	0.55 %
Heat System	Cntrl HtAC	Cntrl Ht	\$20,156	4.91 %	Cntrl Ht	\$22,565	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,025	0.44 %	0	\$2,289	0.44 %
Parking	Det-368	Det-368	0	0.00 %	Det-336	\$358	0.08 %	Att-210	-\$2,647	-0.51 %
Terrace Or Patio	Pto-596	Pto-824	-\$456	-0.11 %	Pto-240	\$1,276	0.28 %	Pto-72	\$2,778	0.53 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-12/Ep-102	-\$4,034	-0.78 %
Shed	0	0	0	0.00 %	0	0	0.00 %	100	-\$553	-0.11 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6175	-\$1,143	-0.22 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49197 00130	49196 00220			49191 00130			46495 00140		
Address	56 SEITZ DR BETHPAGE, NY 11714	49 SEITZ DR BETHPAGE, NY 11714			3 SHUBERT LN BETHPAGE, NY 11714			5 MARTIN RD SBETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1032	1032	0	0.00 %	1114	-\$9,751	-2.21 %	1367	-\$27,366	-7.89 %
Rec Room	516	0	\$7,951	2.58 %	541	-\$442	-0.10 %	540	-\$334	-0.10 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$2,804	-0.91 %	1-1-5	0	0.00 %	2-0-6	-\$3,160	-0.91 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,177	-0.38 %	1953-90.64	-\$3,341	-0.76 %	1951-90.30	-\$1,326	-0.38 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$1,694	0.55 %	Alum/Vinyl	\$2,428	0.55 %	Alum/Vinyl	\$1,909	0.55 %
Heat System	Cntrl HtAC	Cntrl Ht	\$15,093	4.91 %	Cntrl Ht	\$21,633	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	2	0	\$1,354	0.44 %	0	\$1,941	0.44 %	0	\$1,526	0.44 %
Parking	Det-368	Det-280	\$1,115	0.36 %	Att-210	-\$2,245	-0.51 %	Det-330	\$525	0.15 %
Terrace Or Patio	Pto-596	0	\$2,244	0.73 %	Pto-399	\$571	0.13 %	0	\$2,529	0.73 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	7200	-\$6,113	-1.39 %	7475	-\$5,786	-1.67 %

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Parcel ID #	49197 00130	49197 00130			49189 00060			52376 00130		
Address	56 SEITZ DR BETHPAGE, NY 11714	56 SEITZ DR BETHPAGE, NY 11714			18 SEITZ DR BETHPAGE, NY 11714			24 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 26, 2016			Aug 09, 2018			Aug 29, 2018		
Sale Price	N/A	\$357,000			\$460,000			\$520,000		
adjRate	N/A	1.15097			1.00000			1.00000		
Time Adjustment	N/A	\$53,896			\$			\$		
Time Adjusted Sale Price	N/A	\$410,896			\$460,000			\$520,000		
Total % Adjustment	N/A	4.41 %			4.00 %			-5.68 %		
Total Dollar Adjustment	N/A	\$18,129			\$18,394			-\$29,536		
Adjusted Sales Price	\$468,000	\$429,025			\$478,394			\$490,464		
Adj Sales Price / SQFT	\$0.00	\$415.72			\$463.56			\$475.26		
Gross \$ Adjustment	N/A	\$22,183			\$39,120			\$45,396		
# of adjustments	N/A	3			8			10		
# of adjustments over 1 %	N/A	1			1			1		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	49197 00130	49196 00220			49191 00130			46495 00140		
Address	56 SEITZ DR BETHPAGE, NY 11714	49 SEITZ DR BETHPAGE, NY 11714			3 SHUBERT LN BETHPAGE, NY 11714			5 MARTIN RD SBETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 12, 2018			Jul 31, 2018			Mar 21, 2018		
Sale Price	N/A	\$305,718			\$441,000			\$338,000		
adjRate	N/A	1.00640			1.00000			1.02585		
Time Adjustment	N/A	\$1,957			\$			\$8,736		
Time Adjusted Sale Price	N/A	\$307,675			\$441,000			\$346,736		
Total % Adjustment	N/A	8.28 %			1.06 %			-9.08 %		
Total Dollar Adjustment	N/A	\$25,471			\$4,680			-\$31,482		
Adjusted Sales Price	\$468,000	\$333,146			\$445,680			\$315,254		
Adj Sales Price / SQFT	\$0.00	\$322.82			\$431.86			\$305.48		
Gross \$ Adjustment	N/A	\$33,431			\$48,466			\$44,461		
# of adjustments	N/A	8			9			9		
# of adjustments over 1 %	N/A	2			3			2		

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TENTATIVE