

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52319 00110	52319 00110			52318 00110			52316 00240		
<b>Address</b>	4110 FLORENCE RD BETHPAGE, NY 11714	4110 FLORENCE RD BETHPAGE, NY 11714			4160 LUDWIG LN BETHPAGE, NY 11714			4179 HARRIET RD BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2041	2041	0	0.00 %	2093	-\$3,555	-0.73 %	2076	-\$2,630	-0.50 %
Upper Living Area	768	768	0	0.00 %	768	0	0.00 %	828	\$443	0.08 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-7	\$3,263	0.67 %	2-0-7	\$3,567	0.67 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,777	-0.38 %	1950-90.30	-\$1,855	-0.38 %	1950-90.30	-\$2,028	-0.38 %
Fireplace	0	0	0	0.00 %	2	-\$2,126	-0.44 %	0	0	0.00 %
Parking	Det-294	Det-294	0	0.00 %	0	\$4,640	0.96 %	0	\$5,074	0.96 %
Terrace Or Patio	0	0	0	0.00 %	Pto-221	-\$2,070	-0.43 %	Pto-68	-\$982	-0.19 %
Porch	0	0	0	0.00 %	Op-162	-\$4,718	-0.97 %	0	0	0.00 %
Wood Deck	842	842	0	0.00 %	0	\$8,776	1.81 %	120	\$6,560	1.24 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7080	7080	0	0.00 %	7440	-\$1,838	-0.38 %	6300	\$4,760	0.90 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52319 00110	52319 00110			49156 01140			49212 00030		
<b>Address</b>	4110 FLORENCE RD BETHPAGE, NY 11714	4110 FLORENCE RD BETHPAGE, NY 11714			8 CEDAR DR FARMINGDALE, NY 11735			6 MARLON AVE BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2041	1997	\$2,845	0.64 %	2072	-\$2,256	-0.44 %	2017	\$2,031	0.35 %
Upper Living Area	768	768	0	0.00 %	900	\$924	0.18 %	792	\$198	0.03 %
No Basement	None	None	0	0.00 %	3/4 Bsmt	-\$33,636	-6.56 %	Full	-\$38,451	-6.56 %
Bathrooms And Fixtures	2-1-8	3-0-9	-\$2,624	-0.59 %	3-0-9	-\$3,024	-0.59 %	2-0-7	\$3,943	0.67 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,702	-0.38 %	1930-89.95	0	0.00 %	1933-89.95	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,248	-0.44 %	0	0	0.00 %
Parking	Det-294	Det-294	0	0.00 %	0	\$4,907	0.96 %	Att-280	-\$7,464	-1.27 %
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 %	0	0	0.00 %
Wood Deck	842	842	0	0.00 %	480	\$2,196	0.43 %	0	\$10,608	1.81 %
Shed	0	0	0	0.00 %	460	-\$1,934	-0.38 %	0	0	0.00 %
Land Size	7080	7080	0	0.00 %	6000	\$6,540	1.28 %	6000	\$7,476	1.28 %

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<b>Address</b>	4110 FLORENCE RD BETHPAGE, NY 11714	4110 FLORENCE RD BETHPAGE, NY 11714			4160 LUDWIG LN BETHPAGE, NY 11714			4179 HARRIET RD BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 18, 2016			Sep 07, 2017			Feb 24, 2016		
Sale Price	N/A	\$401,700			\$455,000			\$447,500		
adjRate	N/A	1.15656			1.06588			1.18494		
Time Adjustment	N/A	\$62,892			\$29,973			\$82,762		
Time Adjusted Sale Price	N/A	\$464,592			\$484,973			\$530,262		
Total % Adjustment	N/A	-0.38 %			0.11 %			2.78 %		
Total Dollar Adjustment	N/A	-\$1,777			\$518			\$14,764		
Adjusted Sales Price	\$530,000	\$462,815			\$485,491			\$545,026		
Adj Sales Price / SQFT	\$0.00	\$226.76			\$237.87			\$267.04		
Gross \$ Adjustment	N/A	\$1,777			\$32,840			\$26,043		
# of adjustments	N/A	1			9			8		
# of adjustments over 1 %	N/A	0			1			1		

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<b>Address</b>	4110 FLORENCE RD BETHPAGE, NY 11714	4110 FLORENCE RD BETHPAGE, NY 11714			8 CEDAR DR FARMINGDALE, NY 11735			6 MARLON AVE BETHPAGE, NY 11714		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 21, 2013			Jul 25, 2017			Jul 28, 2017		
Sale Price	N/A	\$337,000			\$475,000			\$543,000		
adjRate	N/A	1.32043			1.07956			1.07956		
Time Adjustment	N/A	\$107,986			\$37,792			\$43,202		
Time Adjusted Sale Price	N/A	\$444,986			\$512,792			\$586,202		
Total % Adjustment	N/A	-0.33 %			-5.56 %			-3.69 %		
Total Dollar Adjustment	N/A	-\$1,480			-\$28,530			-\$21,658		
Adjusted Sales Price	\$530,000	\$443,506			\$484,262			\$564,544		
Adj Sales Price / SQFT	\$0.00	\$217.30			\$237.27			\$276.60		
Gross \$ Adjustment	N/A	\$7,171			\$57,662			\$70,170		
# of adjustments	N/A	3			9			7		
# of adjustments over 1 %	N/A	0			2			4		

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TENTATIVE