

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52318 00040	49201 00130			46303 00710			49214 00340		
Address	4200 LUDWIG LN BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714			28 PARK LN BETHPAGE, NY 11714			6 CAROL PL BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1826	2034	-\$16,031	-3.11 %	1690	\$9,637	2.29 %	2030	-\$16,094	-3.05 %
Upper Living Area	768	828	\$431	0.08 %	612	-\$971	-0.23 %	792	\$178	0.03 %
No Basement	None	None	0	0.00 %	None	0	0.00 %	Full	-\$34,613	-6.56 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$19,565	4.65 %	Colonial	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Year Built Depreciation	1950-89.95	1951-90.30	-\$1,974	-0.38 %	1950-90.30	-\$1,610	-0.38 %	1953-90.64	-\$3,998	-0.76 %
Ext Wall	Composition	Alum/Vinyl	-\$8,333	-1.61 %	Alum/Vinyl	-\$6,796	-1.61 %	Alum/Vinyl	-\$8,519	-1.61 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-450	0	\$8,107	1.57 %	Det-308	\$2,308	0.55 %	Att-294	-\$4,017	-0.76 %
Terrace Or Patio	0	0	0	0.00 %	Pto-224	-\$1,812	-0.43 %	0	0	0.00 %
Porch	0	Op-200	-\$5,756	-1.12 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	112	-\$2,817	-0.53 %
Land Size	6480	5916	\$3,611	0.70 %	5487	\$5,395	1.28 %	6500	-\$124	-0.02 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52318 00040	49185 00250			49188 00010			49022 00520		
Address	4200 LUDWIG LN BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735			20 VIRGINIA LN BETHPAGE, NY 11714			78 BROADWAY BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1826	2040	-\$13,948	-3.19 %	2496	-\$47,005	-8.74 %	1632	\$14,904	3.34 %
Upper Living Area	768	840	\$437	0.10 %	828	\$449	0.08 %	816	\$299	0.07 %
No Basement	None	Full	-\$28,688	-6.56 %	None	0	0.00 %	Full	-\$29,275	-6.56 %
Basement	0	0	0	0.00 %	184	-\$9,754	-1.81 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	184	-\$5,545	-1.03 %	204	-\$5,052	-1.13 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C	0	0.00 %	C+	-\$20,513	-3.81 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-7	3-0-10	-\$7,763	-1.77 %	2-0-7	0	0.00 %	2-0-7	0	0.00 %
Year Built Depreciation	1950-89.95	1953-90.64	-\$3,314	-0.76 %	1951-90.30	-\$2,058	-0.38 %	1952-90.64	-\$3,382	-0.76 %
Ext Wall	Composition	Alum/Vinyl	-\$7,061	-1.61 %	Alum/Vinyl	-\$8,687	-1.61 %	Alum/Vinyl	-\$7,205	-1.61 %
Fireplace	0	2	-\$1,917	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-450	Att-264	-\$2,494	-0.57 %	Det-280	\$3,597	0.67 %	Att-300	-\$3,563	-0.80 %
Terrace Or Patio	0	0	0	0.00 %	Pto-120	-\$1,532	-0.28 %	Pto-546	-\$3,103	-0.70 %
Porch	0	Op-60	-\$2,043	-0.47 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	100	-\$2,140	-0.49 %	0	0	0.00 %	0	0	0.00 %
Land Size	6480	6000	\$2,585	0.59 %	6700	-\$1,374	-0.26 %	6800	-\$1,644	-0.37 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 26, 2018			May 24, 2017			Dec 30, 2014		
Sale Price	N/A	\$500,000			\$385,000			\$425,000		
adjRate	N/A	1.03241			1.09342			1.24164		
Time Adjustment	N/A	\$16,206			\$35,968			\$102,696		
Time Adjusted Sale Price	N/A	\$516,206			\$420,968			\$527,696		
Total % Adjustment	N/A	-3.86 %			6.11 %			-13.27 %		
Total Dollar Adjustment	N/A	-\$19,945			\$25,718			-\$70,004		
Adjusted Sales Price	\$478,000	\$496,261			\$446,686			\$457,692		
Adj Sales Price / SQFT	\$0.00	\$271.77			\$244.63			\$250.65		
Gross \$ Adjustment	N/A	\$44,244			\$48,095			\$70,360		
# of adjustments	N/A	7			8			8		
# of adjustments over 1 %	N/A	4			4			3		
Sales Comparison										
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Address	4200 LUDWIG LN BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735			20 VIRGINIA LN BETHPAGE, NY 11714			78 BROADWAY BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 23, 2016			Jun 15, 2016			May 24, 2013		
Sale Price	N/A	\$380,000			\$463,000			\$338,000		
adjRate	N/A	1.15097			1.16219			1.32043		
Time Adjustment	N/A	\$57,369			\$75,092			\$108,307		
Time Adjusted Sale Price	N/A	\$437,369			\$538,092			\$446,307		
Total % Adjustment	N/A	-15.17 %			-17.18 %			-8.52 %		
Total Dollar Adjustment	N/A	-\$66,347			-\$92,420			-\$38,021		
Adjusted Sales Price	\$478,000	\$371,022			\$445,672			\$408,286		
Adj Sales Price / SQFT	\$0.00	\$203.19			\$244.07			\$223.60		
Gross \$ Adjustment	N/A	\$72,390			\$100,513			\$68,427		
# of adjustments	N/A	11			10			9		
# of adjustments over 1 %	N/A	4			5			4		

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TENTATIVE