

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	46310 00250	46304 00360			52319 00120			49188 00110		
Address	63 OAKDALE AVE BETHPAGE, NY 11714	15 PARK LN BETHPAGE, NY 11714			4102 FLORENCE RD BETHPAGE, NY 11714			31 PLAINRIDGE DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1724	1700	\$2,025	0.41 %	1724	0	0.00 %	1656	\$5,916	1.18 %
Upper Living Area	826	850	\$161	0.03 %	828	\$12	0.00 %	828	\$14	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,885	-0.38 %	1950-90.30	-\$1,663	-0.38 %	1951-90.30	-\$1,911	-0.38 %
Ext Wall	Alum/Vinyl	Composition	\$8,086	1.64 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	0	Det-308	-\$4,960	-1.01 %	Att-308	-\$10,356	-2.38 %	Det-280	-\$3,987	-0.80 %
Terrace Or Patio	0	Pto-228	-\$2,144	-0.43 %	0	0	0.00 %	Pto-128	-\$1,489	-0.30 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	288	0	\$5,067	1.03 %	0	\$4,473	1.03 %	0	\$5,138	1.03 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	5000	5500	-\$3,583	-0.73 %	6283	-\$7,541	-1.73 %	6435	-\$9,561	-1.91 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	46310 00250	46316 00450			49175 00040			52319 00020		
Address	63 OAKDALE AVE BETHPAGE, NY 11714	25 ROSE ST BETHPAGE, NY 11714			67 MILLPAGE DR BETHPAGE, NY 11714			4168 FLORENCE RD BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1724	1446	\$21,139	5.28 %	1903	-\$13,556	-2.85 %	1721	\$225	0.05 %
Upper Living Area	826	620	-\$1,197	-0.30 %	522	-\$2,163	-0.45 %	768	-\$357	-0.08 %
Style	Colonial	Cape	\$18,618	4.65 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Year Built Depreciation	1950-89.95	1950-90.30	-\$1,532	-0.38 %	1950-90.30	-\$1,820	-0.38 %	1950-90.30	-\$1,690	-0.38 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	0	0	0	0.00 %	Att-240	-\$9,290	-1.95 %	Att-308/Cpt-242	-\$13,709	-3.10 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-300/Ep-12	-\$6,922	-1.45 %	Op-175	-\$4,529	-1.02 %
Wood Deck	288	252	\$325	0.08 %	70	\$3,126	0.66 %	0	\$4,543	1.03 %
Shed	0	0	0	0.00 %	0	0	0.00 %	119	-\$550	-0.12 %
Land Size	5000	5500	-\$2,912	-0.73 %	6000	-\$6,599	-1.39 %	6000	-\$6,125	-1.39 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 10, 2017			Aug 09, 2018			Jun 28, 2016		
Sale Price	N/A	\$445,000			\$435,000			\$430,000		
adjRate	N/A	1.10747			1.00000			1.16219		
Time Adjustment	N/A	\$47,822			\$			\$69,740		
Time Adjusted Sale Price	N/A	\$492,822			\$435,000			\$499,740		
Total % Adjustment	N/A	0.56 %			-3.47 %			-1.18 %		
Total Dollar Adjustment	N/A	\$2,768			-\$15,076			-\$5,881		
Adjusted Sales Price	\$475,000	\$495,590			\$419,924			\$493,859		
Adj Sales Price / SQFT	\$0.00	\$287.47			\$243.58			\$286.46		
Gross \$ Adjustment	N/A	\$27,910			\$24,045			\$28,017		
# of adjustments	N/A	8			5			7		
# of adjustments over 1 %	N/A	3			3			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 09, 2018			May 03, 2018			Mar 27, 2017		
Sale Price	N/A	\$388,000			\$470,000			\$399,000		
adjRate	N/A	1.03241			1.01284			1.10747		
Time Adjustment	N/A	\$12,576			\$6,035			\$42,879		
Time Adjusted Sale Price	N/A	\$400,576			\$476,035			\$441,879		
Total % Adjustment	N/A	8.60 %			-7.82 %			-5.02 %		
Total Dollar Adjustment	N/A	\$34,440			-\$37,223			-\$22,191		
Adjusted Sales Price	\$475,000	\$435,016			\$438,812			\$419,688		
Adj Sales Price / SQFT	\$0.00	\$252.33			\$254.53			\$243.44		
Gross \$ Adjustment	N/A	\$45,723			\$43,476			\$31,728		
# of adjustments	N/A	6			7			8		
# of adjustments over 1 %	N/A	2			4			4		

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TENTATIVE