

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52468 00010	52478 00480			52366 00320			52418 00370		
Address	10 DOGWOOD PL MASSAPEQUA, NY 11758	15 ROSEWOOD DR MASSAPEQUA, NY 11758			224 WYNGATE DR MASSAPEQUA, NY 11758			4064 DALEVIEW AVE SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1479	1455	\$2,815	0.48 %	1397	\$11,085	1.68 %	1455	\$2,758	0.48 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	538	364	\$7,682	1.31 %	493	\$2,123	0.32 %	547	-\$363	-0.06 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-1-5	\$5,288	0.92 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$9,571	-1.63 %	1956-89.25	-\$10,747	-1.63 %	1954-88.89	-\$7,103	-1.24 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$3,628	0.55 %	Alum/Vinyl	\$3,166	0.55 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,520	-0.44 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-252	-\$2,656	-0.46 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-200	-\$6,412	-1.12 %
Wood Deck	708	458	\$1,907	0.32 %	0	\$11,010	1.67 %	328	\$3,179	0.55 %
Shed	140	0	\$845	0.14 %	0	\$949	0.14 %	400	-\$1,131	-0.20 %
Land Size	7150	7000	\$953	0.16 %	7068	\$582	0.09 %	8500	-\$7,564	-1.32 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52468 00010	52463 00200			52122 00860			52329 00270		
Address	10 DOGWOOD PL MASSAPEQUA, NY 11758	2 MARLBORO AVE MASSAPEQUA, NY 11758			12 NOTTINGHILL DR MASSAPEQUA, NY 11758			232 NORMANDY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1479	1450	\$3,605	0.58 %	1332	\$17,231	3.11 %	1440	\$3,119	0.78 %
Attic	0	414	\$10,816	1.74 %	0	0	0.00 %	0	0	0.00 %
Basement	538	496	\$1,864	0.30 %	325	\$9,021	1.63 %	356	\$5,459	1.37 %
Rec Room	0	300	-\$9,906	-1.60 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$4,785	-0.77 %	2-0-6	0	0.00 %	2-1-8	-\$5,700	-1.43 %
Year Built Depreciation	1956-87.80	1954-88.89	-\$7,667	-1.24 %	1956-89.25	-\$9,039	-1.63 %	1954-88.89	-\$4,910	-1.24 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$3,417	0.55 %	Brick	-\$3,773	-0.68 %	Mas/Frame	0	0.00 %
Fireplace	0	2	-\$2,720	-0.44 %	0	0	0.00 %	2	-\$1,742	-0.44 %
Terrace Or Patio	0	0	0	0.00 %	Pto-352	-\$3,090	-0.56 %	Pto-200	-\$1,595	-0.40 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-60	-\$1,857	-0.47 %
Wood Deck	708	528	\$1,377	0.22 %	352	\$2,807	0.51 %	0	\$6,641	1.67 %
Shed	140	0	\$893	0.14 %	0	\$798	0.14 %	0	\$572	0.14 %
Land Size	7150	6800	\$2,389	0.39 %	7000	\$900	0.16 %	7575	-\$1,753	-0.44 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 01, 2016	Aug 02, 2018	Aug 31, 2018
Sale Price	N/A	\$505,000	\$659,000	\$575,000
adjRate	N/A	1.16219	1.00000	1.00000
Time Adjustment	N/A	\$81,904	\$	\$
Time Adjusted Sale Price	N/A	\$586,904	\$659,000	\$575,000
Total % Adjustment	N/A	0.79 %	2.83 %	-2.32 %
Total Dollar Adjustment	N/A	\$4,630	\$18,630	-\$13,358
Adjusted Sales Price	\$566,000	\$591,534	\$677,630	\$561,642
Adj Sales Price / SQFT	\$0.00	\$399.96	\$458.17	\$379.74
Gross \$ Adjustment	N/A	\$23,773	\$40,124	\$42,139
# of adjustments	N/A	6	7	11
# of adjustments over 1 %	N/A	2	3	3

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 16, 2018	Sep 14, 2017	Feb 28, 2018
Sale Price	N/A	\$605,000	\$520,000	\$385,000
adjRate	N/A	1.02585	1.06588	1.03241
Time Adjustment	N/A	\$15,637	\$34,255	\$12,479
Time Adjusted Sale Price	N/A	\$620,637	\$554,255	\$397,479
Total % Adjustment	N/A	-0.12 %	2.68 %	-0.44 %
Total Dollar Adjustment	N/A	-\$717	\$14,855	-\$1,767
Adjusted Sales Price	\$566,000	\$619,920	\$569,110	\$395,712
Adj Sales Price / SQFT	\$0.00	\$419.15	\$384.79	\$267.55
Gross \$ Adjustment	N/A	\$49,440	\$46,659	\$33,348
# of adjustments	N/A	11	8	10
# of adjustments over 1 %	N/A	3	3	4

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TENTATIVE