

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52417 00050	52417 00060			52059 00440			52057 00480		
Address	1069 JEROME ST SEAFORD, NY 11783	1077 JEROME ST SEAFORD, NY 11783			181 TORONTO AVE MASSAPEQUA, NY 11758			265 NORTH CEDAR ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1176	1176	0	0.00 %	1142	\$3,286	0.86 %	1252	-\$7,976	-1.81 %
Attic	336	336	0	0.00 %	326	-\$143	-0.04 %	298	-\$632	-0.14 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1953-87.80	1953-88.53	-\$3,830	-0.83 %	1949-87.80	0	0.00 %	1954-88.89	-\$5,429	-1.24 %
Ext Wall	Alum/Vinyl	Composition	\$7,555	1.64 %	Composition	\$6,257	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,370	-0.54 %
Parking	Det-320	Det-308	\$230	0.05 %	0	\$4,069	1.07 %	Att-200	-\$2,768	-0.63 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-416	-\$2,674	-0.61 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	50	-\$1,274	-0.28 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	500	0	\$500	0.11 %	0	\$500	0.13 %	0	\$500	0.11 %
Land Size	7150	6600	\$2,830	0.61 %	6000	\$5,154	1.35 %	8000	-\$3,764	-0.86 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52417 00050	52083 00670			52417 00030			52402 00090		
Address	1069 JEROME ST SEAFORD, NY 11783	247 NORTH PINE ST MASSAPEQUA, NY 11758			4094 WICKS AVE SEAFORD, NY 11783			562 HAWTHORNE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1176	1042	\$14,219	3.60 %	1176	0	0.00 %	1013	\$17,068	4.46 %
Attic	336	298	-\$568	-0.14 %	336	0	0.00 %	0	-\$5,489	-1.43 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$314	-0.08 %
Year Built Depreciation	1953-87.80	1954-88.89	-\$4,878	-1.24 %	1953-88.53	-\$4,322	-0.83 %	1953-88.53	-\$3,184	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$6,279	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,129	-0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,063	-0.54 %
Parking	Det-320	Att-488	-\$9,163	-2.32 %	Att-220	-\$3,998	-0.77 %	Att-200	-\$2,410	-0.63 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-100	-\$954	-0.25 %
Porch	0	0	0	0.00 %	Op-200/Ep-32	-\$6,363	-1.22 %	Op-42	-\$1,317	-0.34 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	512	-\$16,760	-3.23 %	0	0	0.00 %
Misc Cost Items	500	0	\$500	0.13 %	0	\$500	0.10 %	0	\$500	0.13 %
Land Size	7150	8000	-\$3,381	-0.86 %	6480	\$3,928	0.76 %	7200	-\$204	-0.05 %

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Parcel ID #	52417 00050	52417 00060	52059 00440	52057 00480
Address	1069 JEROME ST SEAFORD, NY 11783	1077 JEROME ST SEAFORD, NY 11783	181 TORONTO AVE MASSAPEQUA, NY 11758	265 NORTH CEDAR ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 11, 2018	Jan 18, 2018	Jul 20, 2016
Sale Price	N/A	\$457,500	\$367,000	\$380,000
adjRate	N/A	1.00640	1.03902	1.15656
Time Adjustment	N/A	\$2,928	\$14,320	\$59,494
Time Adjusted Sale Price	N/A	\$460,428	\$381,320	\$439,494
Total % Adjustment	N/A	1.31 %	5.01 %	-5.71 %
Total Dollar Adjustment	N/A	\$6,011	\$19,122	-\$25,112
Adjusted Sales Price	\$428,000	\$466,439	\$400,443	\$414,383
Adj Sales Price / SQFT	\$0.00	\$396.63	\$340.51	\$352.37
Gross \$ Adjustment	N/A	\$16,219	\$19,408	\$26,112
# of adjustments	N/A	6	6	8
# of adjustments over 1 %	N/A	1	3	2

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52417 00050	52083 00670	52417 00030	52402 00090
Address	1069 JEROME ST SEAFORD, NY 11783	247 NORTH PINE ST MASSAPEQUA, NY 11758	4094 WICKS AVE SEAFORD, NY 11783	562 HAWTHORNE ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jan 09, 2018	Oct 08, 2015	May 10, 2017
Sale Price	N/A	\$380,000	\$430,000	\$350,000
adjRate	N/A	1.03902	1.20815	1.09342
Time Adjustment	N/A	\$14,828	\$89,503	\$32,698
Time Adjusted Sale Price	N/A	\$394,828	\$519,503	\$382,698
Total % Adjustment	N/A	-1.37 %	-5.20 %	2.07 %
Total Dollar Adjustment	N/A	-\$5,400	-\$27,015	\$7,912
Adjusted Sales Price	\$428,000	\$389,428	\$492,488	\$390,611
Adj Sales Price / SQFT	\$0.00	\$331.15	\$418.78	\$332.15
Gross \$ Adjustment	N/A	\$34,838	\$35,871	\$39,783
# of adjustments	N/A	7	6	11
# of adjustments over 1 %	N/A	3	2	3

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TENTATIVE