

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52476 00340	52476 00270			52146 00430			52478 00470		
Address	4066 SHERRY CT SEAFORD, NY 11783	4089 SHERREY CT SEAFORD, NY 11783			28 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			17 ROSEWOOD DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1177	1177	0	0.00 %	1174	\$356	0.07 %	1104	\$8,978	1.89 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	550	550	0	0.00 %	574	-\$794	-0.17 %	526	\$803	0.17 %
Style	Raised Ranch/Hi Ranch	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %	Split Level	-\$14,701	-3.09 %
Bathrooms And Fixtures	1-1-7	1-1-5	\$9,687	1.70 %	1-1-5	\$8,131	1.70 %	2-0-6	\$3,691	0.78 %
Year Built Depreciation	1962-89.25	1962-90.30	-\$6,597	-1.16 %	1965-90.98	-\$9,059	-1.90 %	1956-89.25	0	0.00 %
Ext Wall	Stucco	Alum/Vinyl	\$16,097	2.83 %	Composition	\$21,563	4.52 %	Mas/Frame	\$10,774	2.27 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,587	0.54 %	Cntrl Ht	0	0.00 %
Fireplace	2	0	\$2,503	0.44 %	0	\$2,101	0.44 %	0	\$2,091	0.44 %
Terrace Or Patio	Pto-264	Pto-360	-\$512	-0.09 %	Pto-308	-\$209	-0.04 %	0	\$2,265	0.48 %
Porch	0	0	0	0.00 %	Op-36	-\$1,432	-0.30 %	Op-150	-\$4,382	-0.92 %
Wood Deck	240	336	-\$1,182	-0.21 %	0	\$4,377	0.92 %	380	-\$1,376	-0.29 %
Pool	544	576	-\$754	-0.13 %	512	\$655	0.14 %	0	\$16,509	3.48 %
Shed	0	0	0	0.00 %	0	0	0.00 %	100	-\$505	-0.11 %
Land Size	6480	7560	-\$6,671	-1.17 %	7000	-\$2,812	-0.59 %	6000	\$2,807	0.59 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52476 00340	52336 00120			52478 00460			52122 00320		
<b>Address</b>	4066 SHERRY CT SEAFORD, NY 11783	11 GARDEN AVE MASSAPEQUA, NY 11758			412 QUEENS AVE MASSAPEQUA, NY 11758			232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1177	1243	-\$9,023	-1.58 %	1164	\$1,797	0.33 %	1161	\$2,339	0.40 %
Attic	0	207	\$5,373	0.94 %	0	0	0.00 %	0	0	0.00 %
Basement	550	496	\$2,193	0.38 %	263	\$12,389	2.24 %	635	-\$3,362	-0.58 %
Style	Raised Ranch/Hi Ranch	Split Level	-\$17,641	-3.09 %	Split Level	-\$17,097	-3.09 %	Raised Ranch/Hi Ranch	0	0.00 %
Bathrooms And Fixtures	1-1-7	2-0-6	\$4,429	0.78 %	1-1-5	\$9,412	1.70 %	2-0-7	0	0.00 %
Year Built Depreciation	1962-89.25	1953-88.53	\$4,629	0.81 %	1956-89.25	0	0.00 %	1968-91.31	-\$13,162	-2.26 %
Ext Wall	Stucco	Alum/Vinyl	\$16,138	2.83 %	Mas/Frame	\$12,530	2.27 %	Alum/Vinyl	\$16,509	2.83 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	\$3,161	0.54 %
Fireplace	2	0	\$2,509	0.44 %	0	\$2,432	0.44 %	0	\$2,567	0.44 %
Terrace Or Patio	Pto-264	0	\$2,718	0.48 %	Pto-210	\$339	0.06 %	Pto-600	-\$1,475	-0.25 %
Porch	0	Op-20	-\$1,033	-0.18 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	240	0	\$5,228	0.92 %	196	\$627	0.11 %	144	\$1,566	0.27 %
Pool	544	0	\$19,811	3.48 %	0	\$19,201	3.48 %	0	\$20,267	3.48 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6480	6000	\$3,369	0.59 %	7000	-\$3,255	-0.59 %	10000	-\$19,052	-3.27 %

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## Sales Comparison

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<b>Parcel ID #</b>	52476 00340	52476 00270	52146 00430	52478 00470
<b>Address</b>	4066 SHERRY CT SEAFORD, NY 11783	4089 SHERREY CT SEAFORD, NY 11783	28 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	17 ROSEWOOD DR MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	May 17, 2017	Oct 19, 2015	Jul 19, 2017
<b>Sale Price</b>	N/A	\$520,000	\$395,000	\$440,000
<b>adjRate</b>	N/A	1.09342	1.20815	1.07956
<b>Time Adjustment</b>	N/A	\$48,580	\$82,218	\$35,007
<b>Time Adjusted Sale Price</b>	N/A	\$568,580	\$477,218	\$475,007
<b>Total % Adjustment</b>	N/A	2.21 %	5.34 %	5.67 %
<b>Total Dollar Adjustment</b>	N/A	\$12,571	\$25,465	\$26,956
<b>Adjusted Sales Price</b>	\$553,000	\$581,152	\$502,683	\$501,963
<b>Adj Sales Price / SQFT</b>	\$0.00	\$493.76	\$427.09	\$426.48
<b>Gross \$ Adjustment</b>	N/A	\$44,004	\$54,075	\$68,883
<b># of adjustments</b>	N/A	8	12	12
<b># of adjustments over 1 %</b>	N/A	4	3	4

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52476 00340	52336 00120	52478 00460	52122 00320
<b>Address</b>	4066 SHERRY CT SEAFORD, NY 11783	11 GARDEN AVE MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 08, 2018	Aug 14, 2017	Nov 13, 2015
<b>Sale Price</b>	N/A	\$570,000	\$515,000	\$485,000
<b>adjRate</b>	N/A	1.00000	1.07270	1.20230
<b>Time Adjustment</b>	N/A	\$	\$37,439	\$98,117
<b>Time Adjusted Sale Price</b>	N/A	\$570,000	\$552,439	\$583,117
<b>Total % Adjustment</b>	N/A	6.79 %	6.95 %	1.60 %
<b>Total Dollar Adjustment</b>	N/A	\$38,702	\$38,374	\$9,358
<b>Adjusted Sales Price</b>	\$553,000	\$608,702	\$590,813	\$592,475
<b>Adj Sales Price / SQFT</b>	\$0.00	\$517.16	\$501.97	\$503.38
<b>Gross \$ Adjustment</b>	N/A	\$94,094	\$79,079	\$83,459
<b># of adjustments</b>	N/A	13	10	10
<b># of adjustments over 1 %</b>	N/A	4	5	4

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TENTATIVE