

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52348 00150	52343 00010			52354 00220			52352 00080		
Address	1 RONA CT MASSAPEQUA, NY 11758	31 WALTER AVE MASSAPEQUA, NY 11758			35 AMHERST DR MASSAPEQUA, NY 11758			590 SYRACUSE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Basement	378	283	\$4,815	0.78 %	598	-\$7,702	-1.59 %	283	\$3,595	0.78 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$5,650	-0.91 %	1-1-5	0	0.00 %	2-0-6	-\$4,218	-0.91 %
Year Built Depreciation	1953-89.95	1954-90.98	-\$6,982	-1.13 %	1953-90.64	-\$3,667	-0.76 %	1953-90.64	-\$3,507	-0.76 %
Ext Wall	Brick	Composition	\$17,986	2.90 %	Alum/Vinyl	\$6,000	1.24 %	Alum/Vinyl	\$5,738	1.24 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$23,739	4.91 %	Cntrl Ht	\$22,706	4.91 %
Porch	Op-18	Op-15	\$160	0.03 %	Op-18	0	0.00 %	Op-215	-\$4,653	-1.01 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6510	6000	\$3,885	0.63 %	6045	\$2,754	0.57 %	6100	\$2,311	0.50 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52348 00150	52437 00070			52344 00160			52390 00170		
Address	1 RONA CT MASSAPEQUA, NY 11758	20 AMHERST DR MASSAPEQUA, NY 11758			13 BROOKLINE DR MASSAPEQUA, NY 11758			4 HASTINGS RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Basement	378	283	\$3,924	0.78 %	142	\$11,654	2.06 %	142	\$10,413	2.06 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,828	-0.76 %	1954-90.98	-\$6,385	-1.13 %	1953-90.64	-\$3,839	-0.76 %
Ext Wall	Brick	Alum/Vinyl	\$6,264	1.24 %	Composition	\$16,448	2.90 %	Alum/Vinyl	\$6,281	1.24 %
Heat System	Cntrl HtAC	Cntrl Ht	\$24,786	4.91 %	Cntrl Ht	\$27,814	4.91 %	Cntrl Ht	\$27,733	5.47 %
Porch	Op-18	Op-18	0	0.00 %	Op-18	0	0.00 %	Op-218	-\$5,145	-1.02 %
Wood Deck	0	720	-\$8,368	-1.66 %	0	0	0.00 %	196	-\$4,035	-0.80 %
Land Size	6510	6500	\$59	0.01 %	6000	\$3,553	0.63 %	7280	-\$4,318	-0.85 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	52348 00150	52343 00010	52354 00220	52352 00080
Address	1 RONA CT MASSAPEQUA, NY 11758	31 WALTER AVE MASSAPEQUA, NY 11758	35 AMHERST DR MASSAPEQUA, NY 11758	590 SYRACUSE AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 05, 2018	Feb 20, 2018	Aug 04, 2017
Sale Price	N/A	\$620,000	\$468,750	\$431,500
adjRate	N/A	1.00000	1.03241	1.07270
Time Adjustment	N/A	\$	\$15,193	\$31,369
Time Adjusted Sale Price	N/A	\$620,000	\$483,943	\$462,869
Total % Adjustment	N/A	2.29 %	4.37 %	4.75 %
Total Dollar Adjustment	N/A	\$14,214	\$21,124	\$21,972
Adjusted Sales Price	\$530,000	\$634,214	\$505,067	\$484,841
Adj Sales Price / SQFT	\$0.00	\$560.75	\$446.57	\$428.68
Gross \$ Adjustment	N/A	\$39,477	\$43,861	\$46,728
# of adjustments	N/A	6	5	7
# of adjustments over 1 %	N/A	2	3	3

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52348 00150	52437 00070	52344 00160	52390 00170
Address	1 RONA CT MASSAPEQUA, NY 11758	20 AMHERST DR MASSAPEQUA, NY 11758	13 BROOKLINE DR MASSAPEQUA, NY 11758	4 HASTINGS RD MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 08, 2016	Oct 05, 2018	Dec 15, 2017
Sale Price	N/A	\$439,000	\$567,000	\$484,500
adjRate	N/A	1.15097	1.00000	1.04567
Time Adjustment	N/A	\$66,276	\$	\$22,127
Time Adjusted Sale Price	N/A	\$505,276	\$567,000	\$506,627
Total % Adjustment	N/A	4.52 %	9.36 %	5.35 %
Total Dollar Adjustment	N/A	\$22,837	\$53,083	\$27,091
Adjusted Sales Price	\$530,000	\$528,113	\$620,083	\$533,718
Adj Sales Price / SQFT	\$0.00	\$466.94	\$548.26	\$471.90
Gross \$ Adjustment	N/A	\$47,230	\$65,854	\$61,764
# of adjustments	N/A	6	5	7
# of adjustments over 1 %	N/A	3	4	4

Nassau County Comparable Sales Report

TENTATIVE