

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52184 12140	52185 13900			52059 35080			52137 00220		
Address	86 TORONTO AVE MASSAPEQUA, NY 11758	95 TORONTO AVE MASSAPEQUA, NY 11758			184 HAMILTON AVE MASSAPEQUA, NY 11758			55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1291	1291	0	0.00 %	1331	-\$3,660	-0.89 %	1188	\$13,615	2.46 %
Upper Living Area	0	0	0	0.00 %	438	\$3,760	0.91 %	396	\$4,634	0.84 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$338	0.08 %	Cape	\$454	0.08 %
Bathrooms And Fixtures	2-0-7	2-0-7	0	0.00 %	2-0-6	\$3,201	0.78 %	2-0-7	0	0.00 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$8,488	-1.63 %	1954-88.89	-\$5,090	-1.24 %	1953-88.53	-\$4,602	-0.83 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-440	Att-330	\$3,232	0.62 %	Att-200/Cpt-200	\$3,495	0.85 %	Att-294	\$4,666	0.84 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Ter-70	-\$3,019	-0.55 %
Porch	Op-180	Op-150	\$641	0.12 %	0	\$4,348	1.06 %	Ep-120	\$1,339	0.24 %
Land Size	8000	7500	\$2,578	0.50 %	6000	0	0.00 %	6000	\$12,319	2.23 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52184 12140	52418 00040			52120 00440			52182 09960		
Address	86 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783			235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1291	1260	\$3,000	0.71 %	1267	\$2,605	0.55 %	1165	\$16,104	3.05 %
Upper Living Area	0	420	\$3,705	0.88 %	0	0	0.00 %	0	0	0.00 %
Attic	0	0	0	0.00 %	354	\$7,210	1.52 %	276	\$6,460	1.22 %
Basement	0	0	0	0.00 %	0	0	0.00 %	100	-\$5,424	-1.03 %
Style	Ranch	Cape	\$345	0.08 %	Cape	\$388	0.08 %	Cape	\$433	0.08 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$3,268	0.78 %	2-0-6	\$3,678	0.78 %	2-0-6	\$4,104	0.78 %
Year Built Depreciation	1956-87.80	1953-88.53	-\$3,499	-0.83 %	1956-89.25	-\$7,721	-1.63 %	1953-88.53	-\$4,394	-0.83 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,280	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-440	Det-280	\$9,658	2.30 %	Att-260	\$5,037	1.06 %	Att-200	\$7,818	1.48 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-165	-\$1,872	-0.35 %
Porch	Op-180	Ep-108	\$1,268	0.30 %	0	\$4,996	1.06 %	Op-300	-\$2,015	-0.38 %
Land Size	8000	6000	\$9,367	2.23 %	8000	0	0.00 %	8000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 15, 2015			Sep 11, 2018			Dec 19, 2016		
Sale Price	N/A	\$435,000			\$412,000			\$490,000		
adjRate	N/A	1.19649			1.00000			1.12887		
Time Adjustment	N/A	\$85,472			\$			\$63,144		
Time Adjusted Sale Price	N/A	\$520,472			\$412,000			\$553,144		
Total % Adjustment	N/A	-0.39 %			1.55 %			5.32 %		
Total Dollar Adjustment	N/A	-\$2,038			\$6,392			\$29,405		
Adjusted Sales Price	\$488,000	\$518,435			\$418,392			\$582,549		
Adj Sales Price / SQFT	\$0.00	\$401.58			\$324.08			\$451.24		
Gross \$ Adjustment	N/A	\$14,939			\$23,892			\$44,646		
# of adjustments	N/A	4			7			8		
# of adjustments over 1 %	N/A	1			2			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 14, 2018			Oct 20, 2017			Apr 17, 2017		
Sale Price	N/A	\$410,000			\$447,000			\$480,000		
adjRate	N/A	1.02585			1.05910			1.10042		
Time Adjustment	N/A	\$10,597			\$26,416			\$48,203		
Time Adjusted Sale Price	N/A	\$420,597			\$473,416			\$528,203		
Total % Adjustment	N/A	6.99 %			3.42 %			4.02 %		
Total Dollar Adjustment	N/A	\$29,391			\$16,194			\$21,215		
Adjusted Sales Price	\$488,000	\$449,989			\$489,610			\$549,417		
Adj Sales Price / SQFT	\$0.00	\$348.56			\$379.25			\$425.57		
Gross \$ Adjustment	N/A	\$36,390			\$31,635			\$48,625		
# of adjustments	N/A	9			7			9		
# of adjustments over 1 %	N/A	2			4			4		

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TENTATIVE