

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52108 00750	52105 00530			52327 00140			52074 32680		
Address	251 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			148 ONTARIO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1952	1784	\$18,432	2.67 %	1830	\$9,960	1.91 %	2014	-\$4,768	-0.91 %
Upper Living Area	550	672	\$1,311	0.19 %	427	-\$1,080	-0.21 %	540	-\$85	-0.02 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$24,295	4.65 %	Cape	\$24,346	4.65 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1932-87.80	1932-87.80	0	0.00 %	1951-88.17	-\$2,197	-0.42 %	1948-87.80	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,296	-0.44 %
Parking	0	Att-308	-\$16,455	-2.38 %	0	0	0.00 %	Att-280	-\$11,571	-2.21 %
Terrace Or Patio	Pto-96	Pto-100	-\$52	-0.01 %	0	\$1,267	0.24 %	0	\$1,270	0.24 %
Porch	Ep-42	0	\$2,437	0.35 %	0	\$1,843	0.35 %	Op-39/Ep-30	-\$907	-0.17 %
Wood Deck	112	559	-\$6,482	-0.94 %	0	\$2,805	0.54 %	270	-\$2,342	-0.45 %
Shed	240	0	\$1,577	0.23 %	0	\$1,193	0.23 %	0	\$1,195	0.23 %
Land Size	6000	8000	-\$15,057	-2.18 %	6000	0	0.00 %	8000	-\$11,412	-2.18 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52108 00750	52087 00580			52074 32850			52185 13550		
Address	251 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758			166 ONTARIO AVE MASSAPEQUA, NY 11758			110 HAMILTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1952	1824	\$6,899	2.00 %	1729	\$19,207	3.61 %	2072	-\$10,670	-1.73 %
Upper Living Area	550	648	\$528	0.15 %	540	-\$86	-0.02 %	780	\$2,138	0.35 %
Style	Colonial	Cape	\$16,005	4.65 %	Cape	\$24,719	4.65 %	Cape	\$28,673	4.65 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-5	\$4,891	0.92 %	2-0-6	0	0.00 %
Year Built Depreciation	1932-87.80	1956-89.25	-\$5,616	-1.63 %	1949-87.80	0	0.00 %	1954-88.89	-\$7,621	-1.24 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,704	-0.44 %
Parking	0	Det-552	-\$6,487	-1.88 %	Det-280	-\$4,723	-0.89 %	Att-264	-\$13,003	-2.11 %
Terrace Or Patio	Pto-96	0	\$835	0.24 %	Pto-288	-\$1,371	-0.26 %	0	\$1,495	0.24 %
Porch	Ep-42	Op-253	-\$3,238	-0.94 %	Op-16	\$1,090	0.20 %	0	\$2,176	0.35 %
Wood Deck	112	0	\$1,848	0.54 %	0	\$2,854	0.54 %	451	-\$4,833	-0.78 %
Shed	240	0	\$786	0.23 %	0	\$1,213	0.23 %	0	\$1,408	0.23 %
Land Size	6000	7000	-\$4,040	-1.17 %	6000	0	0.00 %	8000	-\$13,440	-2.18 %

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Parcel ID #	52108 00750	52105 00530			52327 00140			52074 32680		
Address	251 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			148 ONTARIO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 21, 2018			Feb 10, 2017			Feb 06, 2017		
Sale Price	N/A	\$691,161			\$469,000			\$470,000		
adjRate	N/A	1.00000			1.11455			1.11455		
Time Adjustment	N/A	\$			\$53,725			\$53,840		
Time Adjusted Sale Price	N/A	\$691,161			\$522,725			\$523,840		
Total % Adjustment	N/A	-2.07 %			7.29 %			-1.25 %		
Total Dollar Adjustment	N/A	-\$14,288			\$38,086			-\$6,570		
Adjusted Sales Price	\$538,000	\$676,873			\$560,811			\$517,270		
Adj Sales Price / SQFT	\$0.00	\$346.76			\$287.30			\$265.00		
Gross \$ Adjustment	N/A	\$61,803			\$44,639			\$60,193		
# of adjustments	N/A	8			8			10		
# of adjustments over 1 %	N/A	3			2			3		
Sales Comparison										
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Parcel ID #	52108 00750	52087 00580			52074 32850			52185 13550		
Address	251 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758			166 ONTARIO AVE MASSAPEQUA, NY 11758			110 HAMILTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 18, 2018			Sep 23, 2014			Jan 27, 2017		
Sale Price	N/A	\$340,000			\$426,000			\$550,000		
adjRate	N/A	1.01284			1.24847			1.12169		
Time Adjustment	N/A	\$4,366			\$105,847			\$66,927		
Time Adjusted Sale Price	N/A	\$344,366			\$531,847			\$616,927		
Total % Adjustment	N/A	2.18 %			8.99 %			-2.66 %		
Total Dollar Adjustment	N/A	\$7,519			\$47,794			-\$16,382		
Adjusted Sales Price	\$538,000	\$351,885			\$579,640			\$600,545		
Adj Sales Price / SQFT	\$0.00	\$180.27			\$296.95			\$307.66		
Gross \$ Adjustment	N/A	\$46,282			\$60,155			\$88,162		

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# of adjustments	N/A	10	9	11
# of adjustments over 1 %	N/A	5	2	5