

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52082 00770	52103 00540			52328 00170			52137 00760		
Address	262 N ELM ST MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758			305 RICHMOND AVE MASSAPEQUA, NY 11758			. HICKSVILLE RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2468	2745	-\$39,808	-4.64 %	1979	\$44,823	6.67 %	2465	\$280	0.04 %
Upper Living Area	870	1244	\$3,924	0.46 %	516	-\$3,517	-0.52 %	1074	\$2,039	0.26 %
Basement	0	0	0	0.00 %	594	-\$33,088	-4.92 %	71	-\$5,821	-0.74 %
Style	Colonial	Colonial	0	0.00 %	Split Level	-\$9,254	-1.38 %	Colonial	0	0.00 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	B-	-\$7,047	-0.90 %
Bathrooms And Fixtures	2-1-10	3-0-9	\$4,554	0.53 %	2-1-8	\$7,571	1.13 %	2-1-9	\$4,172	0.53 %
Year Built Depreciation	1943-87.80	2017-100.00	-\$104,782	-12.20 %	1956-89.25	-\$10,958	-1.63 %	2014-98.17	-\$83,089	-10.56 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	2	1	\$3,780	0.44 %	0	\$2,958	0.44 %	1	\$3,462	0.44 %
Parking	0	Att-390	-\$24,466	-2.85 %	0	0	0.00 %	Att-399	-\$22,791	-2.90 %
Porch	Op-18	Op-71	-\$3,146	-0.37 %	0	\$1,106	0.16 %	Op-195	-\$7,346	-0.93 %
Wood Deck	0	0	0	0.00 %	250	-\$6,267	-0.93 %	0	0	0.00 %
Land Size	6500	7000	-\$4,858	-0.57 %	7000	-\$3,802	-0.57 %	9968	-\$25,329	-3.22 %
Location	0	0	0	0.00 %	0	0	0.00 %	SecondarySt	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52082 00770	52125 00200			52143 31760			52116 01720		
Address	262 N ELM ST MASSAPEQUA, NY 11758	206 MANHATTAN AVE MASSAPEQUA, NY 11758			158 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			245 NORTH NASSAU AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2468	2496	-\$2,543	-0.33 %	2748	-\$30,998	-4.68 %	2268	\$14,404	2.50 %
Upper Living Area	870	1200	\$3,144	0.41 %	1160	\$2,390	0.36 %	970	\$750	0.13 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Raised Ranch/Hi Ranch	\$10,204	1.77 %
Quality	C+	B-	-\$6,917	-0.90 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-10	2-1-9	\$4,095	0.53 %	2-0-6	\$17,191	2.60 %	2-1-8	\$6,486	1.13 %
Year Built Depreciation	1943-87.80	2014-99.49	-\$90,713	-11.75 %	1988-95.66	-\$54,359	-8.22 %	1984-94.77	-\$42,373	-7.36 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$28,238	4.91 %
Fireplace	2	1	\$3,399	0.44 %	0	\$2,913	0.44 %	0	\$2,534	0.44 %
Parking	0	Att-231	-\$14,603	-1.89 %	Att-240	-\$12,913	-1.95 %	Att-200	-\$9,664	-1.68 %
Porch	Op-18	Op-48	-\$1,720	-0.22 %	0	\$1,089	0.16 %	0	\$947	0.16 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	150	-\$3,810	-0.66 %
Land Size	6500	6000	\$4,746	0.61 %	8000	-\$10,436	-1.58 %	7000	-\$3,257	-0.57 %
Location	0	Commercial	\$35,598	4.61 %	0	0	0.00 %	0	0	0.00 %

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## Sales Comparison

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<b>Parcel ID #</b>	52082 00770	52103 00540	52328 00170	52137 00760
<b>Address</b>	262 N ELM ST MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758	305 RICHMOND AVE MASSAPEQUA, NY 11758	. HICKSVILLE RD MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Apr 16, 2018	Mar 26, 2018	Jul 26, 2016
<b>Sale Price</b>	N/A	\$842,356	\$655,000	\$680,000
<b>adjRate</b>	N/A	1.01932	1.02585	1.15656
<b>Time Adjustment</b>	N/A	\$16,277	\$16,930	\$106,464
<b>Time Adjusted Sale Price</b>	N/A	\$858,633	\$671,930	\$786,464
<b>Total % Adjustment</b>	N/A	-19.19 %	-1.55 %	-17.99 %
<b>Total Dollar Adjustment</b>	N/A	-\$164,801	-\$10,428	-\$141,471
<b>Adjusted Sales Price</b>	\$640,000	\$693,832	\$661,502	\$644,992
<b>Adj Sales Price / SQFT</b>	\$0.00	\$281.13	\$268.03	\$261.34
<b>Gross \$ Adjustment</b>	N/A	\$189,317	\$123,344	\$161,376
<b># of adjustments</b>	N/A	8	10	10
<b># of adjustments over 1 %</b>	N/A	3	5	3

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52082 00770	52125 00200	52143 31760	52116 01720
<b>Address</b>	262 N ELM ST MASSAPEQUA, NY 11758	206 MANHATTAN AVE MASSAPEQUA, NY 11758	158 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	245 NORTH NASSAU AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Oct 07, 2015	Mar 09, 2018	Nov 20, 2017
<b>Sale Price</b>	N/A	\$639,000	\$645,000	\$547,000
<b>adjRate</b>	N/A	1.20815	1.02585	1.05236
<b>Time Adjustment</b>	N/A	\$133,006	\$16,671	\$28,642
<b>Time Adjusted Sale Price</b>	N/A	\$772,006	\$661,671	\$575,642
<b>Total % Adjustment</b>	N/A	-8.49 %	-12.86 %	0.77 %
<b>Total Dollar Adjustment</b>	N/A	-\$65,515	-\$85,124	\$4,459
<b>Adjusted Sales Price</b>	\$640,000	\$706,491	\$576,548	\$580,101
<b>Adj Sales Price / SQFT</b>	\$0.00	\$286.26	\$233.61	\$235.05
<b>Gross \$ Adjustment</b>	N/A	\$167,477	\$132,288	\$122,667
<b># of adjustments</b>	N/A	10	8	11
<b># of adjustments over 1 %</b>	N/A	3	5	6

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TENTATIVE