

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52102 01030	52223 00930			52337 00140			52418 00040		
<b>Address</b>	249 NORTH HICKORY ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758			560 OAK ST MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1567	-\$8,083	-1.85 %	1428	\$4,680	0.85 %	1260	\$19,395	4.61 %
Upper Living Area	630	663	\$219	0.05 %	612	-\$153	-0.03 %	420	-\$1,448	-0.34 %
Rec Room	0	0	0	0.00 %	612	-\$15,862	-2.89 %	0	0	0.00 %
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	1954-87.80	1956-89.25	-\$7,120	-1.63 %	1953-88.53	-\$4,573	-0.83 %	1953-88.53	-\$3,499	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,354	-0.54 %	Cntrl Ht	-\$2,964	-0.54 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-210	-\$310	-0.07 %	Det-480	\$165	0.03 %	Det-280	\$3,382	0.80 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-28	0	\$1,042	0.24 %	Op-15	\$549	0.10 %	Ep-108	-\$2,141	-0.51 %
Wood Deck	190	0	\$3,432	0.79 %	525	-\$3,551	-0.65 %	0	\$3,306	0.79 %
Land Size	6500	7000	-\$2,470	-0.57 %	7800	-\$7,620	-1.39 %	6000	\$2,585	0.61 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52102 01030	52119 00620			52117 00950			52059 35080		
<b>Address</b>	249 NORTH HICKORY ST MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758			232 KINGS AVE MASSAPEQUA, NY 11758			184 HAMILTON AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1470	1500	-\$2,712	-0.59 %	1370	\$11,658	2.08 %	1331	\$12,144	2.95 %
Upper Living Area	630	420	-\$1,585	-0.34 %	420	-\$1,928	-0.34 %	438	-\$1,289	-0.31 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-5	\$5,150	0.92 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,687	-1.24 %	1954-88.89	-\$6,918	-1.24 %	1954-88.89	-\$5,090	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$9,189	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,221	-0.54 %
Parking	Att-200	0	\$7,861	1.71 %	Att-200	0	0.00 %	Att-200/Cpt-200	-\$2,565	-0.62 %
Terrace Or Patio	0	Pto-100	-\$1,148	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-28	0	\$1,099	0.24 %	0	\$1,337	0.24 %	0	\$984	0.24 %
Wood Deck	190	0	\$3,619	0.79 %	0	\$4,402	0.79 %	0	\$3,239	0.79 %
Land Size	6500	6000	\$2,830	0.61 %	6500	0	0.00 %	6000	-\$6,498	-1.58 %

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## Sales Comparison

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<b>Address</b>	249 NORTH HICKORY ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 22, 2017	Oct 27, 2017	Mar 14, 2018
<b>Sale Price</b>	N/A	\$407,000	\$519,000	\$410,000
<b>adjRate</b>	N/A	1.07270	1.05910	1.02585
<b>Time Adjustment</b>	N/A	\$29,588	\$30,671	\$10,597
<b>Time Adjusted Sale Price</b>	N/A	\$436,588	\$549,671	\$420,597
<b>Total % Adjustment</b>	N/A	-3.58 %	-5.34 %	5.13 %
<b>Total Dollar Adjustment</b>	N/A	-\$15,644	-\$29,328	\$21,581
<b>Adjusted Sales Price</b>	\$478,000	\$420,944	\$520,343	\$442,178
<b>Adj Sales Price / SQFT</b>	\$0.00	\$286.36	\$353.97	\$300.80
<b>Gross \$ Adjustment</b>	N/A	\$25,030	\$40,115	\$35,758
<b># of adjustments</b>	N/A	8	9	7
<b># of adjustments over 1 %</b>	N/A	2	2	1

## Sales Comparison

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<b>Parcel ID #</b>	52102 01030	52119 00620	52117 00950	52059 35080
<b>Address</b>	249 NORTH HICKORY ST MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 30, 2016	Aug 13, 2018	Sep 11, 2018
<b>Sale Price</b>	N/A	\$400,000	\$560,000	\$412,000
<b>adjRate</b>	N/A	1.15097	1.00000	1.00000
<b>Time Adjustment</b>	N/A	\$60,388	\$	\$
<b>Time Adjusted Sale Price</b>	N/A	\$460,388	\$560,000	\$412,000
<b>Total % Adjustment</b>	N/A	0.93 %	4.09 %	-0.31 %
<b>Total Dollar Adjustment</b>	N/A	\$4,277	\$22,889	-\$1,297
<b>Adjusted Sales Price</b>	\$478,000	\$464,665	\$582,889	\$410,703
<b>Adj Sales Price / SQFT</b>	\$0.00	\$316.10	\$396.52	\$279.39
<b>Gross \$ Adjustment</b>	N/A	\$26,542	\$40,582	\$34,030
<b># of adjustments</b>	N/A	8	7	8
<b># of adjustments over 1 %</b>	N/A	2	3	3

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TENTATIVE