

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52472 00150	52366 00210			52463 00200			52463 00030		
Address	25 WOOD AVE MASSAPEQUA, NY 11758	329 NORTH HICKORY ST MASSAPEQUA, NY 11758			2 MARLBORO AVE MASSAPEQUA, NY 11758			20 MARLBORO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1690	1636	\$5,301	0.95 %	1450	\$28,432	4.58 %	1450	\$25,357	4.58 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	414	226	-\$3,939	-0.71 %	414	0	0.00 %	414	0	0.00 %
Basement	276	283	-\$329	-0.06 %	496	-\$10,601	-1.71 %	300	-\$1,116	-0.20 %
Rec Room	270	0	\$8,203	1.48 %	300	-\$888	-0.14 %	0	\$8,173	1.48 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$5,109	0.92 %	2-0-7	-\$4,785	-0.77 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$6,863	-1.24 %	1954-88.89	-\$7,667	-1.24 %	1954-88.89	-\$6,838	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$9,082	1.64 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$2,437	0.44 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-28	Op-36	-\$344	-0.06 %	0	\$1,482	0.24 %	Op-15	\$553	0.10 %
Wood Deck	144	0	\$3,594	0.65 %	528	-\$4,886	-0.79 %	180	-\$607	-0.11 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7140	6000	\$7,448	1.34 %	6800	\$2,323	0.37 %	6200	\$6,015	1.09 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52472 00150	52472 00150			52105 00980			52472 00060		
Address	25 WOOD AVE MASSAPEQUA, NY 11758	25 WOOD AVE MASSAPEQUA, NY 11758			316 NORTH HICKORY ST MASSAPEQUA, NY 11758			7 WOOD AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1690	1675	\$1,319	0.26 %	1532	\$21,142	2.91 %	1781	-\$8,496	-1.52 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	142	\$1,856	0.33 %
Attic	414	414	0	0.00 %	226	-\$5,147	-0.71 %	414	0	0.00 %
Basement	276	259	\$734	0.15 %	506	-\$12,915	-1.78 %	276	0	0.00 %
Rec Room	270	0	\$7,458	1.48 %	400	-\$4,326	-0.60 %	270	0	0.00 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$4,645	0.92 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$6,239	-1.24 %	1954-88.89	-\$8,969	-1.24 %	1954-88.89	-\$6,895	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$3,196	0.44 %	2	0	0.00 %
Parking	0	0	0	0.00 %	Det-294	-\$6,881	-0.95 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-264	-\$3,446	-0.47 %	0	0	0.00 %
Porch	Op-28	Op-21	\$289	0.06 %	Op-36	-\$450	-0.06 %	Op-208	-\$5,065	-0.91 %
Wood Deck	144	300	-\$2,034	-0.40 %	0	\$4,697	0.65 %	0	\$3,611	0.65 %
Pool	0	0	0	0.00 %	450	-\$21,451	-2.95 %	0	0	0.00 %
Land Size	7140	7140	0	0.00 %	7440	-\$2,284	-0.31 %	6076	\$6,938	1.24 %

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Parcel ID #	52472 00150	52366 00210			52463 00200			52463 00030		
Address	25 WOOD AVE MASSAPEQUA, NY 11758	329 NORTH HICKORY ST MASSAPEQUA, NY 11758			2 MARLBORO AVE MASSAPEQUA, NY 11758			20 MARLBORO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 09, 2018			Mar 16, 2018			Jun 20, 2018		
Sale Price	N/A	\$545,000			\$605,000			\$550,000		
adjRate	N/A	1.01932			1.02585			1.00640		
Time Adjustment	N/A	\$10,531			\$15,637			\$3,520		
Time Adjusted Sale Price	N/A	\$555,531			\$620,637			\$553,520		
Total % Adjustment	N/A	3.27 %			0.55 %			7.78 %		
Total Dollar Adjustment	N/A	\$18,180			\$3,410			\$43,056		
Adjusted Sales Price	\$570,000	\$573,711			\$624,047			\$596,576		
Adj Sales Price / SQFT	\$0.00	\$339.47			\$369.26			\$353.00		
Gross \$ Adjustment	N/A	\$41,130			\$61,064			\$60,178		
# of adjustments	N/A	9			8			9		
# of adjustments over 1 %	N/A	3			3			5		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52472 00150	52472 00150			52105 00980			52472 00060		
Address	25 WOOD AVE MASSAPEQUA, NY 11758	25 WOOD AVE MASSAPEQUA, NY 11758			316 NORTH HICKORY ST MASSAPEQUA, NY 11758			7 WOOD AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 25, 2013			Nov 30, 2016			Jul 24, 2013		
Sale Price	N/A	\$382,500			\$640,000			\$422,700		
adjRate	N/A	1.32043			1.13435			1.32043		
Time Adjustment	N/A	\$122,566			\$85,985			\$135,447		
Time Adjusted Sale Price	N/A	\$505,066			\$725,985			\$558,147		
Total % Adjustment	N/A	1.22 %			-5.07 %			-1.44 %		
Total Dollar Adjustment	N/A	\$6,170			-\$36,833			-\$8,050		
Adjusted Sales Price	\$570,000	\$511,236			\$689,152			\$550,098		
Adj Sales Price / SQFT	\$0.00	\$302.51			\$407.78			\$325.50		
Gross \$ Adjustment	N/A	\$22,718			\$94,902			\$32,862		
# of adjustments	N/A	7			12			6		
# of adjustments over 1 %	N/A	2			4			3		

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TENTATIVE