

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52028 00460	52310 00250			52033 00260			52393 00120		
Address	307 WYOMING AVE MASSAPEQUA, NY 11758	4054 REARDON PL SEAFORD, NY 11783			325 NORTH VIRGINIA AVE MASSAPEQUA, NY 11758			415 BRIARWOOD RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2999	2680	\$30,107	5.40 %	2773	\$27,591	3.73 %	2450	\$64,293	9.52 %
Upper Living Area	429	520	\$862	0.15 %	1125	\$7,376	1.00 %	1016	\$5,834	0.86 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	508	-\$16,792	-2.49 %
Style	Cape	Modified Ranch	-\$12,894	-2.31 %	Colonial	-\$32,849	-4.44 %	Colonial	-\$29,979	-4.44 %
Quality	C+	C	\$22,106	3.96 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	3-0-10	3-0-9	\$2,958	0.53 %	2-2-11	-\$3,531	-0.48 %	3-1-12	-\$6,151	-0.91 %
Year Built Depreciation	1955-89.95	1953-90.64	-\$4,226	-0.76 %	1966-92.93	-\$23,701	-3.20 %	1953-90.64	-\$5,114	-0.76 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$3,071	0.55 %	Mas/Frame	0	0.00 %	Alum/Vinyl	\$3,716	0.55 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$36,281	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	2	0	\$2,455	0.44 %	0	\$3,256	0.44 %	0	\$2,972	0.44 %
Parking	Att-352/Cpt-160	Att-240	\$6,799	1.22 %	Att-475	-\$1,193	-0.16 %	Att-200	\$10,129	1.50 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-292	-\$9,448	-1.40 %
Wood Deck	288	0	\$5,735	1.03 %	56	\$5,327	0.72 %	0	\$6,940	1.03 %
Pool	576	0	\$20,152	3.61 %	570	\$181	0.02 %	0	\$24,387	3.61 %
Land Size	10000	10860	-\$3,512	-0.63 %	10000	0	0.00 %	8040	\$11,369	1.68 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52028 00460	52376 00760			49188 00010			49185 00250		
Address	307 WYOMING AVE MASSAPEQUA, NY 11758	26-28 RITA CT MASSAPEQUA, NY 11758			20 VIRGINIA LN BETHPAGE, NY 11714			129 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2999	2720	\$24,155	4.67 %	2496	\$48,055	8.93 %	2040	\$68,014	15.55 %
Upper Living Area	429	1191	\$5,557	1.07 %	828	\$3,324	0.62 %	840	\$2,774	0.63 %
No Basement	Full	Full	0	0.00 %	None	\$37,773	7.02 %	Full	0	0.00 %
Basement	0	43	-\$2,353	-0.45 %	184	-\$9,754	-1.81 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	184	-\$5,545	-1.03 %	0	0	0.00 %
Style	Cape	Duplex, Triplex	-\$57,342	-11.09 %	Colonial	-\$23,898	-4.44 %	Colonial	-\$19,425	-4.44 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$17,334	3.96 %
Bathrooms And Fixtures	3-0-10	2-1-8	\$5,827	1.13 %	2-0-7	\$9,723	1.81 %	3-0-10	0	0.00 %
Year Built Depreciation	1955-89.95	1997-98.44	-\$44,562	-8.62 %	1951-90.30	-\$2,058	-0.38 %	1953-90.64	-\$3,314	-0.76 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$2,847	0.55 %	Alum/Vinyl	\$2,962	0.55 %	Alum/Vinyl	\$2,408	0.55 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$26,396	4.91 %	Cntrl Ht	\$21,455	4.91 %
Fireplace	2	0	\$2,277	0.44 %	0	\$2,369	0.44 %	2	0	0.00 %
Parking	Att-352/Cpt-160	Att-420	\$657	0.13 %	Det-280	\$12,467	2.32 %	Att-264	\$4,626	1.06 %
Terrace Or Patio	0	0	0	0.00 %	Pto-120	-\$1,532	-0.28 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-60	-\$2,043	-0.47 %
Wood Deck	288	0	\$5,318	1.03 %	0	\$5,533	1.03 %	100	\$2,335	0.53 %
Pool	576	0	\$18,686	3.61 %	0	\$19,441	3.61 %	0	\$15,802	3.61 %
Land Size	10000	15180	-\$16,267	-3.15 %	6700	\$16,754	3.11 %	6000	\$17,445	3.99 %
Location	0	Commercial	\$23,848	4.61 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 24, 2015			Mar 21, 2014			Sep 28, 2018		
Sale Price	N/A	\$455,000			\$575,000			\$675,000		
adjRate	N/A	1.22585			1.28630			1.00000		
Time Adjustment	N/A	\$102,761			\$164,620			\$		
Time Adjusted Sale Price	N/A	\$557,761			\$739,620			\$675,000		
Total % Adjustment	N/A	13.20 %			2.53 %			9.21 %		
Total Dollar Adjustment	N/A	\$73,613			\$18,739			\$62,157		
Adjusted Sales Price	\$735,000	\$631,374			\$758,359			\$737,157		
Adj Sales Price / SQFT	\$0.00	\$210.53			\$252.87			\$245.80		
Gross \$ Adjustment	N/A	\$114,877			\$141,286			\$197,124		
# of adjustments	N/A	12			10			13		
# of adjustments over 1 %	N/A	6			4			8		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 27, 2017			Jun 15, 2016			Aug 23, 2016		
Sale Price	N/A	\$470,000			\$463,000			\$380,000		
adjRate	N/A	1.10042			1.16219			1.15097		
Time Adjustment	N/A	\$47,198			\$75,092			\$57,369		
Time Adjusted Sale Price	N/A	\$517,198			\$538,092			\$437,369		
Total % Adjustment	N/A	-6.06 %			26.39 %			29.13 %		
Total Dollar Adjustment	N/A	-\$31,350			\$142,011			\$127,411		
Adjusted Sales Price	\$735,000	\$485,849			\$680,103			\$564,779		
Adj Sales Price / SQFT	\$0.00	\$162.00			\$226.78			\$188.32		
Gross \$ Adjustment	N/A	\$209,697			\$227,583			\$176,975		
# of adjustments	N/A	13			16			12		
# of adjustments over 1 %	N/A	9			11			7		

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TENTATIVE