

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52386 00140	52394 00010			52376 00070			49194 00010		
Address	402 BRIARWOOD RD MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758			12 MOHAWK DR MASSAPEQUA, NY 11758			1 ELIZABETH DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1016	1022	-\$784	-0.17 %	984	\$3,905	0.94 %	1032	-\$2,100	-0.46 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,452	-0.76 %	1953-90.64	-\$3,146	-0.76 %	1951-90.30	-\$1,761	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$7,354	-1.61 %	Alum/Vinyl	-\$6,704	-1.61 %	Alum/Vinyl	-\$7,436	-1.61 %
Parking	Att-200	Att-200	0	0.00 %	Att-210	-\$295	-0.07 %	Det-360	\$2,173	0.47 %
Terrace Or Patio	0	0	0	0.00 %	Pto-42	-\$515	-0.12 %	Pto-374	-\$2,652	-0.58 %
Porch	Op-72	Op-70	\$56	0.01 %	0	\$2,238	0.54 %	Op-16	\$1,801	0.39 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	7000	-\$5,345	-1.17 %	6000	0	0.00 %	6270	-\$1,550	-0.34 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52386 00140	52349 00260			52393 00090			49196 00200		
Address	402 BRIARWOOD RD MASSAPEQUA, NY 11758	41 THORNE AVE MASSAPEQUA, NY 11758			992 GOLIATH RD MASSAPEQUA, NY 11758			53 SEITZ DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1016	1098	-\$11,309	-2.24 %	1016	0	0.00 %	1032	-\$2,006	-0.46 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,927	-0.38 %	1953-90.64	-\$2,856	-0.76 %	1952-90.64	-\$3,333	-0.76 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$6,085	-1.61 %	Alum/Vinyl	-\$7,102	-1.61 %
Parking	Att-200	Att-200	0	0.00 %	Att-200	0	0.00 %	Att-312	-\$3,248	-0.74 %
Terrace Or Patio	0	0	0	0.00 %	Pto-72	-\$730	-0.19 %	0	0	0.00 %
Porch	Op-72	Op-36	\$1,196	0.24 %	0	\$2,032	0.54 %	Ep-252	-\$3,394	-0.77 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	96	-\$2,085	-0.47 %
Land Size	6000	10500	-\$21,134	-4.19 %	6400	-\$1,858	-0.49 %	6500	-\$2,688	-0.61 %

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Parcel ID #	52386 00140	52394 00010			52376 00070			49194 00010		
Address	402 BRIARWOOD RD MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758			12 MOHAWK DR MASSAPEQUA, NY 11758			1 ELIZABETH DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 10, 2017			May 31, 2018			Jul 26, 2018		
Sale Price	N/A	\$422,000			\$410,000			\$460,600		
adjRate	N/A	1.07956			1.01284			1.00000		
Time Adjustment	N/A	\$33,575			\$5,265			\$		
Time Adjusted Sale Price	N/A	\$455,575			\$415,265			\$460,600		
Total % Adjustment	N/A	-3.71 %			-1.09 %			-2.50 %		
Total Dollar Adjustment	N/A	-\$16,879			-\$4,517			-\$11,524		
Adjusted Sales Price	\$412,000	\$438,696			\$410,748			\$449,076		
Adj Sales Price / SQFT	\$0.00	\$431.79			\$404.28			\$442.00		
Gross \$ Adjustment	N/A	\$16,991			\$16,803			\$19,473		
# of adjustments	N/A	5			6			7		
# of adjustments over 1 %	N/A	2			1			1		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52386 00140	52349 00260			52393 00090			49196 00200		
Address	402 BRIARWOOD RD MASSAPEQUA, NY 11758	41 THORNE AVE MASSAPEQUA, NY 11758			992 GOLIATH RD MASSAPEQUA, NY 11758			53 SEITZ DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 28, 2017			Oct 16, 2015			Jan 27, 2017		
Sale Price	N/A	\$455,000			\$312,000			\$392,200		
adjRate	N/A	1.10747			1.20815			1.12169		
Time Adjustment	N/A	\$48,897			\$64,942			\$47,725		
Time Adjusted Sale Price	N/A	\$503,897			\$376,942			\$439,925		
Total % Adjustment	N/A	-6.58 %			-2.52 %			-5.42 %		
Total Dollar Adjustment	N/A	-\$33,173			-\$9,498			-\$23,856		
Adjusted Sales Price	\$412,000	\$470,723			\$367,444			\$416,069		
Adj Sales Price / SQFT	\$0.00	\$463.31			\$361.66			\$409.52		
Gross \$ Adjustment	N/A	\$35,566			\$13,561			\$23,856		
# of adjustments	N/A	4			5			7		
# of adjustments over 1 %	N/A	2			1			1		

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TENTATIVE