

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52094 00730	52103 00540			52125 00200			52137 00760		
Address	935 NORTH BAY AVE MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758			206 MANHATTAN 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	2269	2745	-\$59,694	-6.95 %	2496	-\$21,230	-2.75 %	2465	-\$18,827	-2.39 %
Upper Living Area	975	1244	\$2,746	0.32 %	1200	\$2,086	0.27 %	1074	\$963	0.12 %
Basement	48	0	\$4,371	0.51 %	0	\$3,930	0.51 %	71	-\$1,847	-0.23 %
Quality	B-	C+	\$7,763	0.90 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-10	3-0-9	\$4,554	0.53 %	2-1-9	\$4,095	0.53 %	2-1-9	\$4,172	0.53 %
Year Built Depreciation	2015-99.49	2017-100.00	-\$4,408	-0.51 %	2014-99.49	0	0.00 %	2014-98.17	\$10,563	1.34 %
Parking	Att-231	Att-390	-\$8,382	-0.98 %	Att-231	0	0.00 %	Att-399	-\$8,067	-1.03 %
Terrace Or Patio	Pto-75	0	\$1,722	0.20 %	0	\$1,548	0.20 %	0	\$1,577	0.20 %
Porch	Op-141	Op-71	\$3,059	0.36 %	Op-48	\$3,867	0.50 %	Op-195	-\$1,696	-0.22 %
Land Size	6500	7000	-\$4,858	-0.57 %	6000	\$4,746	0.61 %	9968	-\$25,329	-3.22 %
Location	0	0	0	0.00 %	Commercial	\$35,598	4.61 %	SecondarySt	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52094 00730	52189 17080			52112 02180			52085 00130		
Address	935 NORTH BAY AVE MASSAPEQUA, NY 11758	690 CENTRAL AVE MASSAPEQUA, NY 11758			235 NORTH QUEENS AVE MASSAPEQUA, NY 11758			233 NORTH LINDEN ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2269	2874	-\$79,073	-8.93 %	2942	-\$95,709	-9.92 %	2764	-\$66,204	-7.25 %
Upper Living Area	975	1221	\$2,604	0.29 %	1244	\$3,086	0.32 %	1204	\$2,508	0.27 %
Basement	48	80	-\$2,880	-0.33 %	87	-\$3,811	-0.39 %	81	-\$3,060	-0.34 %
Quality	B-	B-	0	0.00 %	B-	0	0.00 %	B-	0	0.00 %
Bathrooms And Fixtures	2-1-10	3-0-12	-\$8,070	-0.91 %	2-1-10	0	0.00 %	2-1-11	-\$4,358	-0.48 %
Year Built Depreciation	2015-99.49	2012-99.49	0	0.00 %	2015-99.49	0	0.00 %	2015-99.49	0	0.00 %
Parking	Att-231	Att-400	-\$9,133	-1.03 %	Att-340	-\$6,667	-0.69 %	Att-431	-\$10,933	-1.20 %
Terrace Or Patio	Pto-75	0	\$1,776	0.20 %	0	\$1,935	0.20 %	0	\$1,830	0.20 %
Porch	Op-141	Op-220	-\$2,696	-0.30 %	Op-52	\$4,566	0.47 %	Op-114	\$1,125	0.12 %
Land Size	6500	8000	-\$13,968	-1.58 %	7300	-\$8,537	-0.88 %	10000	-\$29,619	-3.24 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 16, 2018	Oct 07, 2015	Jul 26, 2016
Sale Price	N/A	\$842,356	\$639,000	\$680,000
adjRate	N/A	1.01932	1.20815	1.15656
Time Adjustment	N/A	\$16,277	\$133,006	\$106,464
Time Adjusted Sale Price	N/A	\$858,633	\$772,006	\$786,464
Total % Adjustment	N/A	-6.19 %	4.49 %	-4.89 %
Total Dollar Adjustment	N/A	-\$53,127	\$34,639	-\$38,492
Adjusted Sales Price	\$734,000	\$805,505	\$806,645	\$747,972
Adj Sales Price / SQFT	\$0.00	\$355.00	\$355.51	\$329.65
Gross \$ Adjustment	N/A	\$101,557	\$77,099	\$73,041
# of adjustments	N/A	10	8	9
# of adjustments over 1 %	N/A	1	2	4
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52094 00730	52189 17080	52112 02180	52085 00130
Address	935 NORTH BAY AVE MASSAPEQUA, NY 11758	690 CENTRAL AVE MASSAPEQUA, NY 11758	235 NORTH QUEENS AVE MASSAPEQUA, NY 11758	233 NORTH LINDEN ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 29, 2018	Feb 02, 2015	Sep 29, 2015
Sale Price	N/A	\$880,000	\$780,000	\$751,996
adjRate	N/A	1.00640	1.23711	1.21402
Time Adjustment	N/A	\$5,632	\$184,943	\$160,941
Time Adjusted Sale Price	N/A	\$885,632	\$964,943	\$912,937
Total % Adjustment	N/A	-12.58 %	-10.90 %	-11.91 %
Total Dollar Adjustment	N/A	-\$111,442	-\$105,137	-\$108,712
Adjusted Sales Price	\$734,000	\$774,190	\$859,805	\$804,224
Adj Sales Price / SQFT	\$0.00	\$341.20	\$378.94	\$354.44
Gross \$ Adjustment	N/A	\$120,200	\$124,310	\$119,639
# of adjustments	N/A	8	7	8
# of adjustments over 1 %	N/A	3	1	3

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TENTATIVE