

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52045 00710	52044 00660			52376 00310			49023 01560		
Address	365 IDAHO AVE MASSAPEQUA, NY 11758	365 NORTH WYOMING AVE MASSAPEQUA, NY 11758			31 JACQUELINE RD MASSAPEQUA, NY 11758			88 WINDHORST AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1109	1109	0	0.00 %	1136	-\$3,482	-0.70 %	1142	-\$3,501	-0.85 %
Attic	317	317	0	0.00 %	0	-\$6,774	-1.36 %	326	\$139	0.03 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Ranch	-\$407	-0.08 %	Cape	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$2,908	-0.76 %	1954-90.98	-\$5,593	-1.13 %	1952-90.64	-\$3,107	-0.76 %
Heat System	Cntrl HtAC	Cntrl Ht	\$21,010	5.47 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$20,112	4.91 %
Fireplace	0	0	0	0.00 %	2	-\$2,177	-0.44 %	0	0	0.00 %
Parking	0	0	0	0.00 %	Det-308	-\$4,999	-1.01 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-350	-\$2,761	-0.56 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6500	-\$3,035	-0.61 %	5500	\$2,740	0.67 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52045 00710	52352 00010			49023 01520			52319 00200		
Address	365 IDAHO AVE MASSAPEQUA, NY 11758	12 IRVING PL MASSAPEQUA, NY 11758			96 WINDHORST AVE BETHPAGE, NY 11714			4089 MAYWOOD DR SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1109	1098	\$1,429	0.29 %	1142	-\$6,108	-0.85 %	1040	\$8,580	1.90 %
Attic	317	0	-\$6,678	-1.36 %	326	\$243	0.03 %	0	-\$6,171	-1.36 %
Rec Room	0	0	0	0.00 %	408	-\$14,853	-2.08 %	0	0	0.00 %
Style	Cape	Ranch	-\$401	-0.08 %	Cape	0	0.00 %	Ranch	-\$371	-0.08 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,872	-0.38 %	1952-90.64	-\$5,420	-0.76 %	1954-90.98	-\$5,095	-1.13 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	Att-200	-\$8,220	-1.68 %	Att-220	-\$12,998	-1.82 %	0	0	0.00 %
Terrace Or Patio	0	Pto-150	-\$1,628	-0.33 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-202	-\$5,495	-1.12 %	Ep-120	-\$5,757	-0.80 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	160	-\$4,956	-0.69 %	0	0	0.00 %
Shed	0	100	-\$521	-0.11 %	0	0	0.00 %	24	-\$124	-0.03 %
Land Size	6000	6000	0	0.00 %	5500	\$4,781	0.67 %	6000	0	0.00 %

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Address	365 IDAHO AVE MASSAPEQUA, NY 11758	365 NORTH WYOMING AVE MASSAPEQUA, NY 11758	31 JACQUELINE RD MASSAPEQUA, NY 11758	88 WINDHORST AVE BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 29, 2016	Dec 20, 2017	Aug 20, 2018
Sale Price	N/A	\$340,000	\$475,000	\$410,000
adjRate	N/A	1.12887	1.04567	1.00000
Time Adjustment	N/A	\$43,814	\$21,693	\$
Time Adjusted Sale Price	N/A	\$383,814	\$496,693	\$410,000
Total % Adjustment	N/A	4.72 %	-5.88 %	4.00 %
Total Dollar Adjustment	N/A	\$18,102	-\$29,227	\$16,384
Adjusted Sales Price	\$434,000	\$401,916	\$467,465	\$426,384
Adj Sales Price / SQFT	\$0.00	\$362.41	\$421.52	\$384.48
Gross \$ Adjustment	N/A	\$23,919	\$29,227	\$29,599
# of adjustments	N/A	2	8	5
# of adjustments over 1 %	N/A	1	3	1
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52045 00710	52352 00010	49023 01520	52319 00200
Address	365 IDAHO AVE MASSAPEQUA, NY 11758	12 IRVING PL MASSAPEQUA, NY 11758	96 WINDHORST AVE BETHPAGE, NY 11714	4089 MAYWOOD DR SEAFORD, NY 11783
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 29, 2018	Sep 04, 2018	Sep 30, 2016
Sale Price	N/A	\$486,500	\$715,291	\$395,000
adjRate	N/A	1.00640	1.00000	1.14540
Time Adjustment	N/A	\$3,114	\$	\$57,435
Time Adjusted Sale Price	N/A	\$489,614	\$715,291	\$452,435
Total % Adjustment	N/A	-4.78 %	-6.30 %	-0.70 %
Total Dollar Adjustment	N/A	-\$23,384	-\$45,068	-\$3,181
Adjusted Sales Price	\$434,000	\$466,229	\$670,223	\$449,254
Adj Sales Price / SQFT	\$0.00	\$420.41	\$604.35	\$405.10
Gross \$ Adjustment	N/A	\$26,243	\$55,116	\$20,340
# of adjustments	N/A	8	8	5
# of adjustments over 1 %	N/A	3	2	3

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TENTATIVE