

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52389 00040	49217 00250			46495 00350			46304 00440		
Address	18 CHERYL RD MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735			61 MARTIN RD BETHPAGE, NY 11714			66 OAKDALE AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1680	1680	0	0.00 %	1619	\$5,578	1.09 %	1335	\$24,649	6.95 %
Upper Living Area	630	420	-\$1,877	-0.34 %	540	-\$728	-0.14 %	445	-\$1,066	-0.30 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Modified Ranch	Cape	\$12,901	2.37 %	Modified Ranch	0	0.00 %	Modified Ranch	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$11,213	2.06 %	2-0-6	\$10,549	2.06 %	2-0-6	\$7,291	2.06 %
Year Built Depreciation	1954-89.95	1951-90.30	-\$2,085	-0.38 %	1953-90.64	-\$3,886	-0.76 %	1951-90.30	-\$1,356	-0.38 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$8,416	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	Att-200	-\$9,152	-1.68 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-288	0	\$2,734	0.50 %	0	\$2,572	0.50 %	0	\$1,778	0.50 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	160	-\$3,777	-0.69 %	0	0	0.00 %	0	0	0.00 %
Land Size	7482	7680	-\$1,089	-0.20 %	6500	-\$21,243	-4.14 %	5940	\$6,320	1.78 %
Location	MajorHwy	0	-\$11,736	-2.15 %	0	-\$11,042	-2.15 %	0	-\$7,631	-2.15 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52389 00040	52320 00230			46495 00210			52041 00520		
Address	18 CHERYL RD MASSAPEQUA, NY 11758	3976 STEVEN CT SEAFORD, NY 11783			21 MARTIN RD BETHPAGE, NY 11714			347 MICHIGAN AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1680	1750	-\$5,756	-1.19 %	1631	\$4,505	0.87 %	1747	-\$7,360	-1.14 %
Upper Living Area	630	840	\$1,472	0.30 %	421	-\$1,775	-0.34 %	840	\$1,964	0.30 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	210	-\$7,522	-1.16 %
Style	Modified Ranch	Colonial	-\$10,573	-2.18 %	Cape	\$12,263	2.37 %	Colonial	-\$14,109	-2.18 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$9,975	2.06 %	2-0-6	\$10,658	2.06 %	2-1-8	\$3,839	0.59 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$5,462	-1.13 %	1951-90.30	-\$1,982	-0.38 %	1956-91.31	-\$9,630	-1.49 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,629	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,271	-0.44 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-315	-\$6,700	-1.04 %
Terrace Or Patio	Pto-288	0	\$2,432	0.50 %	0	\$2,599	0.50 %	Pto-150	\$1,083	0.17 %
Porch	0	Ep-200	-\$5,495	-1.13 %	Op-263	-\$6,818	-1.32 %	0	0	0.00 %
Wood Deck	0	100	-\$2,373	-0.49 %	205	-\$4,252	-0.82 %	150	-\$4,284	-0.66 %
Land Size	7482	7544	-\$306	-0.06 %	6900	\$3,223	0.62 %	5800	\$12,742	1.97 %
Location	MajorHwy	0	-\$10,441	-2.15 %	0	-\$11,155	-2.15 %	0	-\$13,933	-2.15 %

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Address	18 CHERYL RD MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735	61 MARTIN RD BETHPAGE, NY 11714	66 OAKDALE AVE BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 28, 2017	Mar 29, 2018	May 04, 2018
Sale Price	N/A	\$505,000	\$500,000	\$350,000
adjRate	N/A	1.07956	1.02585	1.01284
Time Adjustment	N/A	\$40,179	\$12,924	\$4,494
Time Adjusted Sale Price	N/A	\$545,179	\$512,924	\$354,494
Total % Adjustment	N/A	-0.53 %	-1.91 %	8.46 %
Total Dollar Adjustment	N/A	-\$2,869	-\$9,783	\$29,984
Adjusted Sales Price	\$507,000	\$542,310	\$503,140	\$384,479
Adj Sales Price / SQFT	\$0.00	\$322.80	\$299.49	\$228.86
Gross \$ Adjustment	N/A	\$56,565	\$64,015	\$50,091
# of adjustments	N/A	9	8	7
# of adjustments over 1 %	N/A	4	5	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52389 00040	52320 00230	46495 00210	52041 00520
Address	18 CHERYL RD MASSAPEQUA, NY 11758	3976 STEVEN CT SEAFORD, NY 11783	21 MARTIN RD BETHPAGE, NY 11714	347 MICHIGAN AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 25, 2018	Jul 25, 2017	May 17, 2018
Sale Price	N/A	\$485,000	\$480,000	\$639,000
adjRate	N/A	1.00000	1.07956	1.01284
Time Adjustment	N/A	\$	\$38,190	\$8,205
Time Adjusted Sale Price	N/A	\$485,000	\$518,190	\$647,205
Total % Adjustment	N/A	-4.93 %	0.96 %	-6.78 %
Total Dollar Adjustment	N/A	-\$23,896	\$4,994	-\$43,909
Adjusted Sales Price	\$507,000	\$461,104	\$523,183	\$603,297
Adj Sales Price / SQFT	\$0.00	\$274.47	\$311.42	\$359.11
Gross \$ Adjustment	N/A	\$56,914	\$61,500	\$83,165
# of adjustments	N/A	11	11	11
# of adjustments over 1 %	N/A	6	4	7

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TENTATIVE