

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52404 00120	52138 0006A			52143 32450			52098 01430		
<b>Address</b>	512 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	15 RHODE ISLAND AVE MASSAPEQUA, NY 11758			147 RHODE ISLAND AVE MASSAPEQUA, NY 11758			223 WALNUT ST MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1093	1056	\$5,094	1.01 %	1057	\$4,992	0.98 %	972	\$17,230	3.49 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	80	0	-\$1,928	-0.38 %	0	-\$1,943	-0.38 %	0	-\$1,891	-0.38 %
Rec Room	760	528	\$4,381	0.87 %	793	-\$577	-0.11 %	729	\$538	0.11 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Bathrooms And Fixtures	2-1-8	1-0-3	\$25,402	5.05 %	2-0-6	\$7,379	1.45 %	2-0-6	\$7,182	1.45 %
Year Built Depreciation	1956-87.80	1950-88.17	-\$2,115	-0.42 %	1960-89.95	-\$12,167	-2.40 %	1956-89.25	-\$8,050	-1.63 %
Parking	Att-200	Att-308	-\$3,593	-0.71 %	Att-210	-\$360	-0.07 %	Att-240	-\$1,370	-0.28 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-122/Ep-24	Ep-192	-\$988	-0.20 %	Op-126	\$463	0.09 %	0	\$4,531	0.92 %
Wood Deck	742	432	\$2,027	0.40 %	100	\$6,138	1.21 %	474	\$1,663	0.34 %
Shed	160	0	\$814	0.16 %	0	\$821	0.16 %	0	\$799	0.16 %
Land Size	8250	8000	\$1,187	0.24 %	6000	\$12,517	2.47 %	7000	\$6,249	1.27 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52404 00120	52120 00660			52138 00420			52337 00140		
<b>Address</b>	512 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			560 OAK ST MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1093	1188	-\$13,285	-2.41 %	1109	-\$1,684	-0.42 %	1428	-\$41,339	-7.52 %
Upper Living Area	0	396	\$4,622	0.84 %	0	0	0.00 %	612	\$6,603	1.20 %
Attic	80	0	-\$2,114	-0.38 %	317	\$3,949	0.99 %	0	-\$2,106	-0.38 %
Rec Room	760	594	\$3,362	0.61 %	0	\$14,010	3.53 %	612	\$2,969	0.54 %
Style	Ranch	Cape	\$452	0.08 %	Cape	\$326	0.08 %	Cape	\$451	0.08 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-6	\$5,778	1.45 %	2-0-6	\$7,997	1.45 %
Year Built Depreciation	1956-87.80	1954-88.89	-\$6,816	-1.24 %	1951-88.17	-\$1,669	-0.42 %	1953-88.53	-\$4,573	-0.83 %
Parking	Att-200	Att-200	0	0.00 %	Att-255	-\$1,499	-0.38 %	Det-480	\$165	0.03 %
Terrace Or Patio	0	Pto-298	-\$2,807	-0.51 %	Pto-60	-\$665	-0.17 %	0	0	0.00 %
Porch	Op-122/Ep-24	0	\$5,064	0.92 %	0	\$3,645	0.92 %	Op-15	\$4,277	0.78 %
Wood Deck	742	0	\$9,423	1.71 %	0	\$6,783	1.71 %	525	\$1,444	0.26 %
Shed	160	0	\$893	0.16 %	0	\$643	0.16 %	0	\$890	0.16 %
Land Size	8250	6000	\$13,617	2.47 %	6000	\$9,802	2.47 %	7800	\$2,366	0.43 %

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<b>Address</b>	512 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	15 RHODE ISLAND AVE MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758	223 WALNUT ST MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 29, 2018	Dec 27, 2017	Sep 06, 2017
Sale Price	N/A	\$500,000	\$485,000	\$463,100
adjRate	N/A	1.00640	1.04567	1.06588
Time Adjustment	N/A	\$3,200	\$22,149	\$30,507
Time Adjusted Sale Price	N/A	\$503,200	\$507,149	\$493,607
Total % Adjustment	N/A	6.02 %	3.40 %	5.45 %
Total Dollar Adjustment	N/A	\$30,281	\$17,263	\$26,881
Adjusted Sales Price	\$485,000	\$533,481	\$524,412	\$520,488
Adj Sales Price / SQFT	\$0.00	\$488.09	\$479.79	\$476.20
Gross \$ Adjustment	N/A	\$47,528	\$47,356	\$49,502
# of adjustments	N/A	10	10	10
# of adjustments over 1 %	N/A	2	4	4
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52404 00120	52120 00660	52138 00420	52337 00140
<b>Address</b>	512 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 27, 2017	Oct 12, 2017	Oct 27, 2017
Sale Price	N/A	\$495,000	\$375,000	\$519,000
adjRate	N/A	1.11455	1.05910	1.05910
Time Adjustment	N/A	\$56,704	\$22,161	\$30,671
Time Adjusted Sale Price	N/A	\$551,704	\$397,161	\$549,671
Total % Adjustment	N/A	2.25 %	9.93 %	-3.79 %
Total Dollar Adjustment	N/A	\$12,412	\$39,421	-\$20,858
Adjusted Sales Price	\$485,000	\$564,116	\$436,582	\$528,814
Adj Sales Price / SQFT	\$0.00	\$516.12	\$399.43	\$483.82
Gross \$ Adjustment	N/A	\$62,453	\$50,454	\$75,178

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# of adjustments	N/A	11	12	12
# of adjustments over 1 %	N/A	4	4	3

TENTATIVE