

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52043 00650	49195 00100			52044 00660			46495 00010		
Address	359 BOSTON AVE MASSAPEQUA, NY 11758	29 PHYLISS DR BETHPAGE, NY 11714			365 NORTH WYOMING AVE MASSAPEQUA, NY 11758			26 JOSEPH AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1459	1310	\$13,268	3.20 %	1109	\$32,057	8.35 %	1511	-\$4,391	-1.02 %
Attic	317	374	\$877	0.21 %	317	0	0.00 %	432	\$1,803	0.42 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,585	-0.38 %	1953-90.64	-\$2,908	-0.76 %	1951-90.30	-\$1,648	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,235	-0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,324	-0.54 %
Parking	0	Det-400	-\$5,665	-1.37 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	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 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6825	-\$4,230	-0.98 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52043 00650	52376 00100			46299 00270			52042 00650		
Address	359 BOSTON AVE MASSAPEQUA, NY 11758	18 MOHAWK DR MASSAPEQUA, NY 11758			11 LINCOLN BLVD BETHPAGE, NY 11714			338 BOSTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1459	1324	\$13,521	2.88 %	1385	\$6,289	1.53 %	1383	\$8,199	1.58 %
Attic	317	0	-\$6,403	-1.36 %	327	\$155	0.04 %	395	\$1,494	0.29 %
Style	Cape	Ranch	-\$385	-0.08 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,557	-0.76 %	1953-90.64	-\$3,107	-0.76 %	1956-91.31	-\$7,737	-1.49 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,531	-0.54 %	Cntrl Ht	-\$2,211	-0.54 %	Cntrl Ht	-\$2,804	-0.54 %
Parking	0	0	0	0.00 %	Att-322	-\$10,104	-2.46 %	Att-312	-\$12,505	-2.40 %
Terrace Or Patio	0	Pto-144	-\$1,518	-0.32 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-12	-\$527	-0.11 %	0	0	0.00 %	Op-96	-\$3,501	-0.67 %
Wood Deck	0	48	-\$1,254	-0.27 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	9020	-\$14,427	-3.07 %	7535	-\$7,089	-1.73 %	7000	-\$6,101	-1.17 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 31, 2017			Dec 29, 2016			Sep 11, 2015		
Sale Price	N/A	\$384,000			\$340,000			\$355,000		
adjRate	N/A	1.07956			1.12887			1.21402		
Time Adjustment	N/A	\$30,552			\$43,814			\$75,976		
Time Adjusted Sale Price	N/A	\$414,552			\$383,814			\$430,976		
Total % Adjustment	N/A	1.12 %			7.59 %			-2.50 %		
Total Dollar Adjustment	N/A	\$4,659			\$29,149			-\$10,790		
Adjusted Sales Price	\$446,000	\$419,211			\$412,963			\$420,186		
Adj Sales Price / SQFT	\$0.00	\$287.33			\$283.05			\$288.00		
Gross \$ Adjustment	N/A	\$23,630			\$34,965			\$14,397		
# of adjustments	N/A	5			2			5		
# of adjustments over 1 %	N/A	2			1			1		
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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52043 00650	52376 00100			46299 00270			52042 00650		
Address	359 BOSTON AVE MASSAPEQUA, NY 11758	18 MOHAWK DR MASSAPEQUA, NY 11758			11 LINCOLN BLVD BETHPAGE, NY 11714			338 BOSTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 11, 2018			Oct 05, 2018			Sep 27, 2018		
Sale Price	N/A	\$463,500			\$410,000			\$520,000		
adjRate	N/A	1.01284			1.00000			1.00000		
Time Adjustment	N/A	\$5,952			\$			\$		
Time Adjusted Sale Price	N/A	\$469,452			\$410,000			\$520,000		
Total % Adjustment	N/A	-3.64 %			-3.92 %			-4.41 %		
Total Dollar Adjustment	N/A	-\$17,080			-\$16,066			-\$22,954		
Adjusted Sales Price	\$446,000	\$452,372			\$393,934			\$497,046		
Adj Sales Price / SQFT	\$0.00	\$310.06			\$270.00			\$340.68		
Gross \$ Adjustment	N/A	\$44,122			\$28,953			\$42,342		
# of adjustments	N/A	9			6			7		
# of adjustments over 1 %	N/A	3			3			4		

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TENTATIVE