

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52392 00040	52392 00120			52046 00740			52376 00070		
Address	27 WILLIAM RD MASSAPEQUA, NY 11758	75 WILLIAM RD MASSAPEQUA, NY 11758			365 IOWA AVE MASSAPEQUA, NY 11758			12 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1166	1264	-\$10,760	-2.33 %	1109	\$7,148	1.48 %	984	\$21,130	5.09 %
Attic	0	0	0	0.00 %	317	\$6,694	1.38 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$397	0.08 %	Ranch	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,495	-0.76 %	1953-90.64	-\$3,668	-0.76 %	1953-90.64	-\$3,146	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,624	0.54 %	Cntrl Ht	0	0.00 %
Parking	Att-200	0	\$7,876	1.71 %	Att-350	-\$4,668	-0.96 %	Att-210	-\$295	-0.07 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-42	-\$515	-0.12 %
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	6615	-\$3,433	-0.74 %	6138	-\$842	-0.17 %	6000	0	0.00 %
Section Block	52 392	52 392	0	0.00 %	52 046	-\$10,711	-2.21 %	52 376	\$30,110	7.25 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52392 00040	49194 00010			52394 00010			52392 00110		
Address	27 WILLIAM RD MASSAPEQUA, NY 11758	1 ELIZABETH DR BETHPAGE, NY 11714			96 WILLIAM RD MASSAPEQUA, NY 11758			69 WILLIAM RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1166	1032	\$16,742	3.63 %	1022	\$17,905	3.93 %	984	\$21,204	5.09 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,761	-0.38 %	1953-90.64	-\$3,452	-0.76 %	1953-90.64	-\$3,157	-0.76 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Det-360	\$2,173	0.47 %	Att-200	0	0.00 %	Att-200	0	0.00 %
Terrace Or Patio	0	Pto-374	-\$2,652	-0.58 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-16	-\$678	-0.15 %	Op-70	-\$2,387	-0.52 %	Op-70	-\$2,183	-0.52 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	255	-\$3,935	-0.94 %
Land Size	6000	6270	-\$1,550	-0.34 %	7000	-\$5,345	-1.17 %	6180	-\$942	-0.23 %
Section Block	52 392	49 194	\$33,397	7.25 %	52 394	\$33,033	7.25 %	52 392	0	0.00 %

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Parcel ID #	52392 00040	52392 00120	52046 00740	52376 00070
Address	27 WILLIAM RD MASSAPEQUA, NY 11758	75 WILLIAM RD MASSAPEQUA, NY 11758	365 IOWA AVE MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 27, 2016	Nov 15, 2017	May 31, 2018
Sale Price	N/A	\$395,000	\$460,000	\$410,000
adjRate	N/A	1.16783	1.05236	1.01284
Time Adjustment	N/A	\$66,294	\$24,087	\$5,265
Time Adjusted Sale Price	N/A	\$461,294	\$484,087	\$415,265
Total % Adjustment	N/A	-2.13 %	-0.63 %	11.39 %
Total Dollar Adjustment	N/A	-\$9,812	-\$3,026	\$47,284
Adjusted Sales Price	\$465,000	\$451,482	\$481,061	\$462,549
Adj Sales Price / SQFT	\$0.00	\$387.21	\$412.57	\$396.70
Gross \$ Adjustment	N/A	\$25,565	\$36,752	\$55,197
# of adjustments	N/A	4	8	5
# of adjustments over 1 %	N/A	2	3	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52392 00040	49194 00010	52394 00010	52392 00110
Address	27 WILLIAM RD MASSAPEQUA, NY 11758	1 ELIZABETH DR BETHPAGE, NY 11714	96 WILLIAM RD MASSAPEQUA, NY 11758	69 WILLIAM RD MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 26, 2018	Jul 10, 2017	Nov 19, 2014
Sale Price	N/A	\$460,600	\$422,000	\$335,000
adjRate	N/A	1.00000	1.07956	1.24391
Time Adjustment	N/A	\$	\$33,575	\$81,710
Time Adjusted Sale Price	N/A	\$460,600	\$455,575	\$416,710
Total % Adjustment	N/A	9.92 %	8.73 %	2.64 %
Total Dollar Adjustment	N/A	\$45,671	\$39,754	\$10,986
Adjusted Sales Price	\$465,000	\$506,271	\$495,329	\$427,695
Adj Sales Price / SQFT	\$0.00	\$434.19	\$424.81	\$366.81
Gross \$ Adjustment	N/A	\$58,953	\$62,122	\$31,421
# of adjustments	N/A	7	5	5
# of adjustments over 1 %	N/A	2	3	1

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TENTATIVE