

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52336 00070	52185 13380			52111 02330			52187 16560		
Address	16 DOVER AVE MASSAPEQUA, NY 11758	94 HAMILTON AVE MASSAPEQUA, NY 11758			258 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758			134 JERUSALEM AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2258	2223	\$2,500	0.46 %	2295	-\$3,264	-0.47 %	2262	-\$244	-0.05 %
Upper Living Area	910	830	-\$584	-0.11 %	1134	\$1,912	0.28 %	1012	\$613	0.13 %
Basement	91	0	\$5,174	0.95 %	0	\$6,524	0.95 %	0	\$4,461	0.95 %
Style	Colonial	Modified Ranch	\$12,167	2.23 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-1-8	\$4,083	0.59 %	2-1-8	\$2,792	0.59 %
Year Built Depreciation	1951-87.80	1954-88.89	-\$6,744	-1.24 %	1982-94.17	-\$46,599	-6.77 %	1969-91.64	-\$19,759	-4.20 %
Ext Wall	Alum/Vinyl	Frame	\$5,795	1.06 %	Alum/Vinyl	0	0.00 %	Composition	\$7,723	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,944	-0.54 %	Cntrl Ht	-\$3,712	-0.54 %	Cntrl Ht	-\$2,538	-0.54 %
Fireplace	0	0	0	0.00 %	2	-\$3,017	-0.44 %	2	-\$2,063	-0.44 %
Parking	Att-100	Det-294	-\$177	-0.03 %	Att-380	-\$13,056	-1.90 %	Att-312	-\$7,074	-1.50 %
Terrace Or Patio	Pto-150	0	\$1,821	0.33 %	0	\$2,296	0.33 %	Pto-264	-\$671	-0.14 %
Porch	0	Op-154/Ep-270	-\$9,409	-1.72 %	Op-80	-\$4,019	-0.58 %	Op-40	-\$1,552	-0.33 %
Wood Deck	0	64	-\$1,863	-0.34 %	200	-\$5,557	-0.81 %	0	0	0.00 %
Misc Cost Items	0	1094	-\$1,094	-0.20 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	8000	-\$11,894	-2.18 %	8030	-\$15,190	-2.21 %	6424	-\$2,454	-0.52 %
Fronting	ResidentialStreet	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %	SecondaryStreet	\$17,575	3.73 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52336 00070	52143 31560			52327 00140			52105 00530		
Address	16 DOVER AVE MASSAPEQUA, NY 11758	666 FRANKLIN AVE MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2258	2268	-\$743	-0.13 %	1830	\$33,136	6.34 %	1784	\$49,305	7.13 %
Upper Living Area	910	756	-\$1,208	-0.21 %	427	-\$3,797	-0.73 %	672	-\$2,296	-0.33 %
Basement	91	0	\$5,450	0.95 %	0	\$4,954	0.95 %	0	\$6,551	0.95 %
Style	Colonial	Cape	\$26,724	4.65 %	Cape	\$24,295	4.65 %	Colonial	0	0.00 %
Bathrooms And Fixtures	3-0-9	3-0-10	-\$3,034	-0.53 %	2-0-6	\$10,751	2.06 %	2-0-6	\$14,215	2.06 %
Year Built Depreciation	1951-87.80	1954-88.89	-\$7,103	-1.24 %	1951-88.17	-\$2,197	-0.42 %	1932-87.80	0	0.00 %
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	-\$3,100	-0.54 %	Cntrl Ht	-\$2,818	-0.54 %	Cntrl Ht	-\$3,727	-0.54 %
Fireplace	0	2	-\$2,520	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-100	Att-240	-\$6,012	-1.05 %	0	\$4,831	0.92 %	Att-308	-\$10,220	-1.48 %
Terrace Or Patio	Pto-150	Pto-671	-\$2,488	-0.43 %	0	\$1,744	0.33 %	Pto-100	\$577	0.08 %
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 %	559	-\$10,136	-1.47 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	12200	-\$30,409	-5.29 %	6000	0	0.00 %	8000	-\$15,057	-2.18 %
Fronting	ResidentialStreet	0	0	0.00 %	ResidentialStreet	0	0.00 %	0	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 27, 2017			Oct 26, 2017			Mar 09, 2017		
Sale Price	N/A	\$502,500			\$650,000			\$425,000		
adjRate	N/A	1.08647			1.05910			1.10747		
Time Adjustment	N/A	\$43,452			\$38,413			\$45,673		
Time Adjusted Sale Price	N/A	\$545,952			\$688,413			\$470,673		
Total % Adjustment	N/A	-1.33 %			-11.56 %			-0.68 %		
Total Dollar Adjustment	N/A	-\$7,251			-\$79,598			-\$3,191		
Adjusted Sales Price	\$571,000	\$538,700			\$608,815			\$467,481		
Adj Sales Price / SQFT	\$0.00	\$238.57			\$269.63			\$207.03		
Gross \$ Adjustment	N/A	\$62,166			\$109,230			\$69,518		
# of adjustments	N/A	13			12			13		
# of adjustments over 1 %	N/A	5			3			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52336 00070	52143 31560			52327 00140			52105 00530		
Address	16 DOVER AVE MASSAPEQUA, NY 11758	666 FRANKLIN AVE MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 09, 2018			Feb 10, 2017			Aug 21, 2018		
Sale Price	N/A	\$575,000			\$469,000			\$691,161		
adjRate	N/A	1.00000			1.11455			1.00000		
Time Adjustment	N/A	\$			\$53,725			\$		
Time Adjusted Sale Price	N/A	\$575,000			\$522,725			\$691,161		
Total % Adjustment	N/A	-4.25 %			13.56 %			4.23 %		
Total Dollar Adjustment	N/A	-\$24,443			\$70,897			\$29,212		
Adjusted Sales Price	\$571,000	\$550,557			\$593,623			\$720,373		
Adj Sales Price / SQFT	\$0.00	\$243.83			\$262.90			\$319.03		
Gross \$ Adjustment	N/A	\$88,791			\$88,522			\$112,084		
# of adjustments	N/A	11			9			9		
# of adjustments over 1 %	N/A	4			3			5		

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TENTATIVE