

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52470 00130	52336 00120			52472 00090			52478 00460		
<b>Address</b>	19 SUSSEX AVE MASSAPEQUA, NY 11758	11 GARDEN AVE MASSAPEQUA, NY 11758			13 WOOD AVE MASSAPEQUA, NY 11758			412 QUEENS AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1243	1243	0	0.00 %	1243	0	0.00 %	1164	\$10,711	1.94 %
Attic	207	207	0	0.00 %	207	0	0.00 %	0	-\$5,159	-0.93 %
Basement	259	496	-\$10,549	-1.85 %	176	\$3,866	0.74 %	263	-\$190	-0.03 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$5,194	-0.91 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-87.80	1953-88.53	-\$4,742	-0.83 %	1954-88.89	-\$6,443	-1.24 %	1956-89.25	-\$9,009	-1.63 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$8,557	1.64 %	Mas/Frame	-\$3,025	-0.55 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-180	0	\$2,146	0.38 %	Pto-180	0	0.00 %	Pto-210	-\$213	-0.04 %
Porch	Op-21	Op-20	0	0.00 %	Op-28	-\$298	-0.06 %	0	\$1,003	0.18 %
Wood Deck	225	0	\$5,015	0.88 %	0	\$4,588	0.88 %	196	\$422	0.08 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6400	6000	\$2,823	0.50 %	6200	\$1,269	0.24 %	7000	-\$3,777	-0.68 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52470 00130	52336 00160			52521 00050			52472 00270		
<b>Address</b>	19 SUSSEX AVE MASSAPEQUA, NY 11758	3 GARDEN AVE MASSAPEQUA, NY 11758			13 NOTTINGHILL DR MASSAPEQUA, NY 11758			8 WEBSTER AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1243	1259	-\$1,893	-0.37 %	1212	\$4,693	0.74 %	1423	-\$25,375	-3.88 %
Attic	207	207	0	0.00 %	0	-\$5,912	-0.93 %	207	0	0.00 %
Basement	259	518	-\$10,172	-2.01 %	374	-\$5,965	-0.94 %	259	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$8,270	-1.63 %	1956-89.25	-\$10,324	-1.63 %	1954-88.89	-\$8,084	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$3,466	-0.55 %	Frame	\$6,946	1.06 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Cpt-200	-\$4,074	-0.62 %
Terrace Or Patio	Pto-180	Pto-180	0	0.00 %	Pto-220	-\$321	-0.05 %	0	\$2,464	0.38 %
Porch	Op-21	0	\$920	0.18 %	0	\$1,149	0.18 %	Op-21	0	0.00 %
Wood Deck	225	150	\$1,075	0.21 %	0	\$5,569	0.88 %	0	\$5,757	0.88 %
Shed	0	0	0	0.00 %	154	-\$989	-0.16 %	48	-\$350	-0.05 %
Land Size	6400	6000	\$2,512	0.50 %	7000	-\$4,328	-0.68 %	6100	\$2,410	0.37 %

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## Sales Comparison

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<b>Parcel ID #</b>	52470 00130	52336 00120			52472 00090			52478 00460		
<b>Address</b>	19 SUSSEX AVE MASSAPEQUA, NY 11758	11 GARDEN AVE MASSAPEQUA, NY 11758			13 WOOD AVE MASSAPEQUA, NY 11758			412 QUEENS AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 08, 2018			Jun 15, 2017			Aug 14, 2017		
Sale Price	N/A	\$570,000			\$480,000			\$515,000		
adjRate	N/A	1.00000			1.08647			1.07270		
Time Adjustment	N/A	\$			\$41,506			\$37,439		
Time Adjusted Sale Price	N/A	\$570,000			\$521,506			\$552,439		
Total % Adjustment	N/A	-1.84 %			2.21 %			-1.67 %		
Total Dollar Adjustment	N/A	-\$10,501			\$11,540			-\$9,238		
Adjusted Sales Price	\$507,000	\$559,499			\$533,046			\$543,201		
Adj Sales Price / SQFT	\$0.00	\$450.12			\$428.84			\$437.01		
Gross \$ Adjustment	N/A	\$30,469			\$25,021			\$33,510		
# of adjustments	N/A	6			6			9		
# of adjustments over 1 %	N/A	1			2			2		

## Sales Comparison

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<b>Parcel ID #</b>	52470 00130	52336 00160			52521 00050			52472 00270		
<b>Address</b>	19 SUSSEX AVE MASSAPEQUA, NY 11758	3 GARDEN AVE MASSAPEQUA, NY 11758			13 NOTTINGHILL DR MASSAPEQUA, NY 11758			8 WEBSTER AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 24, 2017			May 31, 2018			Aug 18, 2017		
Sale Price	N/A	\$455,000			\$625,000			\$610,000		
adjRate	N/A	1.11455			1.01284			1.07270		
Time Adjustment	N/A	\$52,122			\$8,026			\$44,345		
Time Adjusted Sale Price	N/A	\$507,122			\$633,026			\$654,345		
Total % Adjustment	N/A	-3.12 %			-3.14 %			-3.10 %		
Total Dollar Adjustment	N/A	-\$15,828			-\$19,894			-\$20,307		
Adjusted Sales Price	\$507,000	\$491,294			\$613,132			\$634,038		
Adj Sales Price / SQFT	\$0.00	\$395.25			\$493.27			\$510.09		
Gross \$ Adjustment	N/A	\$24,843			\$42,716			\$55,459		
# of adjustments	N/A	6			10			8		
# of adjustments over 1 %	N/A	2			1			3		

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TENTATIVE