

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52075 00470	52080 00120			52081 00380			52109 00170		
Address	291 LINDEN ST MASSAPEQUA, NY 11758	264 N LINDEN ST MASSAPEQUA, NY 11758			254 LINDEN ST MASSAPEQUA, NY 11758			226 NO OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1530	1352	\$16,228	3.68 %	1485	\$2,923	0.88 %	1332	\$19,247	4.14 %
Upper Living Area	0	442	\$4,051	0.92 %	425	\$2,966	0.89 %	432	\$4,197	0.90 %
Attic	346	0	-\$6,481	-1.47 %	0	-\$4,904	-1.47 %	0	-\$6,845	-1.47 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$3,397	-0.77 %	2-0-7	-\$2,571	-0.77 %	2-0-7	-\$3,588	-0.77 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$7,185	-1.63 %	1954-88.89	-\$4,119	-1.24 %	1956-89.25	-\$7,589	-1.63 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$1,825	-0.55 %	Composition	\$7,635	1.64 %
Parking	Att-264	Att-210	\$1,617	0.37 %	0	\$7,178	2.15 %	Att-264	0	0.00 %
Terrace Or Patio	Pto-225	0	\$1,909	0.43 %	Pto-356	-\$433	-0.13 %	Pto-121	\$678	0.15 %
Porch	0	Op-140	-\$3,891	-0.88 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	648	-\$12,536	-3.76 %	0	0	0.00 %
Shed	0	0	0	0.00 %	144	-\$491	-0.15 %	0	0	0.00 %
Land Size	8400	6300	\$9,812	2.23 %	7500	\$2,905	0.87 %	7000	\$6,541	1.41 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52075 00470	52080 00610			52162 00200			52087 00660		
Address	291 LINDEN ST MASSAPEQUA, NY 11758	268 NO RTH POPLAR ST MASSAPEQUA, NY 11758			252 NORTH PINE ST MASSAPEQUA, NY 11758			951 NORTH BAY AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1530	1488	\$3,501	0.82 %	1302	\$25,093	4.83 %	1947	-\$37,209	-6.81 %
Upper Living Area	0	638	\$5,319	1.24 %	558	\$5,790	1.12 %	711	\$7,392	1.35 %
Attic	346	0	-\$6,301	-1.47 %	0	-\$7,638	-1.47 %	48	-\$6,781	-1.24 %
Rec Room	0	425	-\$9,203	-2.15 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$3,302	-0.77 %	2-0-7	-\$4,004	-0.77 %	2-0-7	-\$4,215	-0.77 %
Year Built Depreciation	1956-87.80	1954-88.89	-\$5,291	-1.24 %	1954-88.89	-\$6,415	-1.24 %	1954-88.89	-\$6,754	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	Att-264	Att-210	\$1,572	0.37 %	Att-200	\$2,275	0.44 %	Att-180	\$3,193	0.58 %
Terrace Or Patio	Pto-225	0	\$1,856	0.43 %	0	\$2,250	0.43 %	Pto-360	-\$729	-0.13 %
Porch	0	Op-310	-\$6,194	-1.45 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	210	-\$3,571	-0.83 %	432	-\$6,663	-1.28 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	8400	7200	\$5,085	1.19 %	6000	\$13,551	2.61 %	7000	\$7,685	1.41 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 12, 2017			Mar 16, 2018			Dec 12, 2017		
Sale Price	N/A	\$416,000			\$325,000			\$445,000		
adjRate	N/A	1.05910			1.02585			1.04567		
Time Adjustment	N/A	\$24,584			\$8,400			\$20,323		
Time Adjusted Sale Price	N/A	\$440,584			\$333,400			\$465,323		
Total % Adjustment	N/A	2.87 %			-3.27 %			4.36 %		
Total Dollar Adjustment	N/A	\$12,663			-\$10,905			\$20,277		
Adjusted Sales Price	\$481,000	\$453,248			\$322,495			\$485,600		
Adj Sales Price / SQFT	\$0.00	\$296.24			\$210.78			\$317.39		
Gross \$ Adjustment	N/A	\$54,572			\$42,852			\$56,319		
# of adjustments	N/A	9			11			8		
# of adjustments over 1 %	N/A	4			4			5		
Sales Comparison										
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 22, 2016			Dec 16, 2016			Aug 01, 2016		
Sale Price	N/A	\$365,000			\$460,000			\$475,000		
adjRate	N/A	1.17351			1.12887			1.15097		
Time Adjustment	N/A	\$63,331			\$59,278			\$71,711		
Time Adjusted Sale Price	N/A	\$428,331			\$519,278			\$546,711		
Total % Adjustment	N/A	-3.86 %			4.67 %			-6.84 %		
Total Dollar Adjustment	N/A	-\$16,530			\$24,240			-\$37,417		
Adjusted Sales Price	\$481,000	\$411,801			\$543,518			\$509,293		
Adj Sales Price / SQFT	\$0.00	\$269.15			\$355.24			\$332.87		
Gross \$ Adjustment	N/A	\$51,195			\$73,680			\$73,958		
# of adjustments	N/A	11			9			8		
# of adjustments over 1 %	N/A	6			6			5		

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TENTATIVE