

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52350 00260	52453 00280			52436 00390			52437 00050		
<b>Address</b>	58 DANIEL RD MASSAPEQUA, NY 11758	645 KILDARE CRES SEAFORD, NY 11783			9 HASTINGS RD MASSAPEQUA, NY 11758			16 AMHERST DR MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1460	1447	\$1,248	0.26 %	1208	\$26,360	5.70 %	1347	\$11,740	2.38 %
Basement	329	290	\$1,539	0.32 %	302	\$1,030	0.22 %	142	\$8,156	1.66 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-1-5	\$4,529	0.92 %
Year Built Depreciation	1956-89.95	1956-91.31	-\$7,088	-1.49 %	1954-90.98	-\$5,210	-1.13 %	1953-90.64	-\$3,732	-0.76 %
Ext Wall	Composition	Mas/Frame	-\$10,256	-2.15 %	Composition	0	0.00 %	Alum/Vinyl	-\$7,951	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,670	0.54 %
Fireplace	0	2	-\$2,088	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-294	0	\$2,417	0.51 %	Pto-360	-\$276	-0.06 %	0	\$2,499	0.51 %
Porch	0	Op-96	-\$3,207	-0.67 %	Op-18	-\$760	-0.16 %	Op-18	-\$809	-0.16 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6969	-\$5,429	-1.14 %	7100	-\$5,925	-1.28 %	6435	-\$2,632	-0.53 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52350 00260	52437 00200			52447 00160			52490 00220		
<b>Address</b>	58 DANIEL RD MASSAPEQUA, NY 11758	7 PEMBROKE DR MASSAPEQUA, NY 11758			702 KILDARE CT SEAFORD, NY 11783			12 HAMPTON RD MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1460	1365	\$11,032	1.99 %	1463	-\$348	-0.06 %	1208	\$27,154	5.70 %
Basement	329	142	\$9,193	1.66 %	362	-\$1,537	-0.27 %	302	\$1,061	0.22 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$5,105	0.92 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1956-89.95	1953-90.64	-\$4,206	-0.76 %	1954-90.98	-\$6,523	-1.13 %	1954-90.98	-\$5,367	-1.13 %
Ext Wall	Composition	Composition	0	0.00 %	Mas/Frame	-\$12,471	-2.15 %	Alum/Vinyl	-\$7,694	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	\$3,010	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	0	0	0.00 %	Att-378	-\$16,125	-2.78 %	0	0	0.00 %
Terrace Or Patio	Pto-294	0	\$2,817	0.51 %	Pto-150	\$1,004	0.17 %	0	\$2,418	0.51 %
Porch	0	Op-18	-\$912	-0.16 %	Op-123	-\$4,662	-0.80 %	Op-18	-\$783	-0.16 %
Wood Deck	0	260	-\$5,306	-0.96 %	0	0	0.00 %	216	-\$4,048	-0.85 %
Land Size	6000	6045	-\$317	-0.06 %	7686	-\$15,481	-2.67 %	6603	-\$3,482	-0.73 %

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## Sales Comparison

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<b>Parcel ID #</b>	52350 00260	52453 00280			52436 00390			52437 00050		
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<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Oct 01, 2018			Mar 16, 2018			Nov 01, 2018		
<b>Sale Price</b>	N/A	\$476,375			\$451,000			\$492,500		
<b>adjRate</b>	N/A	1.00000			1.02585			1.00000		
<b>Time Adjustment</b>	N/A	\$			\$11,657			\$		
<b>Time Adjusted Sale Price</b>	N/A	\$476,375			\$462,657			\$492,500		
<b>Total % Adjustment</b>	N/A	-4.80 %			3.29 %			2.94 %		
<b>Total Dollar Adjustment</b>	N/A	-\$22,865			\$15,218			\$14,471		
<b>Adjusted Sales Price</b>	\$530,000	\$453,510			\$477,875			\$506,971		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$310.62			\$327.31			\$347.24		
<b>Gross \$ Adjustment</b>	N/A	\$33,273			\$39,560			\$44,718		
<b># of adjustments</b>	N/A	8			6			9		
<b># of adjustments over 1 %</b>	N/A	3			3			3		

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<b>Parcel ID #</b>	52350 00260	52437 00200			52447 00160			52490 00220		
<b>Address</b>	58 DANIEL RD MASSAPEQUA, NY 11758	7 PEMBROKE DR MASSAPEQUA, NY 11758			702 KILDARE CT SEAFORD, NY 11783			12 HAMPTON RD MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Jul 11, 2016			Aug 07, 2017			Oct 20, 2017		
<b>Sale Price</b>	N/A	\$480,000			\$540,000			\$450,000		
<b>adjRate</b>	N/A	1.15656			1.07270			1.05910		
<b>Time Adjustment</b>	N/A	\$75,151			\$39,256			\$26,594		
<b>Time Adjusted Sale Price</b>	N/A	\$555,151			\$579,256			\$476,594		
<b>Total % Adjustment</b>	N/A	3.68 %			-9.69 %			1.94 %		
<b>Total Dollar Adjustment</b>	N/A	\$20,414			-\$56,144			\$9,260		
<b>Adjusted Sales Price</b>	\$530,000	\$575,565			\$523,113			\$485,853		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$394.22			\$358.30			\$332.78		
<b>Gross \$ Adjustment</b>	N/A	\$41,899			\$58,151			\$52,006		
<b># of adjustments</b>	N/A	9			8			8		
<b># of adjustments over 1 %</b>	N/A	2			4			3		

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TENTATIVE