

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52184 12180	52184 12180			52184 12180			52137 00220		
Address	88 TORONTO AVE MASSAPEQUA, NY 11758	88 TORONTO AVE MASSAPEQUA, NY 11758			88 TORONTO AVE MASSAPEQUA, NY 11758			55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1402	1402	0	0.00 %	1402	0	0.00 %	1188	\$27,453	4.96 %
Upper Living Area	345	345	0	0.00 %	345	0	0.00 %	396	\$515	0.09 %
Basement	100	100	0	0.00 %	100	0	0.00 %	0	\$5,740	1.04 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-0-7	\$3,721	0.67 %
Year Built Depreciation	1952-87.80	1952-88.53	-\$4,129	-0.83 %	1952-88.53	-\$3,581	-0.83 %	1953-88.53	-\$4,602	-0.83 %
Ext Wall	Composition	Composition	0	0.00 %	Composition	0	0.00 %	Alum/Vinyl	-\$8,930	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$2,435	0.44 %
Parking	Att-308	Att-308	0	0.00 %	Att-308	0	0.00 %	Att-294	\$482	0.09 %
Terrace Or Patio	Pto-228	Pto-228	0	0.00 %	Pto-228	0	0.00 %	Ter-70	-\$616	-0.11 %
Porch	Op-191	Op-191	0	0.00 %	Op-191	0	0.00 %	Ep-120	\$1,550	0.28 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52184 12180	52117 00950			52185 14200			52418 00040		
Address	88 TORONTO AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758			75 TORONTO AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1402	1370	\$3,794	0.68 %	1546	-\$11,698	-2.82 %	1260	\$13,343	3.17 %
Upper Living Area	345	420	\$760	0.14 %	345	0	0.00 %	420	\$571	0.14 %
Basement	100	0	\$5,811	1.04 %	100	0	0.00 %	0	\$4,364	1.04 %
Bathrooms And Fixtures	2-1-8	1-1-5	\$13,373	2.39 %	2-1-8	0	0.00 %	2-0-6	\$6,119	1.45 %
Year Built Depreciation	1952-87.80	1954-88.89	-\$6,918	-1.24 %	1953-88.53	-\$3,452	-0.83 %	1953-88.53	-\$3,499	-0.83 %
Ext Wall	Composition	Composition	0	0.00 %	Composition	0	0.00 %	Alum/Vinyl	-\$6,790	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	\$3,036	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,280	0.54 %
Fireplace	2	0	\$2,465	0.44 %	0	\$1,827	0.44 %	0	\$1,852	0.44 %
Parking	Att-308	Att-200	\$4,027	0.72 %	0	\$10,121	2.44 %	Det-280	\$6,431	1.53 %
Terrace Or Patio	Pto-228	0	\$2,447	0.44 %	0	\$1,813	0.44 %	0	\$1,838	0.44 %
Porch	Op-191	0	\$6,126	1.09 %	Op-12	\$4,069	0.98 %	Ep-108	\$1,429	0.34 %
Land Size	6000	6500	-\$3,421	-0.61 %	6000	0	0.00 %	6000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 23, 2018			Feb 19, 2013			Dec 19, 2016		
Sale Price	N/A	\$490,000			\$326,000			\$490,000		
adjRate	N/A	1.01284			1.32043			1.12887		
Time Adjustment	N/A	\$6,292			\$104,461			\$63,144		
Time Adjusted Sale Price	N/A	\$496,292			\$430,461			\$553,144		
Total % Adjustment	N/A	-0.83 %			-0.83 %			5.02 %		
Total Dollar Adjustment	N/A	-\$4,129			-\$3,581			\$27,749		
Adjusted Sales Price	\$486,000	\$492,163			\$426,880			\$580,893		
Adj Sales Price / SQFT	\$0.00	\$351.04			\$304.48			\$414.33		
Gross \$ Adjustment	N/A	\$4,129			\$3,581			\$56,043		
# of adjustments	N/A	1			1			10		
# of adjustments over 1 %	N/A	0			0			3		
Sales Comparison										
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Parcel ID #	52184 12180	52117 00950			52185 14200			52418 00040		
Address	88 TORONTO AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758			75 TORONTO AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 13, 2018			Oct 01, 2014			Mar 14, 2018		
Sale Price	N/A	\$560,000			\$333,000			\$410,000		
adjRate	N/A	1.00000			1.24619			1.02585		
Time Adjustment	N/A	\$			\$81,980			\$10,597		
Time Adjusted Sale Price	N/A	\$560,000			\$414,980			\$420,597		
Total % Adjustment	N/A	5.62 %			0.65 %			6.64 %		
Total Dollar Adjustment	N/A	\$31,499			\$2,680			\$27,938		
Adjusted Sales Price	\$486,000	\$591,499			\$417,659			\$448,535		
Adj Sales Price / SQFT	\$0.00	\$421.90			\$297.90			\$319.93		
Gross \$ Adjustment	N/A	\$52,178			\$32,979			\$48,516		
# of adjustments	N/A	11			6			11		
# of adjustments over 1 %	N/A	4			2			5		

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TENTATIVE