

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52404 00060	52121 00770			52120 00810			52112 02290		
Address	536 HAWTHORNE ST MASSAPEQUA, NY 11758	820 NO CENTRAL AVE MASSAPEQUA, NY 11758			266 SUFFOLK AVE MASSAPEQUA, NY 11758			202 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1293	1274	\$1,959	0.43 %	1176	\$12,591	2.81 %	1247	\$5,367	1.07 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	80	0	-\$1,730	-0.38 %	336	\$4,775	1.07 %	0	-\$1,930	-0.38 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$367	0.08 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1954-87.80	1958-89.61	-\$9,113	-2.02 %	1954-88.89	-\$5,530	-1.24 %	1962-90.30	-\$13,969	-2.77 %
Ext Wall	Alum/Vinyl	Composition	\$7,408	1.64 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Parking	0	0	0	0.00 %	Att-200	-\$7,515	-1.68 %	Att-231	-\$9,532	-1.89 %
Terrace Or Patio	0	0	0	0.00 %	Pto-180	-\$1,679	-0.38 %	0	0	0.00 %
Porch	Op-410	Op-114	\$4,224	0.94 %	Ep-280	\$1,345	0.30 %	0	\$8,615	1.71 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	266	-\$4,885	-0.97 %
Land Size	6720	6000	\$3,934	0.87 %	6500	\$1,142	0.26 %	7000	-\$1,572	-0.31 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52404 00060	52418 00040			52117 00650			52118 00480		
Address	536 HAWTHORNE ST MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783			213 NORTH NASSAU AVE NORTH MASSAPEQUA, NY 11758			251 N SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1293	1260	\$3,192	0.76 %	1109	\$20,716	4.59 %	1260	\$3,659	0.76 %
Upper Living Area	0	420	\$3,705	0.88 %	0	0	0.00 %	420	\$4,247	0.88 %
Attic	80	0	-\$1,611	-0.38 %	317	\$4,486	0.99 %	0	-\$1,847	-0.38 %
Style	Ranch	Cape	\$345	0.08 %	Cape	\$370	0.08 %	Cape	\$395	0.08 %
Bathrooms And Fixtures	1-0-3	2-0-6	-\$14,386	-3.42 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,499	-0.83 %	1953-88.53	-\$3,753	-0.83 %	1954-88.89	-\$5,956	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$23,024	5.47 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$26,393	5.47 %
Parking	0	Det-280	-\$3,735	-0.89 %	Det-552	-\$10,172	-2.25 %	Att-200	-\$8,094	-1.68 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-150	-\$1,603	-0.33 %
Porch	Op-410	Ep-108	\$4,000	0.95 %	0	\$7,714	1.71 %	0	\$8,244	1.71 %
Wood Deck	0	0	0	0.00 %	159	-\$3,112	-0.69 %	0	0	0.00 %
Land Size	6720	6000	\$3,665	0.87 %	6000	\$3,932	0.87 %	6000	\$4,202	0.87 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 08, 2017			Sep 26, 2017			Mar 28, 2017		
Sale Price	N/A	\$429,000			\$420,000			\$455,000		
adjRate	N/A	1.05236			1.06588			1.10747		
Time Adjustment	N/A	\$22,463			\$27,668			\$48,897		
Time Adjusted Sale Price	N/A	\$451,463			\$447,668			\$503,897		
Total % Adjustment	N/A	1.48 %			1.23 %			-3.55 %		
Total Dollar Adjustment	N/A	\$6,682			\$5,495			-\$17,907		
Adjusted Sales Price	\$470,000	\$458,145			\$453,163			\$485,990		
Adj Sales Price / SQFT	\$0.00	\$354.33			\$350.47			\$375.86		
Gross \$ Adjustment	N/A	\$28,368			\$34,945			\$45,871		
# of adjustments	N/A	6			8			7		
# of adjustments over 1 %	N/A	2			4			4		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 14, 2018			Aug 05, 2016			Mar 23, 2018		
Sale Price	N/A	\$410,000			\$392,000			\$470,000		
adjRate	N/A	1.02585			1.15097			1.02585		
Time Adjustment	N/A	\$10,597			\$59,180			\$12,148		
Time Adjusted Sale Price	N/A	\$420,597			\$451,180			\$482,148		
Total % Adjustment	N/A	3.49 %			4.47 %			6.15 %		
Total Dollar Adjustment	N/A	\$14,699			\$20,181			\$29,639		
Adjusted Sales Price	\$470,000	\$435,296			\$471,361			\$511,787		
Adj Sales Price / SQFT	\$0.00	\$336.66			\$364.55			\$395.81		
Gross \$ Adjustment	N/A	\$61,162			\$54,256			\$64,640		
# of adjustments	N/A	10			8			10		
# of adjustments over 1 %	N/A	2			3			4		

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TENTATIVE