

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52403 00290	52183 12000			52120 00660			52335 00060		
Address	532 OAK ST MASSAPEQUA, NY 11758	94 ONTARIO AVE MASSAPEQUA, NY 11758			263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			11 DOVER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1285	1234	\$5,330	1.19 %	1188	\$12,810	2.32 %	1290	-\$625	-0.11 %
Upper Living Area	150	345	\$1,756	0.39 %	396	\$2,681	0.49 %	0	-\$1,921	-0.35 %
Basement	0	100	-\$4,595	-1.03 %	0	0	0.00 %	0	0	0.00 %
Rec Room	800	345	\$8,067	1.80 %	594	\$4,127	0.75 %	600	\$3,992	0.72 %
Style	Ranch	Cape	\$367	0.08 %	Cape	\$452	0.08 %	Ranch	0	0.00 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$9,202	2.06 %	2-1-8	\$3,272	0.59 %	2-0-6	\$11,326	2.06 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,722	-0.83 %	1954-88.89	-\$6,816	-1.24 %	1951-88.17	-\$2,314	-0.42 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,985	0.54 %
Fireplace	0	2	-\$1,961	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-260	Att-252	\$236	0.05 %	Att-200	\$2,272	0.41 %	Att-200	\$2,268	0.41 %
Terrace Or Patio	Pto-100	Pto-184	-\$588	-0.13 %	Pto-298	-\$1,435	-0.26 %	0	\$1,376	0.25 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	140	-\$3,469	-0.63 %
Land Size	6000	7200	-\$6,202	-1.39 %	6000	0	0.00 %	6000	0	0.00 %
Section Block	52 403	52 183	-\$1,527	-0.34 %	52 120	\$47,037	8.53 %	52 335	\$46,951	8.53 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52403 00290	52183 12020			52183 11930			52418 00040		
<b>Address</b>	532 OAK ST MASSAPEQUA, NY 11758	98 ONTARIO AVE MASSAPEQUA, NY 11758			101 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1285	1234	\$5,710	1.19 %	1368	-\$10,792	-1.81 %	1260	\$2,424	0.58 %
Upper Living Area	150	345	\$1,881	0.39 %	576	\$4,708	0.79 %	420	\$2,224	0.53 %
Basement	0	100	-\$4,922	-1.03 %	0	0	0.00 %	0	0	0.00 %
Rec Room	800	0	\$17,590	3.67 %	384	\$9,667	1.62 %	0	\$15,437	3.67 %
Style	Ranch	Cape	\$393	0.08 %	Cape	\$488	0.08 %	Cape	\$345	0.08 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$9,857	2.06 %	2-0-6	\$12,238	2.06 %	2-0-6	\$8,651	2.06 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,987	-0.83 %	1949-87.80	0	0.00 %	1953-88.53	-\$3,499	-0.83 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$27,823	-4.68 %	Cntrl Ht	\$2,280	0.54 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-260	Att-399	-\$3,993	-0.83 %	Det-220	\$5,552	0.93 %	Det-280	\$5,129	1.22 %
Terrace Or Patio	Pto-100	0	\$1,198	0.25 %	0	\$1,487	0.25 %	0	\$1,051	0.25 %
Porch	0	Op-36	-\$1,438	-0.30 %	Op-24	-\$1,225	-0.21 %	Ep-108	-\$3,138	-0.75 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	7200	-\$6,644	-1.39 %	5500	\$3,977	0.67 %	6000	0	0.00 %
Section Block	52 403	52 183	-\$1,635	-0.34 %	52 183	-\$2,030	-0.34 %	52 418	\$35,859	8.53 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52403 00290	52183 12000			52120 00660			52335 00060		
<b>Address</b>	532 OAK ST MASSAPEQUA, NY 11758	94 ONTARIO AVE MASSAPEQUA, NY 11758			263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			11 DOVER AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Mar 16, 2017			Feb 27, 2017			Mar 24, 2016		
<b>Sale Price</b>	N/A	\$404,000			\$495,000			\$467,000		
<b>adjRate</b>	N/A	1.10747			1.11455			1.17921		
<b>Time Adjustment</b>	N/A	\$43,416			\$56,704			\$83,692		
<b>Time Adjusted Sale Price</b>	N/A	\$447,416			\$551,704			\$550,692		
<b>Total % Adjustment</b>	N/A	1.42 %			11.67 %			11.00 %		
<b>Total Dollar Adjustment</b>	N/A	\$6,364			\$64,402			\$60,570		
<b>Adjusted Sales Price</b>	\$532,000	\$453,780			\$616,106			\$611,262		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$353.14			\$479.46			\$475.69		
<b>Gross \$ Adjustment</b>	N/A	\$43,554			\$80,903			\$77,228		
<b># of adjustments</b>	N/A	12			9			10		
<b># of adjustments over 1 %</b>	N/A	5			3			2		

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52403 00290	52183 12020			52183 11930			52418 00040		
<b>Address</b>	532 OAK ST MASSAPEQUA, NY 11758	98 ONTARIO AVE MASSAPEQUA, NY 11758			101 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Feb 24, 2017			Oct 25, 2016			Mar 14, 2018		
<b>Sale Price</b>	N/A	\$430,000			\$522,000			\$410,000		
<b>adjRate</b>	N/A	1.11455			1.13986			1.02585		
<b>Time Adjustment</b>	N/A	\$49,258			\$73,009			\$10,597		
<b>Time Adjusted Sale Price</b>	N/A	\$479,258			\$595,009			\$420,597		
<b>Total % Adjustment</b>	N/A	2.92 %			-0.63 %			15.87 %		
<b>Total Dollar Adjustment</b>	N/A	\$14,010			-\$3,755			\$66,763		
<b>Adjusted Sales Price</b>	\$532,000	\$493,268			\$591,254			\$487,360		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$383.87			\$460.12			\$379.27		
<b>Gross \$ Adjustment</b>	N/A	\$59,248			\$79,987			\$80,037		
<b># of adjustments</b>	N/A	12			11			11		
<b># of adjustments over 1 %</b>	N/A	5			4			4		

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TENTATIVE