

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52188 16890	52418 00040			52137 00220			52184 13100		
Address	133 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783			55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			97 ONTARIO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1200	1260	-\$5,959	-1.42 %	1188	\$1,628	0.29 %	1152	\$5,361	1.20 %
Upper Living Area	0	420	\$3,705	0.88 %	396	\$4,634	0.84 %	384	\$3,643	0.82 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Cape	\$345	0.08 %	Cape	\$454	0.08 %	Cape	\$366	0.08 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$4,265	-0.77 %	2-0-6	0	0.00 %
Year Built Depreciation	1958-88.17	1953-88.53	-\$1,739	-0.41 %	1953-88.53	-\$2,287	-0.41 %	1948-87.80	\$1,884	0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,280	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Cpt-190	Det-280	-\$1,243	-0.30 %	Att-294	-\$9,468	-1.71 %	Det-280	-\$1,320	-0.30 %
Terrace Or Patio	0	0	0	0.00 %	Ter-70	-\$3,019	-0.55 %	0	0	0.00 %
Porch	Op-154	Ep-108	\$821	0.20 %	Ep-120	\$752	0.14 %	0	\$4,234	0.95 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	195	-\$3,543	-0.79 %
Land Size	5000	6000	-\$5,830	-1.39 %	6000	-\$7,668	-1.39 %	5000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52188 16890	52138 00420			52336 00060			52288 36600		
Address	133 TORONTO AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			14 DOVER AVE MASSAPEQUA, NY 11758			189 HAMILTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1200	1109	\$9,266	2.33 %	1207	-\$848	-0.17 %	1212	-\$1,220	-0.29 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	0	317	\$5,492	1.38 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Cape	\$326	0.08 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1958-88.17	1951-88.17	0	0.00 %	1951-88.17	0	0.00 %	1951-88.17	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$8,190	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,706	0.54 %	Cntrl Ht	0	0.00 %
Parking	Cpt-190	Att-255	-\$5,816	-1.46 %	Att-200	-\$5,446	-1.09 %	Att-200	-\$4,581	-1.09 %
Terrace Or Patio	0	Pto-60	-\$665	-0.17 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-154	0	\$3,767	0.95 %	0	\$4,734	0.95 %	0	\$3,982	0.95 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	5000	6000	-\$5,505	-1.39 %	6000	-\$6,919	-1.39 %	8000	-\$14,839	-3.53 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 14, 2018	Dec 19, 2016	Jun 25, 2015
Sale Price	N/A	\$410,000	\$490,000	\$363,500
adjRate	N/A	1.02585	1.12887	1.22809
Time Adjustment	N/A	\$10,597	\$63,144	\$82,911
Time Adjusted Sale Price	N/A	\$420,597	\$553,144	\$446,411
Total % Adjustment	N/A	-1.81 %	-3.48 %	2.38 %
Total Dollar Adjustment	N/A	-\$7,620	-\$19,238	\$10,625
Adjusted Sales Price	\$447,000	\$412,977	\$533,906	\$457,036
Adj Sales Price / SQFT	\$0.00	\$344.15	\$444.92	\$380.86
Gross \$ Adjustment	N/A	\$21,922	\$34,174	\$20,351
# of adjustments	N/A	8	9	7
# of adjustments over 1 %	N/A	2	2	1

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Address	133 TORONTO AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758	189 HAMILTON AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 12, 2017	Jan 17, 2017	Oct 08, 2015
Sale Price	N/A	\$375,000	\$445,000	\$347,500
adjRate	N/A	1.05910	1.12169	1.20815
Time Adjustment	N/A	\$22,161	\$54,150	\$72,331
Time Adjusted Sale Price	N/A	\$397,161	\$499,150	\$419,831
Total % Adjustment	N/A	1.73 %	0.48 %	-3.97 %
Total Dollar Adjustment	N/A	\$6,865	\$2,417	-\$16,658
Adjusted Sales Price	\$447,000	\$404,026	\$501,567	\$403,174
Adj Sales Price / SQFT	\$0.00	\$336.69	\$417.97	\$335.98
Gross \$ Adjustment	N/A	\$30,836	\$28,844	\$24,621
# of adjustments	N/A	7	6	4
# of adjustments over 1 %	N/A	4	3	2

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TENTATIVE