

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52057 00010	52105 00530			52223 00930			52337 00140		
Address	273 CEDAR ST MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758			257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758			560 OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1488	1784	-\$35,716	-5.17 %	1567	-\$6,555	-1.50 %	1428	\$6,656	1.21 %
Upper Living Area	744	672	-\$728	-0.11 %	663	-\$519	-0.12 %	612	-\$1,081	-0.20 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	612	-\$15,862	-2.89 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$20,291	4.65 %	Cape	\$25,547	4.65 %
Year Built Depreciation	1955-87.80	1932-87.80	0	0.00 %	1956-89.25	-\$7,120	-1.63 %	1953-88.53	-\$4,573	-0.83 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-308	-\$4,935	-0.71 %	Att-210	-\$310	-0.07 %	Det-480	\$165	0.03 %
Terrace Or Patio	0	Pto-100	-\$1,723	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-112	0	\$5,230	0.76 %	0	\$3,304	0.76 %	Op-15	\$3,392	0.62 %
Wood Deck	40	559	-\$8,583	-1.24 %	0	\$996	0.23 %	525	-\$6,575	-1.20 %
Land Size	8500	8000	\$3,216	0.47 %	7000	\$6,538	1.50 %	7800	\$3,629	0.66 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52057 00010	52059 35080			52115 00260			52418 00040		
Address	273 CEDAR ST MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758			216 QUEENS 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	1488	1331	\$13,656	3.31 %	1552	-\$6,207	-1.22 %	1260	\$20,964	4.98 %
Upper Living Area	744	438	-\$1,983	-0.48 %	0	-\$7,005	-1.38 %	420	-\$2,156	-0.51 %
Rec Room	0	0	0	0.00 %	440	-\$11,214	-2.21 %	0	0	0.00 %
Style	Colonial	Cape	\$19,148	4.65 %	Bungalow, Cottage	\$14,848	2.93 %	Cape	\$19,548	4.65 %
Year Built Depreciation	1955-87.80	1954-88.89	-\$5,090	-1.24 %	1940-87.80	0	0.00 %	1953-88.53	-\$3,499	-0.83 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,280	0.54 %
Parking	Att-200	Att-200/Cpt- 200	-\$2,565	-0.62 %	0	\$8,659	1.71 %	Det-280	\$3,382	0.80 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-112	0	\$3,118	0.76 %	Op-25	\$2,744	0.54 %	Ep-108	\$21	0.01 %
Wood Deck	40	0	\$940	0.23 %	40	0	0.00 %	0	\$959	0.23 %
Land Size	8500	6000	\$1,917	0.47 %	8000	\$2,359	0.47 %	6000	\$11,367	2.70 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 21, 2018	Aug 22, 2017	Oct 27, 2017
Sale Price	N/A	\$691,161	\$407,000	\$519,000
adjRate	N/A	1.00000	1.07270	1.05910
Time Adjustment	N/A	\$	\$29,588	\$30,671
Time Adjusted Sale Price	N/A	\$691,161	\$436,588	\$549,671
Total % Adjustment	N/A	-6.26 %	3.81 %	2.06 %
Total Dollar Adjustment	N/A	-\$43,239	\$16,625	\$11,299
Adjusted Sales Price	\$515,000	\$647,922	\$453,213	\$560,970
Adj Sales Price / SQFT	\$0.00	\$435.43	\$304.58	\$377.00
Gross \$ Adjustment	N/A	\$60,130	\$45,633	\$67,479
# of adjustments	N/A	7	8	9
# of adjustments over 1 %	N/A	2	4	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52057 00010	52059 35080	52115 00260	52418 00040
Address	273 CEDAR ST MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758	216 QUEENS AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 11, 2018	Feb 24, 2017	Mar 14, 2018
Sale Price	N/A	\$412,000	\$455,000	\$410,000
adjRate	N/A	1.00000	1.11455	1.02585
Time Adjustment	N/A	\$	\$52,122	\$10,597
Time Adjusted Sale Price	N/A	\$412,000	\$507,122	\$420,597
Total % Adjustment	N/A	7.07 %	0.83 %	12.57 %
Total Dollar Adjustment	N/A	\$29,141	\$4,184	\$52,867
Adjusted Sales Price	\$515,000	\$441,141	\$511,305	\$473,464
Adj Sales Price / SQFT	\$0.00	\$296.47	\$343.62	\$318.19
Gross \$ Adjustment	N/A	\$48,417	\$53,036	\$64,177
# of adjustments	N/A	8	7	9
# of adjustments over 1 %	N/A	3	5	3

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TENTATIVE