

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52403 00360	52403 00370			52183 11930			52111 02120		
Address	550 OAK ST MASSAPEQUA, NY 11758	554 OAK ST MASSAPEQUA, NY 11758			101 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			244 HAWTHORNE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1953	1628	\$36,926	5.47 %	1368	\$65,290	10.97 %	1664	\$29,391	4.79 %
Upper Living Area	150	0	-\$2,357	-0.35 %	576	\$4,708	0.79 %	638	\$5,446	0.89 %
Rec Room	1290	764	\$10,896	1.61 %	384	\$18,661	3.14 %	0	\$31,951	5.21 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$488	0.08 %	Cape	\$503	0.08 %
Bathrooms And Fixtures	2-0-6	3-0-9	-\$13,611	-2.02 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-87.80	1954-87.80	0	0.00 %	1949-87.80	0	0.00 %	1954-87.80	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Det-220	\$3,088	0.52 %	Att-220	-\$863	-0.14 %
Porch	Op-178	0	\$7,075	1.05 %	Op-24	\$4,994	0.84 %	Op-120	\$1,525	0.25 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	152	-\$4,096	-0.67 %
Land Size	6540	6327	\$1,714	0.25 %	5500	\$7,942	1.33 %	7200	-\$4,496	-0.73 %
Section Block	52 403	52 403	0	0.00 %	52 183	-\$2,030	-0.34 %	52 111	\$52,261	8.53 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52403 00360	52074 32680			52087 00580			52327 00140		
Address	550 OAK ST MASSAPEQUA, NY 11758	148 ONTARIO AVE MASSAPEQUA, NY 11758			241 NORTH BEECH ST MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1953	2014	-\$4,691	-0.90 %	1824	\$6,951	2.02 %	1830	\$10,040	1.92 %
Upper Living Area	150	540	\$3,839	0.73 %	648	\$3,113	0.90 %	427	\$2,829	0.54 %
Rec Room	1290	0	\$27,304	5.21 %	0	\$17,950	5.21 %	0	\$27,246	5.21 %
Style	Ranch	Cape	\$430	0.08 %	Cape	\$282	0.08 %	Cape	\$429	0.08 %
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	1954-87.80	1948-87.80	0	0.00 %	1956-89.25	-\$5,616	-1.63 %	1951-88.17	-\$2,197	-0.42 %
Heat System	Cntrl HtAC	Cntrl Ht	\$25,696	4.91 %	Cntrl Ht	\$16,893	4.91 %	Cntrl Ht	\$25,642	4.91 %
Fireplace	0	2	-\$2,296	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-280	-\$2,824	-0.54 %	Det-552	-\$718	-0.21 %	0	\$8,925	1.71 %
Porch	Op-178	Op-39/Ep-30	\$2,714	0.52 %	Op-253	-\$876	-0.25 %	0	\$5,475	1.05 %
Wood Deck	0	270	-\$5,125	-0.98 %	0	0	0.00 %	0	0	0.00 %
Land Size	6540	8000	-\$8,020	-1.53 %	7000	-\$1,787	-0.52 %	6000	\$3,460	0.66 %
Section Block	52 403	52 074	\$44,662	8.53 %	52 087	\$29,360	8.53 %	52 327	\$44,567	8.53 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52403 00360	52403 00370			52183 11930			52111 02120		
Address	550 OAK ST MASSAPEQUA, NY 11758	554 OAK ST MASSAPEQUA, NY 11758			101 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			244 HAWTHORNE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 27, 2014			Oct 25, 2016			Jul 01, 2016		
Sale Price	N/A	\$540,000			\$522,000			\$530,000		
adjRate	N/A	1.25075			1.13986			1.15656		
Time Adjustment	N/A	\$135,406			\$73,009			\$82,979		
Time Adjusted Sale Price	N/A	\$675,406			\$595,009			\$612,979		
Total % Adjustment	N/A	6.02 %			17.33 %			18.21 %		
Total Dollar Adjustment	N/A	\$40,643			\$103,142			\$111,622		
Adjusted Sales Price	\$633,000	\$716,049			\$698,151			\$724,601		
Adj Sales Price / SQFT	\$0.00	\$366.64			\$357.48			\$371.02		
Gross \$ Adjustment	N/A	\$72,579			\$107,202			\$130,531		
# of adjustments	N/A	6			8			9		
# of adjustments over 1 %	N/A	4			3			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52403 00360	52074 32680			52087 00580			52327 00140		
Address	550 OAK ST MASSAPEQUA, NY 11758	148 ONTARIO AVE MASSAPEQUA, NY 11758			241 NORTH BEECH ST MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 06, 2017			May 18, 2018			Feb 10, 2017		
Sale Price	N/A	\$470,000			\$340,000			\$469,000		
adjRate	N/A	1.11455			1.01284			1.11455		
Time Adjustment	N/A	\$53,840			\$4,366			\$53,725		
Time Adjusted Sale Price	N/A	\$523,840			\$344,366			\$522,725		
Total % Adjustment	N/A	15.59 %			19.04 %			24.18 %		
Total Dollar Adjustment	N/A	\$81,689			\$65,551			\$126,416		
Adjusted Sales Price	\$633,000	\$605,529			\$409,917			\$649,141		
Adj Sales Price / SQFT	\$0.00	\$310.05			\$209.89			\$332.38		
Gross \$ Adjustment	N/A	\$127,601			\$83,546			\$130,809		
# of adjustments	N/A	11			10			10		
# of adjustments over 1 %	N/A	4			5			6		

Nassau County Comparable Sales Report

TENTATIVE