

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52108 01270	52111 02330			52105 01200			52187 16560		
Address	269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577	258 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758			269 NORTH OAK ST MASSAPEQUA, NY 11758			134 JERUSALEM AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2295	2295	0	0.00 %	2295	0	0.00 %	2262	\$1,998	0.42 %
Upper Living Area	1134	1134	0	0.00 %	1134	0	0.00 %	1012	-\$692	-0.15 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-1-8	0	0.00 %
Year Built Depreciation	1981-92.62	1982-94.17	-\$11,373	-1.65 %	1981-93.87	-\$8,770	-1.33 %	1969-91.64	\$4,989	1.06 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$7,723	1.64 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-380	Att-380	0	0.00 %	Att-380	0	0.00 %	Att-312	\$1,888	0.40 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-264	-\$2,234	-0.47 %
Porch	Op-80	Op-80	0	0.00 %	Op-80	0	0.00 %	Op-40	\$1,203	0.26 %
Wood Deck	0	200	-\$5,557	-0.81 %	246	-\$6,077	-0.92 %	0	0	0.00 %
Land Size	7488	8030	-\$3,673	-0.53 %	7313	\$1,193	0.18 %	6424	\$5,555	1.18 %
Fronting	0	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %	SecondaryStreet	\$17,575	3.73 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52108 01270	52116 01720			52187 16510			52094 00170		
Address	269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577	245 NORTH NASSAU AVE MASSAPEQUA, NY 11758			138 JERUSALEM AVE MASSAPEQUA, NY 11758			227 NO CEDAR ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2295	2268	\$1,996	0.35 %	1813	\$35,154	7.14 %	2474	-\$13,824	-2.17 %
Upper Living Area	1134	970	-\$1,150	-0.20 %	796	-\$2,119	-0.43 %	1014	-\$920	-0.14 %
Style	Colonial	Raised Ranch/Hi Ranch	\$10,204	1.77 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C	C+	-\$21,945	-3.81 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-0-6	\$9,258	1.45 %
Year Built Depreciation	1981-92.62	1984-94.77	-\$13,104	-2.28 %	1969-91.64	\$5,220	1.06 %	1958-89.61	\$21,374	3.36 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$2,534	0.44 %	0	\$2,168	0.44 %	0	\$2,801	0.44 %
Parking	Att-380	Att-200	\$6,609	1.15 %	Att-528	-\$3,787	-0.77 %	Att-240	\$5,519	0.87 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-80	0	\$3,380	0.59 %	Op-40	\$1,259	0.26 %	Op-80	0	0.00 %
Wood Deck	0	150	-\$3,810	-0.66 %	0	0	0.00 %	420	-\$8,041	-1.26 %
Land Size	7488	7000	\$2,978	0.52 %	5280	\$13,352	2.71 %	7500	-\$78	-0.01 %
Fronting	0	ResidentialStreet	0	0.00 %	SecondaryArtery	\$17,251	3.50 %	ResidentialStreet	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 26, 2017			May 01, 2015			Mar 09, 2017		
Sale Price	N/A	\$650,000			\$535,000			\$425,000		
adjRate	N/A	1.05910			1.23034			1.10747		
Time Adjustment	N/A	\$38,413			\$123,230			\$45,673		
Time Adjusted Sale Price	N/A	\$688,413			\$658,230			\$470,673		
Total % Adjustment	N/A	-2.99 %			-2.07 %			8.07 %		
Total Dollar Adjustment	N/A	-\$20,603			-\$13,654			\$38,005		
Adjusted Sales Price	\$624,000	\$667,810			\$644,576			\$508,678		
Adj Sales Price / SQFT	\$0.00	\$290.98			\$280.86			\$221.65		
Gross \$ Adjustment	N/A	\$20,603			\$16,040			\$43,858		
# of adjustments	N/A	3			3			9		
# of adjustments over 1 %	N/A	1			1			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52108 01270	52116 01720			52187 16510			52094 00170		
Address	269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577	245 NORTH NASSAU AVE MASSAPEQUA, NY 11758			138 JERUSALEM AVE MASSAPEQUA, NY 11758			227 NO CEDAR ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 20, 2017			Nov 10, 2017			Feb 17, 2016		
Sale Price	N/A	\$547,000			\$468,000			\$537,000		
adjRate	N/A	1.05236			1.05236			1.18494		
Time Adjustment	N/A	\$28,642			\$24,505			\$99,314		
Time Adjusted Sale Price	N/A	\$575,642			\$492,505			\$636,314		
Total % Adjustment	N/A	-2.14 %			13.91 %			2.53 %		
Total Dollar Adjustment	N/A	-\$12,309			\$68,498			\$16,090		
Adjusted Sales Price	\$624,000	\$563,333			\$561,003			\$652,404		
Adj Sales Price / SQFT	\$0.00	\$245.46			\$244.45			\$284.27		
Gross \$ Adjustment	N/A	\$67,709			\$80,310			\$61,816		

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# of adjustments	N/A	10	8	8
# of adjustments over 1 %	N/A	4	4	4