

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52162 00110	52083 00600			52143 32450			52138 00420		
<b>Address</b>	258 NORTH PINE ST MASSAPEQUA, NY 11758	261 PINE ST MASSAPEQUA, NY 11758			147 RHODE ISLAND AVE MASSAPEQUA, NY 11758			58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1042	1042	0	0.00 %	1057	-\$2,115	-0.42 %	1109	-\$7,173	-1.81 %
Attic	298	298	0	0.00 %	0	-\$6,554	-1.29 %	317	\$288	0.07 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	558	0	\$12,761	2.76 %	793	-\$4,350	-0.86 %	0	\$10,948	2.76 %
Style	Cape	Cape	0	0.00 %	Ranch	-\$416	-0.08 %	Cape	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	1954-87.80	1954-88.89	-\$5,719	-1.24 %	1960-89.95	-\$12,167	-2.40 %	1951-88.17	-\$1,669	-0.42 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Att-210	-\$360	-0.07 %	Att-255	-\$1,499	-0.38 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-60	-\$665	-0.17 %
Porch	Op-372	0	\$7,518	1.62 %	Op-126	\$4,015	0.79 %	0	\$6,450	1.62 %
Wood Deck	0	120	-\$2,603	-0.56 %	100	-\$2,481	-0.49 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52162 00110	52366 00140			52182 09960			52118 00250		
<b>Address</b>	258 NORTH PINE ST MASSAPEQUA, NY 11758	343 NORTH HICKORY ST MASSAPEQUA, NY 11758			98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			248 NASSAU AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1042	1039	\$392	0.08 %	1165	-\$16,958	-3.21 %	1176	-\$18,521	-3.48 %
Attic	298	0	-\$6,011	-1.29 %	276	-\$450	-0.09 %	336	\$767	0.14 %
Basement	0	0	0	0.00 %	100	-\$5,424	-1.03 %	0	0	0.00 %
Rec Room	558	0	\$12,821	2.76 %	0	\$14,560	2.76 %	630	-\$1,474	-0.28 %
Style	Cape	Ranch	-\$381	-0.08 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-6	1-0-4	\$9,567	2.06 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,870	-0.83 %	1953-88.53	-\$4,394	-0.83 %	1954-88.89	-\$6,582	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,888	0.54 %
Parking	Att-200	Att-200	0	0.00 %	Att-200	0	0.00 %	Att-442	-\$7,827	-1.47 %
Terrace Or Patio	0	0	0	0.00 %	Pto-165	-\$1,872	-0.35 %	Pto-296	-\$2,700	-0.51 %
Porch	Op-372	Ep-15	\$6,899	1.48 %	Op-300	\$947	0.18 %	Op-175	\$3,103	0.58 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	54	-\$1,575	-0.30 %
Land Size	6000	6000	0	0.00 %	8000	-\$11,507	-2.18 %	8000	-\$11,607	-2.18 %

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## Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
<b>Parcel ID #</b>	52162 00110	52083 00600	52143 32450	52138 00420
<b>Address</b>	258 NORTH PINE ST MASSAPEQUA, NY 11758	261 PINE ST MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Jun 12, 2018	Dec 27, 2017	Oct 12, 2017
<b>Sale Price</b>	N/A	\$460,000	\$485,000	\$375,000
<b>adjRate</b>	N/A	1.00640	1.04567	1.05910
<b>Time Adjustment</b>	N/A	\$2,944	\$22,149	\$22,161
<b>Time Adjusted Sale Price</b>	N/A	\$462,944	\$507,149	\$397,161
<b>Total % Adjustment</b>	N/A	2.58 %	-4.82 %	1.68 %
<b>Total Dollar Adjustment</b>	N/A	\$11,957	-\$24,429	\$6,681
<b>Adjusted Sales Price</b>	\$447,000	\$474,901	\$482,721	\$403,842
<b>Adj Sales Price / SQFT</b>	\$0.00	\$455.76	\$463.26	\$387.56
<b>Gross \$ Adjustment</b>	N/A	\$28,601	\$32,458	\$28,690
<b># of adjustments</b>	N/A	4	8	7
<b># of adjustments over 1 %</b>	N/A	3	2	3

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52162 00110	52366 00140	52182 09960	52118 00250
<b>Address</b>	258 NORTH PINE ST MASSAPEQUA, NY 11758	343 NORTH HICKORY ST MASSAPEQUA, NY 11758	98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	248 NASSAU AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Mar 02, 2017	Apr 17, 2017	Jan 30, 2017
<b>Sale Price</b>	N/A	\$420,000	\$480,000	\$475,000
<b>adjRate</b>	N/A	1.10747	1.10042	1.12169
<b>Time Adjustment</b>	N/A	\$45,135	\$48,203	\$57,801
<b>Time Adjusted Sale Price</b>	N/A	\$465,135	\$528,203	\$532,801
<b>Total % Adjustment</b>	N/A	4.17 %	-4.75 %	-8.17 %
<b>Total Dollar Adjustment</b>	N/A	\$19,417	-\$25,099	-\$43,526
<b>Adjusted Sales Price</b>	\$447,000	\$484,552	\$503,104	\$489,274
<b>Adj Sales Price / SQFT</b>	\$0.00	\$465.02	\$482.83	\$469.55
<b>Gross \$ Adjustment</b>	N/A	\$39,941	\$56,111	\$57,045
<b># of adjustments</b>	N/A	7	8	10
<b># of adjustments over 1 %</b>	N/A	4	4	4

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TENTATIVE