

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52041 00520	52041 00520			49212 00030			49156 00470		
Address	347 MICHIGAN AVE MASSAPEQUA, NY 11758	347 MICHIGAN AVE MASSAPEQUA, NY 11758			6 MARLON AVE BETHPAGE, NY 11714			140 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1747	1747	0	0.00 %	2017	-\$24,126	-4.12 %	1952	-\$17,928	-3.19 %
Upper Living Area	840	840	0	0.00 %	792	-\$387	-0.07 %	840	0	0.00 %
Rec Room	210	210	0	0.00 %	0	\$6,893	1.18 %	0	\$6,603	1.18 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-7	\$3,943	0.67 %	2-0-6	\$8,170	1.45 %
Year Built Depreciation	1956-89.95	1956-91.31	-\$9,630	-1.49 %	1933-89.95	0	0.00 %	1953-90.64	-\$4,255	-0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-315	Det-315	0	0.00 %	Att-280	-\$6,952	-1.19 %	Att-220	-\$4,437	-0.79 %
Terrace Or Patio	Pto-150	Pto-150	0	0.00 %	0	\$1,955	0.33 %	0	\$1,873	0.33 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-48	-\$2,172	-0.39 %
Wood Deck	150	150	0	0.00 %	0	\$3,906	0.67 %	398	-\$3,194	-0.57 %
Land Size	5800	5800	0	0.00 %	6000	-\$1,520	-0.26 %	6000	-\$1,456	-0.26 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52041 00520	49215 00160			52390 00130			49156 00970		
Address	347 MICHIGAN AVE MASSAPEQUA, NY 11758	17 ZORANNE DR FARMINGDALE, NY 11735			1 DIANE DR MASSAPEQUA, NY 11758			30 CEDAR DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1747	2006	-\$20,604	-3.96 %	1752	-\$465	-0.08 %	1488	\$22,485	4.80 %
Upper Living Area	840	840	0	0.00 %	840	0	0.00 %	744	-\$627	-0.13 %
Rec Room	210	0	\$6,114	1.18 %	0	\$6,550	1.18 %	0	\$5,503	1.18 %
Bathrooms And Fixtures	2-1-8	2-0-7	\$3,498	0.67 %	2-0-6	\$8,105	1.45 %	2-0-6	\$6,809	1.45 %
Year Built Depreciation	1956-89.95	1951-90.30	-\$1,988	-0.38 %	1954-90.98	-\$6,273	-1.13 %	1948-89.95	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,562	-0.55 %
Fireplace	0	2	-\$2,279	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-315	0	\$5,440	1.05 %	0	\$5,827	1.05 %	Det-308	\$137	0.03 %
Terrace Or Patio	Pto-150	Pto-370	-\$1,252	-0.24 %	0	\$1,858	0.33 %	0	\$1,561	0.33 %
Porch	0	0	0	0.00 %	Op-24/Ep-12	-\$1,671	-0.30 %	0	0	0.00 %
Wood Deck	150	0	\$3,465	0.67 %	0	\$3,712	0.67 %	425	-\$2,873	-0.61 %
Land Size	5800	5280	\$3,753	0.72 %	5985	-\$1,338	-0.24 %	5500	\$1,907	0.41 %

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Parcel ID #	52041 00520	52041 00520	49212 00030	49156 00470
Address	347 MICHIGAN AVE MASSAPEQUA, NY 11758	347 MICHIGAN AVE MASSAPEQUA, NY 11758	6 MARLON AVE BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 17, 2018	Jul 28, 2017	Dec 19, 2017
Sale Price	N/A	\$639,000	\$543,000	\$537,000
adjRate	N/A	1.01284	1.07956	1.04567
Time Adjustment	N/A	\$8,205	\$43,202	\$24,524
Time Adjusted Sale Price	N/A	\$647,205	\$586,202	\$561,524
Total % Adjustment	N/A	-1.49 %	-2.78 %	-2.99 %
Total Dollar Adjustment	N/A	-\$9,630	-\$16,288	-\$16,796
Adjusted Sales Price	\$535,000	\$637,575	\$569,914	\$544,728
Adj Sales Price / SQFT	\$0.00	\$364.95	\$326.22	\$311.81
Gross \$ Adjustment	N/A	\$9,630	\$49,683	\$50,087
# of adjustments	N/A	1	8	9
# of adjustments over 1 %	N/A	1	3	3
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52041 00520	49215 00160	52390 00130	49156 00970
Address	347 MICHIGAN AVE MASSAPEQUA, NY 11758	17 ZORANNE DR FARMINGDALE, NY 11735	1 DIANE DR MASSAPEQUA, NY 11758	30 CEDAR DR FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 17, 2018	Aug 05, 2016	Jun 15, 2018
Sale Price	N/A	\$520,000	\$484,000	\$465,000
adjRate	N/A	1.00000	1.15097	1.00640
Time Adjustment	N/A	\$	\$73,069	\$2,976
Time Adjusted Sale Price	N/A	\$520,000	\$557,069	\$467,976
Total % Adjustment	N/A	-0.74 %	2.93 %	6.91 %
Total Dollar Adjustment	N/A	-\$3,854	\$16,305	\$32,338
Adjusted Sales Price	\$535,000	\$516,146	\$573,375	\$500,314
Adj Sales Price / SQFT	\$0.00	\$295.45	\$328.21	\$286.38
Gross \$ Adjustment	N/A	\$48,394	\$35,800	\$44,463
# of adjustments	N/A	9	9	9
# of adjustments over 1 %	N/A	3	4	3

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TENTATIVE