

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52096 00610	52096 00610			52118 00480			52059 00440		
Address	227 MAPLESTREET MASSAPEQUA, NY 11758	227 MAPLESTREET MASSAPEQUA, NY 11758			251 N SUFFOLK AVE MASSAPEQUA, NY 11758			181 TORONTO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1300	1300	0	0.00 %	1260	\$4,427	0.92 %	1142	\$14,728	3.86 %
Upper Living Area	0	0	0	0.00 %	420	\$4,247	0.88 %	0	0	0.00 %
Attic	346	346	0	0.00 %	0	-\$7,092	-1.47 %	326	-\$285	-0.07 %
Year Built Depreciation	1958-88.17	1958-89.61	-\$7,162	-1.61 %	1954-88.89	-\$3,947	-0.82 %	1949-87.80	\$1,609	0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$6,257	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,614	0.54 %	Cntrl Ht	\$2,067	0.54 %
Parking	0	0	0	0.00 %	Att-200	-\$8,094	-1.68 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-150	-\$1,603	-0.33 %	0	0	0.00 %
Wood Deck	54	54	0	0.00 %	0	\$1,429	0.30 %	0	\$1,130	0.30 %
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		
Parcel ID #	52096 00610	52120 00900			52417 00060			52057 00480		
Address	227 MAPLESTREET MASSAPEQUA, NY 11758	825 NORTH CENTRAL AVE MASSAPEQUA, NY 11758			1077 JEROME ST SEAFORD, NY 11783			265 NORTH CEDAR ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1300	1300	0	0.00 %	1176	\$13,698	2.98 %	1252	\$4,862	1.11 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	346	364	\$270	0.07 %	336	-\$171	-0.04 %	298	-\$795	-0.18 %
Year Built Depreciation	1958-88.17	1960-89.95	-\$8,083	-1.99 %	1953-88.53	-\$1,904	-0.41 %	1954-88.89	-\$3,598	-0.82 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$2,227	-0.55 %	Composition	\$7,555	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,496	0.54 %	Cntrl Ht	0	0.00 %
Parking	0	Att-260	-\$8,469	-2.08 %	Det-308	-\$4,634	-1.01 %	Att-200	-\$7,378	-1.68 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-416	-\$2,674	-0.61 %
Wood Deck	54	0	\$1,206	0.30 %	50	\$87	0.02 %	0	\$1,303	0.30 %
Land Size	6000	6000	0	0.00 %	6600	-\$3,348	-0.73 %	8000	-\$9,574	-2.18 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 08, 2015			Mar 23, 2018			Jan 18, 2018		
Sale Price	N/A	\$362,000			\$470,000			\$367,000		
adjRate	N/A	1.23259			1.02585			1.03902		
Time Adjustment	N/A	\$84,197			\$12,148			\$14,320		
Time Adjusted Sale Price	N/A	\$446,197			\$482,148			\$381,320		
Total % Adjustment	N/A	-1.61 %			-1.66 %			6.69 %		
Total Dollar Adjustment	N/A	-\$7,162			-\$8,019			\$25,507		
Adjusted Sales Price	\$436,000	\$439,035			\$474,129			\$406,827		
Adj Sales Price / SQFT	\$0.00	\$337.72			\$364.71			\$312.94		
Gross \$ Adjustment	N/A	\$7,162			\$33,453			\$26,076		
# of adjustments	N/A	1			8			6		
# of adjustments over 1 %	N/A	1			2			2		
Sales Comparison										
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Address	227 MAPLESTREET MASSAPEQUA, NY 11758	825 NORTH CENTRAL AVE MASSAPEQUA, NY 11758			1077 JEROME ST SEAFORD, NY 11783			265 NORTH CEDAR ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 16, 2016			Jun 11, 2018			Jul 20, 2016		
Sale Price	N/A	\$350,000			\$457,500			\$380,000		
adjRate	N/A	1.16219			1.00640			1.15656		
Time Adjustment	N/A	\$56,765			\$2,928			\$59,494		
Time Adjusted Sale Price	N/A	\$406,765			\$460,428			\$439,494		
Total % Adjustment	N/A	-4.25 %			2.99 %			-4.06 %		
Total Dollar Adjustment	N/A	-\$17,304			\$13,780			-\$17,854		
Adjusted Sales Price	\$436,000	\$389,461			\$474,208			\$421,640		
Adj Sales Price / SQFT	\$0.00	\$299.59			\$364.78			\$324.34		
Gross \$ Adjustment	N/A	\$20,255			\$33,892			\$30,184		
# of adjustments	N/A	5			8			7		
# of adjustments over 1 %	N/A	2			3			3		

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TENTATIVE