

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52508 00070	52507 00140			52365 00080			52366 00320		
Address	314 BANBURY RD MASSAPEQUA, NY 11758	321 BANBURY RD MASSAPEQUA, NY 11758			210 WYNGATE DR MASSAPEQUA, NY 11758			224 WYNGATE DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1403	1403	0	0.00 %	1389	\$1,766	0.29 %	1397	\$826	0.13 %
Basement	342	342	0	0.00 %	493	-\$6,904	-1.15 %	493	-\$7,567	-1.15 %
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	-\$6,026	-1.24 %	1956-89.25	-\$9,806	-1.63 %	1956-89.25	-\$10,747	-1.63 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$32,327	4.91 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-264	Op-288	-\$242	-0.05 %	0	\$8,163	1.36 %	0	\$8,947	1.36 %
Wood Deck	260	0	\$4,708	0.97 %	0	\$5,803	0.97 %	0	\$6,360	0.97 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6958	6930	\$151	0.03 %	8010	-\$6,447	-1.07 %	7068	-\$791	-0.12 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52508 00070	52329 00250			52329 00280			52507 00130		
Address	314 BANBURY RD MASSAPEQUA, NY 11758	228 NORMANDY RD MASSAPEQUA, NY 11758			234 NORMANDY RD MASSAPEQUA, NY 11758			323 BANBURY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1403	1557	-\$17,708	-3.00 %	1347	\$7,055	1.20 %	1403	0	0.00 %
Basement	342	455	-\$5,146	-0.87 %	375	-\$1,547	-0.26 %	342	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-1-8	-\$8,443	-1.43 %	1-1-5	\$4,927	0.92 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$7,292	-1.24 %	1954-88.89	-\$7,273	-1.24 %	1954-88.89	-\$6,619	-1.24 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$3,232	-0.55 %	Mas/Frame	-\$3,224	-0.55 %	Composition	\$8,791	1.64 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$26,282	4.91 %
Terrace Or Patio	0	Pto-287	-\$2,940	-0.50 %	Pto-300	-\$3,006	-0.51 %	0	0	0.00 %
Porch	Ep-264	Op-204	\$1,257	0.21 %	Op-63	\$5,129	0.87 %	Op-150	\$2,265	0.42 %
Wood Deck	260	0	\$5,697	0.97 %	0	\$5,682	0.97 %	0	\$5,171	0.97 %
Pool	0	392	-\$15,828	-2.68 %	0	0	0.00 %	0	0	0.00 %
Land Size	6958	7575	-\$3,827	-0.65 %	10100	-\$16,560	-2.81 %	8019	-\$5,790	-1.08 %

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Parcel ID #	52508 00070	52507 00140	52365 00080	52366 00320
Address	314 BANBURY RD MASSAPEQUA, NY 11758	321 BANBURY RD MASSAPEQUA, NY 11758	210 WYNGATE DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 15, 2014	Dec 28, 2017	Aug 02, 2018
Sale Price	N/A	\$390,000	\$575,000	\$659,000
adjRate	N/A	1.25075	1.04567	1.00000
Time Adjustment	N/A	\$97,793	\$26,260	\$
Time Adjusted Sale Price	N/A	\$487,793	\$601,260	\$659,000
Total % Adjustment	N/A	-0.29 %	-1.23 %	4.45 %
Total Dollar Adjustment	N/A	-\$1,410	-\$7,424	\$29,355
Adjusted Sales Price	\$575,000	\$486,383	\$593,836	\$688,355
Adj Sales Price / SQFT	\$0.00	\$346.67	\$423.26	\$490.63
Gross \$ Adjustment	N/A	\$11,126	\$38,888	\$67,565
# of adjustments	N/A	4	6	7
# of adjustments over 1 %	N/A	1	4	4
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52508 00070	52329 00250	52329 00280	52507 00130
Address	314 BANBURY RD MASSAPEQUA, NY 11758	228 NORMANDY RD MASSAPEQUA, NY 11758	234 NORMANDY RD MASSAPEQUA, NY 11758	323 BANBURY RD MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 30, 2017	Jun 13, 2018	May 03, 2017
Sale Price	N/A	\$533,000	\$585,000	\$490,000
adjRate	N/A	1.10747	1.00640	1.09342
Time Adjustment	N/A	\$57,279	\$3,744	\$45,778
Time Adjusted Sale Price	N/A	\$590,279	\$588,744	\$535,778
Total % Adjustment	N/A	-8.30 %	-3.77 %	6.54 %
Total Dollar Adjustment	N/A	-\$49,018	-\$22,187	\$35,027
Adjusted Sales Price	\$575,000	\$541,260	\$566,557	\$570,804
Adj Sales Price / SQFT	\$0.00	\$385.79	\$403.82	\$406.85
Gross \$ Adjustment	N/A	\$62,926	\$57,919	\$59,845
# of adjustments	N/A	9	9	7
# of adjustments over 1 %	N/A	3	4	4

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TENTATIVE