

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52147 00310	52085 00340			52347 00180			52087 00660		
Address	25 BEDFORD AVE MASSAPEQUA, NY 11758	238 NORTH POPLAR ST MASSAPEQUA, NY 11758			24 SHEEP PASTURE LN MASSAPEQUA, NY 11758			951 NORTH BAY AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1986	2265	-\$20,685	-3.77 %	2059	-\$6,524	-1.05 %	1947	\$3,180	0.58 %
Upper Living Area	761	753	-\$62	-0.01 %	764	\$26	0.00 %	711	-\$394	-0.07 %
Attic	0	0	0	0.00 %	0	0	0.00 %	48	\$1,280	0.23 %
Basement	43	27	\$919	0.17 %	0	\$2,839	0.46 %	0	\$2,499	0.46 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Modified Ranch	Modified Ranch	0	0.00 %	Modified Ranch	0	0.00 %	Cape	\$12,937	2.37 %
Bathrooms And Fixtures	3-0-10	2-1-9	\$2,909	0.53 %	2-0-7	\$11,226	1.81 %	2-0-7	\$9,879	1.81 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$8,945	-1.63 %	1954-88.89	-\$7,674	-1.24 %	1954-88.89	-\$6,754	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-260	Att-198	\$2,338	0.43 %	Att-200	\$2,559	0.41 %	Att-180	\$3,049	0.56 %
Terrace Or Patio	0	0	0	0.00 %	Pto-168	-\$2,228	-0.36 %	Pto-360	-\$3,085	-0.56 %
Porch	Op-35	Op-36	-\$41	-0.01 %	Op-36	-\$47	-0.01 %	0	\$1,604	0.29 %
Wood Deck	182	0	\$4,187	0.76 %	52	\$2,951	0.47 %	0	\$4,173	0.76 %
Shed	0	0	0	0.00 %	30	-\$212	-0.03 %	0	0	0.00 %
Land Size	6700	7500	-\$4,716	-0.86 %	6000	\$5,271	0.85 %	7000	-\$1,830	-0.33 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52147 00310	52087 00600			52072 33970			52115 01020		
Address	25 BEDFORD AVE MASSAPEQUA, NY 11758	237 NORTH BEECH ST MASSAPEQUA, NY 11758			180 TORONTO AVE MASSAPEQUA, NY 11758			238 QUEENS AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1986	1746	\$19,932	3.84 %	1260	\$45,879	14.23 %	2073	-\$6,992	-1.25 %
Upper Living Area	761	648	-\$861	-0.17 %	540	-\$1,079	-0.33 %	840	\$616	0.11 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	43	0	\$2,373	0.46 %	0	\$1,473	0.46 %	0	\$2,565	0.46 %
Rec Room	0	432	-\$11,309	-2.18 %	360	-\$6,021	-1.87 %	0	0	0.00 %
Style	Modified Ranch	Cape	\$12,288	2.37 %	Cape	\$7,628	2.37 %	Colonial	-\$12,233	-2.18 %
Bathrooms And Fixtures	3-0-10	2-0-7	\$9,383	1.81 %	3-0-11	-\$1,539	-0.48 %	2-0-7	\$10,140	1.81 %
Year Built Depreciation	1956-87.80	1954-88.89	-\$6,415	-1.24 %	1949-87.80	0	0.00 %	1954-88.89	-\$6,932	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$3,042	0.54 %
Parking	Att-260	Att-240	\$692	0.13 %	Det-460	-\$190	-0.06 %	Att-638	-\$11,144	-1.99 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-35	0	\$1,523	0.29 %	0	\$946	0.29 %	Op-281	-\$6,056	-1.08 %
Wood Deck	182	120	\$1,022	0.20 %	0	\$2,461	0.76 %	0	\$4,283	0.76 %
Shed	0	100	-\$552	-0.11 %	0	0	0.00 %	132	-\$766	-0.14 %
Land Size	6700	7000	-\$1,739	-0.33 %	6000	\$2,735	0.85 %	7000	-\$1,879	-0.33 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 15, 2018			Oct 06, 2016			Aug 01, 2016		
Sale Price	N/A	\$545,000			\$545,000			\$475,000		
adjRate	N/A	1.00640			1.13986			1.15097		
Time Adjustment	N/A	\$3,488			\$76,226			\$71,711		
Time Adjusted Sale Price	N/A	\$548,488			\$621,226			\$546,711		
Total % Adjustment	N/A	-4.39 %			1.32 %			4.85 %		
Total Dollar Adjustment	N/A	-\$24,098			\$8,187			\$26,538		
Adjusted Sales Price	\$541,000	\$524,390			\$629,413			\$573,249		
Adj Sales Price / SQFT	\$0.00	\$264.04			\$316.92			\$288.64		
Gross \$ Adjustment	N/A	\$44,804			\$41,555			\$50,663		
# of adjustments	N/A	9			11			12		
# of adjustments over 1 %	N/A	2			3			3		
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Address	25 BEDFORD AVE MASSAPEQUA, NY 11758	237 NORTH BEECH ST MASSAPEQUA, NY 11758			180 TORONTO AVE MASSAPEQUA, NY 11758			238 QUEENS AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 05, 2016			Aug 02, 2018			Aug 21, 2015		
Sale Price	N/A	\$442,500			\$322,350			\$460,000		
adjRate	N/A	1.17351			1.00000			1.21992		
Time Adjustment	N/A	\$76,778			\$			\$101,163		
Time Adjusted Sale Price	N/A	\$519,278			\$322,350			\$561,163		
Total % Adjustment	N/A	5.07 %			16.22 %			-4.52 %		
Total Dollar Adjustment	N/A	\$26,338			\$52,292			-\$25,356		
Adjusted Sales Price	\$541,000	\$545,616			\$374,642			\$535,807		
Adj Sales Price / SQFT	\$0.00	\$274.73			\$188.64			\$269.79		
Gross \$ Adjustment	N/A	\$68,090			\$69,951			\$66,649		
# of adjustments	N/A	12			10			12		
# of adjustments over 1 %	N/A	5			3			6		

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TENTATIVE