

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52184 12930	52327 00140			52074 32680			52185 13380		
Address	85 ONTARIO AVE MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758			148 ONTARIO AVE MASSAPEQUA, NY 11758			94 HAMILTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2144	1830	\$24,777	4.74 %	2014	\$9,671	1.85 %	2223	-\$5,747	-1.05 %
Upper Living Area	576	427	-\$1,297	-0.25 %	540	-\$303	-0.06 %	830	\$2,044	0.37 %
Style	Modified Ranch	Cape	\$12,370	2.37 %	Cape	\$12,396	2.37 %	Modified Ranch	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	3-0-9	-\$11,002	-2.02 %
Year Built Depreciation	1948-87.80	1951-88.17	-\$2,197	-0.42 %	1948-87.80	0	0.00 %	1954-88.89	-\$6,744	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Frame	\$5,795	1.06 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,296	-0.44 %	0	0	0.00 %
Parking	0	0	0	0.00 %	Att-280	-\$11,571	-2.21 %	Det-294	-\$5,174	-0.95 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-39/Ep-30	-\$2,745	-0.52 %	Op-154/Ep-270	-\$9,409	-1.72 %
Wood Deck	40	0	\$1,192	0.23 %	270	-\$3,942	-0.75 %	64	-\$622	-0.11 %
Shed	100	0	\$556	0.11 %	0	\$558	0.11 %	0	\$581	0.11 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	1094	-\$1,094	-0.20 %
Land Size	7000	6000	\$6,206	1.19 %	8000	-\$5,328	-1.02 %	8000	-\$5,553	-1.02 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52184 12930	52105 00570			52185 13550			52105 00530		
Address	85 ONTARIO AVE MASSAPEQUA, NY 11758	237 OAK ST MASSAPEQUA, NY 11758			110 HAMILTON AVE MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2144	2321	-\$15,773	-2.29 %	2072	\$6,194	1.00 %	1784	\$38,171	5.52 %
Upper Living Area	576	544	-\$353	-0.05 %	780	\$1,881	0.30 %	672	\$1,023	0.15 %
Style	Modified Ranch	Modified Ranch	0	0.00 %	Cape	\$14,599	2.37 %	Colonial	-\$15,067	-2.18 %
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	1948-87.80	1953-88.53	-\$5,722	-0.83 %	1954-88.89	-\$7,621	-1.24 %	1932-87.80	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl HtAC	-\$32,164	-4.68 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,704	-0.44 %	0	0	0.00 %
Parking	0	0	0	0.00 %	Att-264	-\$13,003	-2.11 %	Att-308	-\$16,455	-2.38 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-100	-\$1,723	-0.25 %
Porch	0	Op-65	-\$3,389	-0.49 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	40	144	-\$2,863	-0.42 %	451	-\$6,712	-1.09 %	559	-\$8,583	-1.24 %
Shed	100	0	\$732	0.11 %	0	\$657	0.11 %	0	\$736	0.11 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7000	8000	-\$6,996	-1.02 %	8000	-\$6,275	-1.02 %	8000	-\$7,030	-1.02 %

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Address	85 ONTARIO AVE MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758			148 ONTARIO AVE MASSAPEQUA, NY 11758			94 HAMILTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 10, 2017			Feb 06, 2017			Jun 27, 2017		
Sale Price	N/A	\$469,000			\$470,000			\$502,500		
adjRate	N/A	1.11455			1.11455			1.08647		
Time Adjustment	N/A	\$53,725			\$53,840			\$43,452		
Time Adjusted Sale Price	N/A	\$522,725			\$523,840			\$545,952		
Total % Adjustment	N/A	7.96 %			-0.68 %			-6.76 %		
Total Dollar Adjustment	N/A	\$41,608			-\$3,561			-\$36,926		
Adjusted Sales Price	\$540,000	\$564,334			\$520,279			\$509,025		
Adj Sales Price / SQFT	\$0.00	\$263.22			\$242.67			\$237.42		
Gross \$ Adjustment	N/A	\$48,595			\$48,810			\$53,767		
# of adjustments	N/A	7			9			11		
# of adjustments over 1 %	N/A	3			4			6		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52184 12930	52105 00570			52185 13550			52105 00530		
Address	85 ONTARIO AVE MASSAPEQUA, NY 11758	237 OAK ST MASSAPEQUA, NY 11758			110 HAMILTON AVE MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 21, 2015			Jan 27, 2017			Aug 21, 2018		
Sale Price	N/A	\$555,000			\$550,000			\$691,161		
adjRate	N/A	1.23937			1.12169			1.00000		
Time Adjustment	N/A	\$132,849			\$66,927			\$		
Time Adjusted Sale Price	N/A	\$687,849			\$616,927			\$691,161		
Total % Adjustment	N/A	-9.67 %			-2.10 %			-1.29 %		
Total Dollar Adjustment	N/A	-\$66,529			-\$12,985			-\$8,928		
Adjusted Sales Price	\$540,000	\$621,320			\$603,942			\$682,233		
Adj Sales Price / SQFT	\$0.00	\$289.79			\$281.69			\$318.21		
Gross \$ Adjustment	N/A	\$67,994			\$59,646			\$88,788		
# of adjustments	N/A	8			9			8		
# of adjustments over 1 %	N/A	3			6			5		

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TENTATIVE