

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52471 00220	52472 00090			52471 00040			52471 00060		
Address	18 SUSSEX AVE MASSAPEQUA, NY 11758	13 WOOD AVE MASSAPEQUA, NY 11758			1 WEBSTER AVE MASSAPEQUA, NY 11758			5 WEBSTER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1243	1243	0	0.00 %	1243	0	0.00 %	1243	0	0.00 %
Attic	207	207	0	0.00 %	207	0	0.00 %	207	0	0.00 %
Basement	259	176	\$3,866	0.74 %	259	0	0.00 %	496	-\$10,440	-1.85 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$6,443	-1.24 %	1954-88.89	-\$5,999	-1.24 %	1954-88.89	-\$6,969	-1.24 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$7,839	-1.61 %	Frame	-\$3,215	-0.57 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-275	-\$12,284	-2.18 %
Terrace Or Patio	0	Pto-180	-\$1,956	-0.38 %	0	0	0.00 %	Pto-180	-\$2,116	-0.38 %
Porch	Op-208	Op-28	\$4,776	0.92 %	0	\$5,617	1.16 %	Op-21	\$5,492	0.97 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6200	6200	0	0.00 %	6363	-\$964	-0.20 %	6000	\$1,418	0.25 %
Location	Noise	0	-\$34,896	-6.69 %	0	-\$32,494	-6.69 %	0	-\$37,747	-6.69 %
Section Block	52 471	52 472	\$31,437	6.03 %	52 471	0	0.00 %	52 471	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52471 00220	52471 00070			52476 00230			52472 00270		
Address	18 SUSSEX AVE MASSAPEQUA, NY 11758	7 WEBSTER AVE MASSAPEQUA, NY 11758			4070 ALKEN AVE SEAFORD, NY 11783			8 WEBSTER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1243	1259	-\$1,949	-0.37 %	1306	-\$7,312	-1.44 %	1423	-\$25,375	-3.88 %
Attic	207	207	0	0.00 %	218	\$231	0.05 %	207	0	0.00 %
Basement	259	518	-\$10,473	-2.01 %	272	-\$566	-0.11 %	259	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$6,450	-1.24 %	1954-88.89	-\$6,292	-1.24 %	1954-88.89	-\$8,084	-1.24 %
Ext Wall	Composition	Alum/Vinyl	-\$8,429	-1.61 %	Composition	0	0.00 %	Frame	-\$3,730	-0.57 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Cpt-200	-\$4,074	-0.62 %
Terrace Or Patio	0	Pto-180	-\$1,959	-0.38 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-208	0	\$6,040	1.16 %	Op-112	\$2,022	0.40 %	Op-21	\$6,370	0.97 %
Shed	0	0	0	0.00 %	0	0	0.00 %	48	-\$350	-0.05 %
Land Size	6200	6200	0	0.00 %	8040	-\$10,034	-1.97 %	6100	\$815	0.12 %
Location	Noise	0	-\$34,939	-6.69 %	0	-\$34,082	-6.69 %	0	-\$43,785	-6.69 %
Section Block	52 471	52 471	0	0.00 %	52 476	\$30,704	6.03 %	52 472	\$39,444	6.03 %

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Parcel ID #	52471 00220	52472 00090			52471 00040			52471 00060		
Address	18 SUSSEX AVE MASSAPEQUA, NY 11758	13 WOOD AVE MASSAPEQUA, NY 11758			1 WEBSTER AVE MASSAPEQUA, NY 11758			5 WEBSTER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 15, 2017			Sep 03, 2015			Sep 14, 2016		
Sale Price	N/A	\$480,000			\$400,000			\$492,500		
adjRate	N/A	1.08647			1.21402			1.14540		
Time Adjustment	N/A	\$41,506			\$85,607			\$71,611		
Time Adjusted Sale Price	N/A	\$521,506			\$485,607			\$564,111		
Total % Adjustment	N/A	-0.62 %			-8.58 %			-11.68 %		
Total Dollar Adjustment	N/A	-\$3,215			-\$41,679			-\$65,861		
Adjusted Sales Price	\$492,000	\$518,291			\$443,929			\$498,250		
Adj Sales Price / SQFT	\$0.00	\$416.97			\$357.14			\$400.85		
Gross \$ Adjustment	N/A	\$83,374			\$52,913			\$79,681		
# of adjustments	N/A	6			5			8		
# of adjustments over 1 %	N/A	3			4			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52471 00220	52471 00070			52476 00230			52472 00270		
Address	18 SUSSEX AVE MASSAPEQUA, NY 11758	7 WEBSTER AVE MASSAPEQUA, NY 11758			4070 ALKEN AVE SEAFORD, NY 11783			8 WEBSTER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 31, 2017			Nov 30, 2017			Aug 18, 2017		
Sale Price	N/A	\$465,500			\$484,000			\$610,000		
adjRate	N/A	1.12169			1.05236			1.07270		
Time Adjustment	N/A	\$56,645			\$25,343			\$44,345		
Time Adjusted Sale Price	N/A	\$522,145			\$509,343			\$654,345		
Total % Adjustment	N/A	-11.14 %			-4.97 %			-5.92 %		
Total Dollar Adjustment	N/A	-\$58,159			-\$25,330			-\$38,767		
Adjusted Sales Price	\$492,000	\$463,986			\$484,013			\$615,578		
Adj Sales Price / SQFT	\$0.00	\$373.28			\$389.39			\$495.24		
Gross \$ Adjustment	N/A	\$70,239			\$91,243			\$132,027		
# of adjustments	N/A	7			8			9		
# of adjustments over 1 %	N/A	5			5			4		

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TENTATIVE