

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	48354 05410	48380 01700			48354 05410			48409 27450		
Address	470 OAKDALE AVE MASSAPEQUA PARK, NY 11762	232 GREENWICH AVE MASSAPEQUA PARK, NY 11762			470 OAKDALE AVE MASSAPEQUA PARK, NY 11762			72 LINDBERG ST MASSAPEQUA PARK, NY 11762		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2673	2242	\$23,826	4.69 %	2689	-\$827	-0.16 %	1810	\$59,108	10.70 %
Unf Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Finished Bsmt	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C-	C	-\$3,704	-0.73 %	C-	0	0.00 %	C	-\$4,028	-0.73 %
Bathrooms And Fixtures	3-0-9	2-0-6	\$12,373	2.44 %	2-0-7	\$7,991	1.50 %	2-0-6	\$13,457	2.44 %
Ext Wall	Mas/Frame	Alum/Vinyl	0	0.00 %	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Central AC	-\$29,831	-5.61 %	Forced Air	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	0	\$4,897	0.89 %
Land Size	7000	7000	0	0.00 %	7000	0	0.00 %	7300	-\$2,539	-0.46 %
Year Built Depreciation	1956-93.93	1956-94.76	-\$4,484	-0.88 %	1956-94.76	-\$4,693	-0.88 %	1950-94.14	-\$1,250	-0.23 %
Parking	Att-210	Att-345	-\$4,537	-0.89 %	Att-210	0	0.00 %	Att-292	-\$3,106	-0.56 %
Porch	Op-10	0	\$526	0.10 %	Op-144	-\$4,683	-0.88 %	0	\$572	0.10 %
Patio	144	0	\$3,572	0.70 %	0	\$3,739	0.70 %	78	\$1,562	0.28 %
Wood Deck	0	355	-\$3,732	-0.74 %	180	-\$2,339	-0.44 %	0	0	0.00 %
School District	FAR	FAR	0	0.00 %	FAR	0	0.00 %	MAS	-\$60,554	-10.97 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	48354 05410	48227 00570			48350 00780			48329 06340		
Address	470 OAKDALE AVE MASSAPEQUA PARK, NY 11762	80 SECOND AVE MASSAPEQUA PARK, NY 11762			208 LINDEN ST MASSAPEQUA PARK, NY 11762			15 WEST ST MASSAPEQUA PARK, NY 11762		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2673	2791	-\$6,818	-1.12 %	1506	\$75,054	16.14 %	1272	\$78,931	21.37 %
Unf Bsmt	0	72	-\$2,308	-0.38 %	0	0	0.00 %	0	0	0.00 %
Finished Bsmt	0	0	0	0.00 %	338	-\$18,337	-3.94 %	278	-\$12,506	-3.39 %
Style	Colonial	Colonial	0	0.00 %	Split Level	\$2,660	0.57 %	Split Level	\$2,113	0.57 %
Quality	C-	C	-\$4,439	-0.73 %	C	-\$3,392	-0.73 %	C	-\$2,694	-0.73 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-0-6	\$11,331	2.44 %	1-2-7	\$5,553	1.50 %
Ext Wall	Mas/Frame	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$3,653	0.99 %
Heat System	Hot Wtr	Hot Wtr	0	0.00 %	Hot Wtr	0	0.00 %	Forced Air	0	0.00 %
Fireplace	2	0	\$5,396	0.89 %	0	\$4,123	0.89 %	0	\$3,275	0.89 %
Land Size	7000	7500	-\$4,592	-0.75 %	6000	\$7,937	1.71 %	7000	0	0.00 %
Year Built Depreciation	1956-93.93	1964-95.56	-\$10,406	-1.71 %	1956-94.76	-\$4,106	-0.88 %	1956-94.76	-\$3,262	-0.88 %
Parking	Att-210	0	\$11,195	1.84 %	Att-210	0	0.00 %	Att-264	-\$1,395	-0.38 %
Porch	Op-10	Op-40	-\$1,574	-0.26 %	Op-140	-\$4,030	-0.87 %	0	\$383	0.10 %
Patio	144	0	\$4,281	0.70 %	96	\$932	0.20 %	0	\$2,598	0.70 %
Wood Deck	0	352	-\$4,446	-0.73 %	0	0	0.00 %	0	0	0.00 %
School District	FAR	MAS	-\$66,728	-10.97 %	FAR	0	0.00 %	FAR	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 11, 2016			Mar 21, 2017			May 02, 2018		
Sale Price	N/A	\$474,250			\$515,000			\$550,000		
adjRate	N/A	1.07046			1.03183			1.00392		
Time Adjustment	N/A	\$33,413			\$16,390			\$2,158		
Time Adjusted Sale Price	N/A	\$507,663			\$531,390			\$552,158		
Total % Adjustment	N/A	4.70 %			-5.77 %			1.47 %		
Total Dollar Adjustment	N/A	\$23,841			-\$30,644			\$8,119		
Adjusted Sales Price	\$539,000	\$531,504			\$500,746			\$560,277		
Adj Sales Price / SQFT	\$0.00	\$198.84			\$187.33			\$209.61		
Gross \$ Adjustment	N/A	\$56,753			\$54,103			\$151,073		
# of adjustments	N/A	8			7			10		
# of adjustments over 1 %	N/A	2			2			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 22, 2017			Aug 21, 2017			Jun 30, 2017		
Sale Price	N/A	\$599,000			\$455,000			\$360,000		
adjRate	N/A	1.01579			1.02177			1.02578		
Time Adjustment	N/A	\$9,457			\$9,907			\$9,282		
Time Adjusted Sale Price	N/A	\$608,457			\$464,907			\$369,282		
Total % Adjustment	N/A	-13.22 %			15.52 %			20.76 %		
Total Dollar Adjustment	N/A	-\$80,439			\$72,171			\$76,648		
Adjusted Sales Price	\$539,000	\$528,018			\$537,078			\$445,930		
Adj Sales Price / SQFT	\$0.00	\$197.54			\$200.93			\$166.83		
Gross \$ Adjustment	N/A	\$122,183			\$131,900			\$116,362		

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# of adjustments	N/A	11	10	11
# of adjustments over 1 %	N/A	4	4	3