

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52415 00250	52415 00250			52455 00080			52393 00050		
Address	181 WILLIAM RD MASSAPEQUA, NY 11758	181 WILLIAM RD MASSAPEQUA, NY 11758			210 WILLIAM RD MASSAPEQUA, NY 11758			99 DANIEL RD SMASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1380	1380	0	0.00 %	1380	0	0.00 %	1380	0	0.00 %
Attic	230	230	0	0.00 %	230	0	0.00 %	230	0	0.00 %
Basement	266	246	\$1,073	0.17 %	288	-\$1,104	-0.19 %	486	-\$12,715	-1.72 %
Rec Room	446	446	0	0.00 %	0	\$13,542	2.29 %	332	\$3,731	0.50 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$29,293	3.96 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	1-1-5	\$14,137	2.39 %	2-1-8	0	0.00 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$6,999	-1.13 %	1954-90.98	-\$6,667	-1.13 %	1953-89.95	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 Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$34,560	-4.68 %
Terrace Or Patio	Pto-216	Pto-216	0	0.00 %	0	\$2,502	0.42 %	0	\$3,124	0.42 %
Porch	Op-40	Op-40	0	0.00 %	Ep-40	-\$43	-0.01 %	Op-40	0	0.00 %
Wood Deck	144	144	0	0.00 %	0	\$3,830	0.65 %	0	\$4,782	0.65 %
Land Size	8640	8640	0	0.00 %	7350	\$7,375	1.25 %	8540	\$659	0.09 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52415 00250	49201 00240			52495 00160			52437 00050		
<b>Address</b>	181 WILLIAM RD MASSAPEQUA, NY 11758	8 VERLY CT BETHPAGE, NY 11714			114 GREENWOOD DR MASSAPEQUA, NY 11758			16 AMHERST DR MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1380	1216	\$20,958	3.77 %	1405	-\$2,976	-0.52 %	1347	\$3,498	0.71 %
Attic	230	0	-\$5,711	-1.03 %	0	-\$5,837	-1.03 %	0	-\$5,059	-1.03 %
Basement	266	304	-\$1,778	-0.32 %	344	-\$3,668	-0.65 %	142	\$5,529	1.12 %
Rec Room	446	0	\$12,719	2.29 %	0	\$12,999	2.29 %	0	\$11,266	2.29 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-0-6	\$8,268	1.45 %	1-1-5	\$11,761	2.39 %
Year Built Depreciation	1954-89.95	1957-91.31	-\$8,273	-1.49 %	1954-90.98	-\$6,400	-1.13 %	1953-90.64	-\$3,732	-0.76 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$3,044	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,670	0.54 %
Terrace Or Patio	Pto-216	Pto-336	-\$686	-0.12 %	Pto-248	-\$209	-0.04 %	0	\$2,081	0.42 %
Porch	Op-40	0	\$1,839	0.33 %	0	\$1,880	0.33 %	Op-18	\$817	0.17 %
Wood Deck	144	400	-\$3,288	-0.59 %	336	-\$2,701	-0.48 %	0	\$3,186	0.65 %
Land Size	8640	8960	-\$1,546	-0.28 %	7169	\$8,179	1.44 %	6435	\$11,237	2.28 %
Location	0	0	0	0.00 %	MajorHwy	\$12,503	2.20 %	0	0	0.00 %

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## Sales Comparison

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<b>Address</b>	181 WILLIAM RD MASSAPEQUA, NY 11758	181 WILLIAM RD MASSAPEQUA, NY 11758	210 WILLIAM RD MASSAPEQUA, NY 11758	99 DANIEL RD SMASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 25, 2016	Aug 01, 2018	Aug 18, 2017
<b>Sale Price</b>	N/A	\$540,000	\$592,000	\$689,000
<b>adjRate</b>	N/A	1.15097	1.00000	1.07270
<b>Time Adjustment</b>	N/A	\$81,524	\$	\$50,088
<b>Time Adjusted Sale Price</b>	N/A	\$621,524	\$592,000	\$739,088
<b>Total % Adjustment</b>	N/A	-0.95 %	5.67 %	-0.77 %
<b>Total Dollar Adjustment</b>	N/A	-\$5,926	\$33,571	-\$5,687
<b>Adjusted Sales Price</b>	\$563,000	\$615,597	\$625,571	\$733,402
<b>Adj Sales Price / SQFT</b>	\$0.00	\$446.09	\$453.31	\$531.45
<b>Gross \$ Adjustment</b>	N/A	\$8,072	\$49,199	\$88,863
<b># of adjustments</b>	N/A	2	8	7
<b># of adjustments over 1 %</b>	N/A	1	4	3

## Sales Comparison

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<b>Parcel ID #</b>	52415 00250	49201 00240	52495 00160	52437 00050
<b>Address</b>	181 WILLIAM RD MASSAPEQUA, NY 11758	8 VERLY CT BETHPAGE, NY 11714	114 GREENWOOD DR MASSAPEQUA, NY 11758	16 AMHERST DR MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Oct 03, 2017	Nov 02, 2017	Nov 01, 2018
<b>Sale Price</b>	N/A	\$525,000	\$540,000	\$492,500
<b>adjRate</b>	N/A	1.05910	1.05236	1.00000
<b>Time Adjustment</b>	N/A	\$31,026	\$28,275	\$
<b>Time Adjusted Sale Price</b>	N/A	\$556,026	\$568,275	\$492,500
<b>Total % Adjustment</b>	N/A	2.01 %	3.88 %	8.78 %
<b>Total Dollar Adjustment</b>	N/A	\$11,189	\$22,038	\$43,255
<b>Adjusted Sales Price</b>	\$563,000	\$567,215	\$590,313	\$535,755
<b>Adj Sales Price / SQFT</b>	\$0.00	\$411.03	\$427.76	\$388.23
<b>Gross \$ Adjustment</b>	N/A	\$59,843	\$65,618	\$60,836
<b># of adjustments</b>	N/A	10	11	11
<b># of adjustments over 1 %</b>	N/A	4	6	5

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TENTATIVE