

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52112 02300	52122 00320			52122 00320			52476 00270		
Address	200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			4089 SHERREY CT SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1161	1161	0	0.00 %	1161	0	0.00 %	1177	-\$2,271	-0.40 %
Basement	792	635	\$5,820	1.00 %	635	\$5,891	1.00 %	550	\$9,005	1.58 %
Style	Raised Ranch/Hi Ranch	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-0-7	\$3,923	0.67 %	2-0-7	\$3,971	0.67 %	1-1-5	\$13,578	2.39 %
Year Built Depreciation	1962-86.66	1968-91.31	-\$29,737	-5.10 %	1968-91.31	-\$30,100	-5.10 %	1962-90.30	-\$22,940	-4.03 %
Ext Wall	Composition	Alum/Vinyl	-\$9,413	-1.61 %	Alum/Vinyl	-\$9,528	-1.61 %	Alum/Vinyl	-\$9,179	-1.61 %
Heat System	Cntrl Ht	Cntrl HtAC	\$3,161	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-384	Pto-600	-\$836	-0.14 %	0	\$3,466	0.59 %	Pto-360	\$112	0.02 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	384	144	\$3,306	0.57 %	256	\$1,531	0.26 %	336	\$506	0.09 %
Pool	0	0	0	0.00 %	0	0	0.00 %	576	-\$19,826	-3.49 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	9800	10000	-\$901	-0.15 %	10000	-\$912	-0.15 %	7560	\$11,410	2.01 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52112 02300	52521 00110			52305 00110			52121 00870		
Address	200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	25 NOTTINGHILL DR MASSAPEQUA, NY 11758			218 RICHMOND AVE MASSAPEQUA, NY 11758			202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1161	1145	\$2,099	0.41 %	1208	-\$5,998	-1.15 %	1119	\$5,007	1.08 %
Basement	792	773	\$596	0.12 %	902	-\$3,343	-0.64 %	810	-\$500	-0.11 %
Style	Raised Ranch/Hi Ranch	Split Level	-\$15,974	-3.09 %	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %
Bathrooms And Fixtures	2-1-8	1-1-5	\$12,325	2.39 %	2-0-6	\$7,562	1.45 %	2-0-6	\$6,724	1.45 %
Year Built Depreciation	1962-86.66	1956-89.25	-\$15,009	-2.91 %	1963-90.64	-\$22,850	-4.40 %	1979-93.56	-\$34,092	-7.38 %
Ext Wall	Composition	Mas/Frame	-\$11,112	-2.15 %	Alum/Vinyl	-\$8,391	-1.61 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$24,305	-4.68 %	Cntrl Ht	0	0.00 %
Fireplace	0	2	-\$2,262	-0.44 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-384	Pto-133	\$1,442	0.28 %	0	\$3,052	0.59 %	0	\$2,714	0.59 %
Porch	0	0	0	0.00 %	Op-12	-\$583	-0.11 %	0	0	0.00 %
Wood Deck	384	362	\$205	0.04 %	550	-\$1,325	-0.25 %	0	\$5,627	1.22 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	47411	-\$47,411	-9.12 %	0	0	0.00 %
Land Size	9800	7000	\$13,469	2.61 %	8000	\$8,139	1.57 %	4800	\$25,960	5.62 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Medium	\$13,087	2.83 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52112 02300	52122 00320			52122 00320			52476 00270		
Address	200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			4089 SHERREY CT SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 13, 2015			Jun 21, 2013			May 17, 2017		
Sale Price	N/A	\$485,000			\$447,000			\$520,000		
adjRate	N/A	1.20230			1.32043			1.09342		
Time Adjustment	N/A	\$98,117			\$143,234			\$48,580		
Time Adjusted Sale Price	N/A	\$583,117			\$590,234			\$568,580		
Total % Adjustment	N/A	-4.23 %			-4.35 %			-3.45 %		
Total Dollar Adjustment	N/A	-\$24,678			-\$25,682			-\$19,606		
Adjusted Sales Price	\$522,000	\$558,439			\$564,552			\$548,974		
Adj Sales Price / SQFT	\$0.00	\$481.00			\$486.26			\$472.85		
Gross \$ Adjustment	N/A	\$57,097			\$55,398			\$88,826		
# of adjustments	N/A	8			7			9		
# of adjustments over 1 %	N/A	2			2			6		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52112 02300	52521 00110			52305 00110			52121 00870		
Address	200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	25 NOTTINGHILL DR MASSAPEQUA, NY 11758			218 RICHMOND AVE MASSAPEQUA, NY 11758			202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 10, 2016			Oct 13, 2016			Apr 11, 2017		
Sale Price	N/A	\$455,000			\$456,000			\$420,000		
adjRate	N/A	1.13435			1.13986			1.10042		
Time Adjustment	N/A	\$61,130			\$63,778			\$42,177		
Time Adjusted Sale Price	N/A	\$516,130			\$519,778			\$462,177		
Total % Adjustment	N/A	-2.76 %			-18.36 %			5.31 %		
Total Dollar Adjustment	N/A	-\$14,221			-\$95,451			\$24,528		
Adjusted Sales Price	\$522,000	\$501,908			\$424,327			\$486,705		
Adj Sales Price / SQFT	\$0.00	\$432.31			\$365.48			\$419.21		
Gross \$ Adjustment	N/A	\$74,493			\$132,959			\$93,711		

Nassau County Comparable Sales Report

# of adjustments	N/A	10	11	8
# of adjustments over 1 %	N/A	5	7	6