

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52125 00170	52105 00530			52074 32680			52087 00580		
Address	208 NORTH MANHATTAN AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758			148 ONTARIO AVE MASSAPEQUA, NY 11758			241 NORTH BEECH ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1918	1784	\$14,795	2.14 %	2014	-\$7,429	-1.42 %	1824	\$5,098	1.48 %
Upper Living Area	816	672	-\$1,426	-0.21 %	540	-\$2,155	-0.41 %	648	-\$835	-0.24 %
Rec Room	408	0	\$14,656	2.12 %	0	\$11,108	2.12 %	0	\$7,302	2.12 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$24,346	4.65 %	Cape	\$16,005	4.65 %
Quality	C+	C	\$27,393	3.96 %	C	\$20,762	3.96 %	C	\$13,648	3.96 %
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	1954-87.80	1932-87.80	0	0.00 %	1948-87.80	0	0.00 %	1956-89.25	-\$5,616	-1.63 %
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	Att-220	Att-308	-\$3,967	-0.57 %	Att-280	-\$2,090	-0.40 %	Det-552	-\$234	-0.07 %
Terrace Or Patio	0	Pto-100	-\$1,723	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-42	0	\$2,437	0.35 %	Op-39/Ep-30	-\$907	-0.17 %	Op-253	-\$3,238	-0.94 %
Wood Deck	96	559	-\$6,893	-1.00 %	270	-\$2,655	-0.51 %	0	\$1,640	0.48 %
Land Size	6000	8000	-\$15,057	-2.18 %	8000	-\$11,412	-2.18 %	7000	-\$4,040	-1.17 %
Location	Commercial	0	-\$30,465	-4.41 %	0	-\$23,090	-4.41 %	0	-\$15,179	-4.41 %
Fronting	ResidentialStreet	0	0	0.00 %	ResidentialStreet	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		
Parcel ID #	52125 00170	52327 00140			52117 00940			52187 16510		
Address	208 NORTH MANHATTAN AVE MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758			846 CENTRAL AVE MASSAPEQUA, NY 11758			138 JERUSALEM AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1918	1830	\$7,229	1.38 %	1694	\$22,939	3.70 %	1813	\$8,176	1.66 %
Upper Living Area	816	427	-\$3,142	-0.60 %	840	\$204	0.03 %	796	-\$136	-0.03 %
Rec Room	408	0	\$11,084	2.12 %	630	-\$5,543	-0.89 %	0	\$10,444	2.12 %
Style	Colonial	Cape	\$24,295	4.65 %	Colonial	0	0.00 %	Colonial	0	0.00 %
Quality	C+	C	\$20,717	3.96 %	C+	0	0.00 %	C	\$19,520	3.96 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$4,782	-0.77 %	2-1-8	-\$7,063	-1.43 %
Year Built Depreciation	1954-87.80	1951-88.17	-\$2,197	-0.42 %	1954-88.89	-\$7,662	-1.24 %	1969-91.64	-\$20,676	-4.20 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$29,000	-4.68 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-220	0	\$9,675	1.85 %	Att-308	-\$3,560	-0.57 %	Att-528	-\$8,653	-1.76 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-42	0	\$1,843	0.35 %	Op-168	-\$4,019	-0.65 %	Op-40	\$107	0.02 %
Wood Deck	96	0	\$2,489	0.48 %	320	-\$3,800	-0.61 %	0	\$2,345	0.48 %
Land Size	6000	6000	0	0.00 %	7500	-\$10,506	-1.69 %	5280	\$4,844	0.98 %
Location	Commercial	School	-\$23,041	-4.41 %	0	-\$27,337	-4.41 %	SecondarySt	-\$21,709	-4.41 %
Fronting	ResidentialStreet	ResidentialStreet	0	0.00 %	ResidentialStreet	0	0.00 %	SecondaryArtery	\$17,251	3.50 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 21, 2018	Feb 06, 2017	May 18, 2018
Sale Price	N/A	\$691,161	\$470,000	\$340,000
adjRate	N/A	1.00000	1.11455	1.01284
Time Adjustment	N/A	\$	\$53,840	\$4,366
Time Adjusted Sale Price	N/A	\$691,161	\$523,840	\$344,366
Total % Adjustment	N/A	-0.04 %	0.80 %	4.23 %
Total Dollar Adjustment	N/A	-\$250	\$4,182	\$14,552
Adjusted Sales Price	\$547,000	\$690,911	\$528,022	\$358,918
Adj Sales Price / SQFT	\$0.00	\$360.22	\$275.30	\$187.13
Gross \$ Adjustment	N/A	\$118,814	\$108,250	\$72,836
# of adjustments	N/A	10	11	11
# of adjustments over 1 %	N/A	5	6	7
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52125 00170	52327 00140	52117 00940	52187 16510
Address	208 NORTH MANHATTAN AVE MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758	846 CENTRAL AVE MASSAPEQUA, NY 11758	138 JERUSALEM AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 10, 2017	Jun 30, 2015	Nov 10, 2017
Sale Price	N/A	\$469,000	\$505,000	\$468,000
adjRate	N/A	1.11455	1.22809	1.05236
Time Adjustment	N/A	\$53,725	\$115,186	\$24,505
Time Adjusted Sale Price	N/A	\$522,725	\$620,186	\$492,505
Total % Adjustment	N/A	9.37 %	-11.78 %	0.90 %
Total Dollar Adjustment	N/A	\$48,954	-\$73,065	\$4,450
Adjusted Sales Price	\$547,000	\$571,679	\$547,121	\$496,956
Adj Sales Price / SQFT	\$0.00	\$298.06	\$285.26	\$259.10
Gross \$ Adjustment	N/A	\$105,713	\$119,350	\$120,924

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# of adjustments	N/A	10	11	12
# of adjustments over 1 %	N/A	6	5	8

TENTATIVE