

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	48133 00560	48133 00060			48207 01910			48199 01410		
Address	270 OCEAN AVE MASSAPEQUA PARK, NY 11762	255 ATLANTIC AVE MASSAPEQUA PARK, NY 11762			236 BROADWAY MASSAPEQUA PARK, NY 11762			262 CHARLES AVE MASSAPEQUA PARK, NY 11762		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2087	1486	\$45,945	9.26 %	1724	\$25,164	5.11 %	1750	\$26,626	4.70 %
Rec Room	700	431	\$1,791	0.36 %	739	-\$198	-0.04 %	0	\$28,256	4.99 %
Style	Cape	Cape	0	0.00 %	Modified Ranch	0	0.00 %	Cape	0	0.00 %
Quality	C-	C	-\$3,618	-0.73 %	C-	0	0.00 %	C-	0	0.00 %
Bathrooms And Fixtures	3-0-10	3-0-10	0	0.00 %	2-0-6	\$15,167	3.08 %	2-0-6	\$17,446	3.08 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$4,328	-0.88 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6080	-\$716	-0.15 %	6000	0	0.00 %
Year Built Depreciation	1953-93.93	1953-94.35	-\$2,227	-0.45 %	1954-94.56	-\$3,289	-0.67 %	1953-94.35	-\$2,544	-0.45 %
Parking	0	Att-121	-\$5,570	-1.12 %	Att-231	-\$9,623	-1.95 %	0	0	0.00 %
Porch	0	Op-276	-\$7,370	-1.49 %	Ep-9	-\$460	-0.09 %	Op-36	-\$1,866	-0.33 %
Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	440	0	\$4,259	0.86 %	0	\$4,228	0.86 %	210	\$2,022	0.36 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	48133 00560	48325 00680			48325 00620			48217 00200		
Address	270 OCEAN AVE MASSAPEQUA PARK, NY 11762	413 PHILADELPHIA AVE MASSAPEQUA PARK, NY 11762			437 PHILADELPHIA AVE MASSAPEQUA PARK, NY 11762			271 SECOND AVE MASSAPEQUA PARK, NY 11762		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2087	1653	\$26,848	6.27 %	1524	\$41,398	8.55 %	1962	\$9,115	1.62 %
Rec Room	700	0	\$21,363	4.99 %	0	\$24,166	4.99 %	412	\$2,215	0.39 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Split Level	-\$23,591	-4.20 %
Quality	C-	C-	0	0.00 %	C-	0	0.00 %	C	-\$4,095	-0.73 %
Bathrooms And Fixtures	3-0-10	2-0-6	\$13,190	3.08 %	2-0-6	\$14,920	3.08 %	1-1-5	\$23,586	4.20 %
Ext Wall	Alum/Vinyl	Composition	\$4,236	0.99 %	Mas/Frame	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %
Year Built Depreciation	1953-93.93	1956-94.76	-\$3,782	-0.88 %	1956-94.76	-\$4,278	-0.88 %	1955-94.56	-\$3,749	-0.67 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Patio	0	40	-\$978	-0.23 %	0	0	0.00 %	140	-\$3,834	-0.68 %
Wood Deck	440	443	-\$17	0.00 %	88	\$2,988	0.62 %	96	\$3,353	0.60 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 01, 2018	Apr 26, 2018	Apr 26, 2017
Sale Price	N/A	\$495,000	\$489,500	\$550,000
adjRate	N/A	1.00196	1.00589	1.02981
Time Adjustment	N/A	\$970	\$2,884	\$16,394
Time Adjusted Sale Price	N/A	\$495,970	\$492,384	\$566,394
Total % Adjustment	N/A	6.70 %	5.27 %	12.35 %
Total Dollar Adjustment	N/A	\$33,209	\$25,944	\$69,941
Adjusted Sales Price	\$546,000	\$529,179	\$518,328	\$636,335
Adj Sales Price / SQFT	\$0.00	\$253.56	\$248.36	\$304.90
Gross \$ Adjustment	N/A	\$70,780	\$63,173	\$78,759
# of adjustments	N/A	7	9	6
# of adjustments over 1 %	N/A	3	3	3
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	48133 00560	48325 00680	48325 00620	48217 00200
Address	270 OCEAN AVE MASSAPEQUA PARK, NY 11762	413 PHILADELPHIA AVE MASSAPEQUA PARK, NY 11762	437 PHILADELPHIA AVE MASSAPEQUA PARK, NY 11762	271 SECOND AVE MASSAPEQUA PARK, NY 11762
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 13, 2017	Sep 08, 2017	Apr 13, 2017
Sale Price	N/A	\$415,000	\$475,000	\$545,000
adjRate	N/A	1.03183	1.01977	1.02981
Time Adjustment	N/A	\$13,207	\$9,393	\$16,245
Time Adjusted Sale Price	N/A	\$428,207	\$484,393	\$561,245
Total % Adjustment	N/A	14.21 %	16.35 %	0.53 %
Total Dollar Adjustment	N/A	\$60,860	\$79,193	\$3,001
Adjusted Sales Price	\$546,000	\$489,067	\$563,586	\$564,246
Adj Sales Price / SQFT	\$0.00	\$234.34	\$270.05	\$270.36
Gross \$ Adjustment	N/A	\$70,414	\$87,750	\$73,538

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# of adjustments	N/A	7	5	8
# of adjustments over 1 %	N/A	3	3	3

TENTATIVE