

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52118 00880	52417 00060			52059 00440			52102 00570		
Address	267 NO SUFFOLK AVE MASSAPEQUA, NY 11758	1077 JEROME ST SEAFORD, NY 11783			181 TORONTO AVE MASSAPEQUA, NY 11758			239 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1176	1176	0	0.00 %	1142	\$3,286	0.86 %	1137	\$4,280	0.99 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	336	336	0	0.00 %	326	-\$143	-0.04 %	0	-\$6,194	-1.43 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$354	-0.08 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,830	-0.83 %	1949-87.80	0	0.00 %	1958-89.61	-\$8,717	-2.02 %
Ext Wall	Alum/Vinyl	Composition	\$7,555	1.64 %	Composition	\$6,257	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,328	-0.54 %
Parking	Att-200	Det-308	\$3,149	0.68 %	0	\$6,511	1.71 %	Att-266	-\$1,940	-0.45 %
Terrace Or Patio	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 %
Wood Deck	0	50	-\$1,274	-0.28 %	0	0	0.00 %	266	-\$4,186	-0.97 %
Land Size	6500	6600	-\$538	-0.12 %	6000	\$2,344	0.61 %	6000	\$2,654	0.61 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52118 00880	52118 00480			52138 00420			52082 00620		
Address	267 NO SUFFOLK AVE MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758			58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			248 ELM ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1176	1260	-\$9,631	-2.00 %	1109	\$6,872	1.73 %	1190	-\$1,531	-0.35 %
Upper Living Area	0	420	\$4,247	0.88 %	0	0	0.00 %	0	0	0.00 %
Attic	336	0	-\$6,916	-1.43 %	317	-\$284	-0.07 %	340	\$66	0.01 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-6	-\$13,585	-3.42 %	1-0-3	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,956	-1.24 %	1951-88.17	-\$1,669	-0.42 %	1954-88.89	-\$5,474	-1.24 %
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	-\$2,141	-0.54 %	Cntrl Ht	-\$2,389	-0.54 %
Parking	Att-200	Att-200	0	0.00 %	Att-255	-\$1,499	-0.38 %	Att-210	-\$314	-0.07 %
Terrace Or Patio	0	Pto-150	-\$1,603	-0.33 %	Pto-60	-\$665	-0.17 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-266	-\$5,870	-1.32 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	120	-\$2,491	-0.56 %
Land Size	6500	6000	\$2,964	0.61 %	6000	\$2,441	0.61 %	6000	\$2,724	0.61 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 11, 2018			Jan 18, 2018			Jul 31, 2017		
Sale Price	N/A	\$457,500			\$367,000			\$400,000		
adjRate	N/A	1.00640			1.03902			1.07956		
Time Adjustment	N/A	\$2,928			\$14,320			\$31,825		
Time Adjusted Sale Price	N/A	\$460,428			\$381,320			\$431,825		
Total % Adjustment	N/A	1.10 %			4.79 %			-3.89 %		
Total Dollar Adjustment	N/A	\$5,062			\$18,255			-\$16,785		
Adjusted Sales Price	\$427,000	\$465,490			\$399,575			\$415,040		
Adj Sales Price / SQFT	\$0.00	\$395.82			\$339.77			\$352.93		
Gross \$ Adjustment	N/A	\$16,346			\$18,540			\$30,654		
# of adjustments	N/A	5			5			8		
# of adjustments over 1 %	N/A	1			2			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 23, 2018			Oct 12, 2017			Aug 18, 2016		
Sale Price	N/A	\$470,000			\$375,000			\$385,000		
adjRate	N/A	1.02585			1.05910			1.15097		
Time Adjustment	N/A	\$12,148			\$22,161			\$58,123		
Time Adjusted Sale Price	N/A	\$482,148			\$397,161			\$443,123		
Total % Adjustment	N/A	-3.50 %			-2.65 %			-3.45 %		
Total Dollar Adjustment	N/A	-\$16,895			-\$10,529			-\$15,280		
Adjusted Sales Price	\$427,000	\$465,253			\$386,633			\$427,843		
Adj Sales Price / SQFT	\$0.00	\$395.62			\$328.77			\$363.81		
Gross \$ Adjustment	N/A	\$31,316			\$29,156			\$20,860		
# of adjustments	N/A	6			8			8		
# of adjustments over 1 %	N/A	3			2			2		

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TENTATIVE