

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52120 00840	52478 00480			52418 00370			52122 00860		
Address	273 RICHMOND AVE MASSAPEQUA, NY 11758	15 ROSEWOOD DR MASSAPEQUA, NY 11758			4064 DALEVIEW AVE SEAFORD, NY 11783			12 NOTTINGHILL DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1463	1455	\$942	0.16 %	1455	\$923	0.16 %	1332	\$15,416	2.78 %
Basement	258	364	-\$5,120	-0.87 %	547	-\$12,735	-2.21 %	325	-\$3,106	-0.56 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$5,348	-0.91 %	1-1-5	0	0.00 %	2-0-6	-\$5,051	-0.91 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$9,571	-1.63 %	1954-88.89	-\$7,103	-1.24 %	1956-89.25	-\$9,039	-1.63 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$3,166	0.55 %	Brick	-\$3,773	-0.68 %
Fireplace	0	0	0	0.00 %	2	-\$2,520	-0.44 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-252	-\$2,656	-0.46 %	Pto-352	-\$3,090	-0.56 %
Porch	0	0	0	0.00 %	Op-200	-\$6,412	-1.12 %	0	0	0.00 %
Wood Deck	320	458	-\$1,424	-0.24 %	328	-\$92	-0.02 %	352	-\$345	-0.06 %
Shed	0	0	0	0.00 %	400	-\$1,956	-0.34 %	0	0	0.00 %
Land Size	8755	7000	\$10,139	1.73 %	8500	\$1,303	0.23 %	7000	\$9,575	1.73 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52120 00840	52478 00520			52478 00460			52507 00130		
Address	273 RICHMOND AVE MASSAPEQUA, NY 11758	7 ROSEWOOD DR MASSAPEQUA, NY 11758			412 QUEENS AVE MASSAPEQUA, NY 11758			323 BANBURY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1463	1488	-\$2,564	-0.49 %	1164	\$38,200	6.91 %	1403	\$6,602	1.23 %
Basement	258	368	-\$4,688	-0.90 %	263	-\$237	-0.04 %	342	-\$3,738	-0.70 %
Bathrooms And Fixtures	1-1-5	2-1-8	-\$12,096	-2.33 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$8,458	-1.63 %	1956-89.25	-\$9,009	-1.63 %	1954-88.89	-\$6,619	-1.24 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Composition	\$11,789	2.20 %
Fireplace	0	2	-\$2,273	-0.44 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	Pto-150	-\$1,724	-0.33 %	Pto-210	-\$2,285	-0.41 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-150	-\$4,943	-0.92 %
Wood Deck	320	0	\$5,682	1.10 %	196	\$1,604	0.29 %	0	\$5,870	1.10 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	8755	9200	-\$1,965	-0.38 %	7000	\$9,544	1.73 %	8019	\$3,614	0.67 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 01, 2016			Aug 31, 2018			Sep 14, 2017		
Sale Price	N/A	\$505,000			\$575,000			\$520,000		
adjRate	N/A	1.16219			1.00000			1.06588		
Time Adjustment	N/A	\$81,904			\$			\$34,255		
Time Adjusted Sale Price	N/A	\$586,904			\$575,000			\$554,255		
Total % Adjustment	N/A	-1.77 %			-4.88 %			0.11 %		
Total Dollar Adjustment	N/A	-\$10,383			-\$28,082			\$587		
Adjusted Sales Price	\$551,000	\$576,521			\$546,918			\$554,842		
Adj Sales Price / SQFT	\$0.00	\$394.07			\$373.83			\$379.25		
Gross \$ Adjustment	N/A	\$32,545			\$38,865			\$49,395		
# of adjustments	N/A	6			10			8		
# of adjustments over 1 %	N/A	2			3			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 14, 2017			Aug 14, 2017			May 03, 2017		
Sale Price	N/A	\$496,000			\$515,000			\$490,000		
adjRate	N/A	1.04567			1.07270			1.09342		
Time Adjustment	N/A	\$22,652			\$37,439			\$45,778		
Time Adjusted Sale Price	N/A	\$518,652			\$552,439			\$535,778		
Total % Adjustment	N/A	-5.42 %			6.85 %			2.35 %		
Total Dollar Adjustment	N/A	-\$28,086			\$37,817			\$12,576		
Adjusted Sales Price	\$551,000	\$490,565			\$590,256			\$548,354		
Adj Sales Price / SQFT	\$0.00	\$335.31			\$403.46			\$374.81		
Gross \$ Adjustment	N/A	\$39,451			\$60,880			\$43,174		
# of adjustments	N/A	8			6			7		
# of adjustments over 1 %	N/A	3			3			4		

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TENTATIVE