

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52102 01060	52337 00140			52223 00930			52119 00620		
Address	246 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758			257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758			211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1544	1428	\$12,699	2.31 %	1567	-\$1,884	-0.43 %	1500	\$3,909	0.85 %
Upper Living Area	420	612	\$1,746	0.32 %	663	\$1,728	0.40 %	420	0	0.00 %
Rec Room	630	612	\$374	0.07 %	0	\$13,279	3.04 %	0	\$14,003	3.04 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$4,271	0.78 %	2-0-6	\$3,392	0.78 %	2-0-6	\$3,577	0.78 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$4,573	-0.83 %	1956-89.25	-\$7,120	-1.63 %	1954-88.89	-\$5,687	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,964	-0.54 %	Cntrl Ht	-\$2,354	-0.54 %	Cntrl Ht	0	0.00 %
Parking	Att-100	Det-480	-\$4,070	-0.74 %	Att-210	-\$3,670	-0.84 %	0	\$4,254	0.92 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-100	-\$1,148	-0.25 %
Porch	0	Op-15	-\$762	-0.14 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	216	525	-\$3,169	-0.58 %	0	\$3,740	0.86 %	0	\$3,943	0.86 %
Land Size	6500	7800	-\$7,620	-1.39 %	7000	-\$2,470	-0.57 %	6000	\$2,830	0.61 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52102 01060	52115 00260			52418 00040			52327 00140		
Address	246 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	216 QUEENS AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783			574 SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1544	1552	-\$766	-0.15 %	1260	\$25,760	6.12 %	1830	-\$25,344	-4.85 %
Upper Living Area	420	0	-\$4,428	-0.87 %	420	0	0.00 %	427	\$64	0.01 %
Rec Room	630	440	\$3,869	0.76 %	0	\$12,793	3.04 %	0	\$15,899	3.04 %
Style	Cape	Bungalow, Cottage	-\$8,334	-1.64 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$3,940	0.78 %	2-0-6	\$3,268	0.78 %	2-0-6	\$4,062	0.78 %
Year Built Depreciation	1954-87.80	1940-87.80	0	0.00 %	1953-88.53	-\$3,499	-0.83 %	1951-88.17	-\$2,197	-0.42 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,734	-0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,818	-0.54 %
Parking	Att-100	0	\$4,686	0.92 %	Det-280	\$117	0.03 %	0	\$4,831	0.92 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-25	-\$1,086	-0.21 %	Ep-108	-\$3,138	-0.75 %	0	0	0.00 %
Wood Deck	216	40	\$3,180	0.63 %	0	\$3,603	0.86 %	0	\$4,477	0.86 %
Land Size	6500	8000	-\$7,998	-1.58 %	6000	\$2,585	0.61 %	6000	\$3,213	0.61 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 27, 2017	Aug 22, 2017	Aug 30, 2016
Sale Price	N/A	\$519,000	\$407,000	\$400,000
adjRate	N/A	1.05910	1.07270	1.15097
Time Adjustment	N/A	\$30,671	\$29,588	\$60,388
Time Adjusted Sale Price	N/A	\$549,671	\$436,588	\$460,388
Total % Adjustment	N/A	-0.74 %	1.06 %	5.58 %
Total Dollar Adjustment	N/A	-\$4,066	\$4,641	\$25,682
Adjusted Sales Price	\$501,000	\$545,605	\$441,229	\$486,070
Adj Sales Price / SQFT	\$0.00	\$353.37	\$285.77	\$314.81
Gross \$ Adjustment	N/A	\$42,248	\$39,637	\$39,352
# of adjustments	N/A	10	9	8
# of adjustments over 1 %	N/A	2	2	2
Sales Comparison				
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Address	246 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	216 QUEENS AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	574 SUFFOLK AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 24, 2017	Mar 14, 2018	Feb 10, 2017
Sale Price	N/A	\$455,000	\$410,000	\$469,000
adjRate	N/A	1.11455	1.02585	1.11455
Time Adjustment	N/A	\$52,122	\$10,597	\$53,725
Time Adjusted Sale Price	N/A	\$507,122	\$420,597	\$522,725
Total % Adjustment	N/A	-1.91 %	9.86 %	0.42 %
Total Dollar Adjustment	N/A	-\$9,670	\$41,489	\$2,187
Adjusted Sales Price	\$501,000	\$497,451	\$462,086	\$524,912
Adj Sales Price / SQFT	\$0.00	\$322.18	\$299.28	\$339.97
Gross \$ Adjustment	N/A	\$41,022	\$54,763	\$62,905

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# of adjustments	N/A	10	8	9
# of adjustments over 1 %	N/A	2	2	2

TENTATIVE