

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52521 00140	52327 00240			52478 00460			52521 00010		
Address	31 NOTTINGHILL DR MASSAPEQUA, NY 11758	3 GULL PL MASSAPEQUA, NY 11758			412 QUEENS AVE MASSAPEQUA, NY 11758			5 NOTTINGHILL DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1113	1111	\$263	0.05 %	1164	-\$7,191	-1.30 %	1113	0	0.00 %
Basement	258	374	-\$4,760	-0.95 %	263	-\$237	-0.04 %	258	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-87.80	1954-89.25	-\$8,166	-1.63 %	1956-89.25	-\$9,009	-1.63 %	1956-89.25	-\$8,976	-1.63 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Heat System	Cntrl HtAC	Cntrl Ht	\$24,561	4.91 %	Cntrl Ht	\$27,099	4.91 %	Cntrl Ht	\$26,998	4.91 %
Terrace Or Patio	Pto-300	Pto-140	\$974	0.19 %	Pto-210	\$539	0.10 %	Pto-300	0	0.00 %
Wood Deck	0	0	0	0.00 %	196	-\$4,400	-0.80 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	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 #	52521 00140	52521 00050			52521 00270			52328 00160		
Address	31 NOTTINGHILL DR MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758			1 NOTTINGHILL DR MASSAPEQUA, NY 11758			309 RICHMOND AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1113	1212	-\$15,580	-2.46 %	1113	0	0.00 %	1332	-\$30,580	-5.12 %
Basement	258	374	-\$6,018	-0.95 %	258	0	0.00 %	308	-\$2,517	-0.42 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	2-1-8	-\$13,937	-2.33 %
Year Built Depreciation	1956-87.80	1956-89.25	-\$10,324	-1.63 %	1956-89.25	-\$8,612	-1.63 %	1956-89.25	-\$9,745	-1.63 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %	Brick	-\$4,068	-0.68 %
Heat System	Cntrl HtAC	Cntrl Ht	\$31,052	4.91 %	Cntrl Ht	\$25,905	4.91 %	Cntrl HtAC	0	0.00 %
Terrace Or Patio	Pto-300	Pto-220	\$541	0.09 %	0	\$2,711	0.51 %	Pto-200	\$658	0.11 %
Wood Deck	0	0	0	0.00 %	80	-\$2,165	-0.41 %	0	0	0.00 %
Shed	0	154	-\$989	-0.16 %	0	0	0.00 %	0	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	52521 00140	52327 00240	52478 00460	52521 00010
Address	31 NOTTINGHILL DR MASSAPEQUA, NY 11758	3 GULL PL MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	5 NOTTINGHILL DR MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 07, 2017	Aug 14, 2017	Apr 07, 2016
Sale Price	N/A	\$455,000	\$515,000	\$469,000
adjRate	N/A	1.10042	1.07270	1.17351
Time Adjustment	N/A	\$45,692	\$37,439	\$81,376
Time Adjusted Sale Price	N/A	\$500,692	\$552,439	\$550,376
Total % Adjustment	N/A	2.57 %	1.23 %	3.27 %
Total Dollar Adjustment	N/A	\$12,872	\$6,801	\$18,022
Adjusted Sales Price	\$522,000	\$513,564	\$559,240	\$568,398
Adj Sales Price / SQFT	\$0.00	\$461.42	\$502.46	\$510.69
Gross \$ Adjustment	N/A	\$38,724	\$48,476	\$35,974
# of adjustments	N/A	5	6	2
# of adjustments over 1 %	N/A	2	3	2

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52521 00140	52521 00050	52521 00270	52328 00160
Address	31 NOTTINGHILL DR MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	1 NOTTINGHILL DR MASSAPEQUA, NY 11758	309 RICHMOND AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	May 31, 2018	Sep 01, 2015	Jun 01, 2017
Sale Price	N/A	\$625,000	\$435,000	\$550,000
adjRate	N/A	1.01284	1.21402	1.08647
Time Adjustment	N/A	\$8,026	\$93,098	\$47,559
Time Adjusted Sale Price	N/A	\$633,026	\$528,098	\$597,559
Total % Adjustment	N/A	-0.21 %	3.38 %	-10.07 %
Total Dollar Adjustment	N/A	-\$1,318	\$17,838	-\$60,190
Adjusted Sales Price	\$522,000	\$631,707	\$545,936	\$537,369
Adj Sales Price / SQFT	\$0.00	\$567.57	\$490.51	\$482.81
Gross \$ Adjustment	N/A	\$64,505	\$39,393	\$61,505
# of adjustments	N/A	6	4	6
# of adjustments over 1 %	N/A	3	2	3

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TENTATIVE