

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52059 03700	52117 00940			52111 02120			52105 00530		
Address	172 HAMILTON AVE MASSAPEQUA, NY 11758	846 CENTRAL AVE MASSAPEQUA, NY 11758			244 HAWTHORNE ST MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1701	1694	\$748	0.12 %	1664	\$3,955	0.65 %	1784	-\$9,563	-1.38 %
Upper Living Area	768	840	\$619	0.10 %	638	-\$1,170	-0.19 %	672	-\$964	-0.14 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	384	630	-\$6,191	-1.00 %	0	\$12,339	2.01 %	0	\$13,912	2.01 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$28,489	4.65 %	Colonial	0	0.00 %
Quality	C+	C+	0	0.00 %	C	\$24,294	3.96 %	C	\$27,393	3.96 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$4,782	-0.77 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1948-87.80	1954-88.89	-\$7,662	-1.24 %	1954-87.80	0	0.00 %	1932-87.80	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$33,904	4.91 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	Att-308	-\$14,765	-2.38 %	Att-220	-\$11,139	-1.82 %	Att-308	-\$16,455	-2.38 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-100	-\$1,723	-0.25 %
Porch	Op-105	Op-168	-\$1,760	-0.28 %	Op-120	-\$463	-0.08 %	0	\$4,980	0.72 %
Wood Deck	240	320	-\$1,094	-0.18 %	152	\$1,489	0.24 %	559	-\$3,889	-0.56 %
Land Size	5000	7500	-\$18,957	-3.06 %	7200	-\$16,877	-2.75 %	8000	-\$24,429	-3.53 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52059 03700	52120 00740			52328 00170			52366 00210		
Address	172 HAMILTON AVE MASSAPEQUA, NY 11758	269 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			305 RICHMOND AVE MASSAPEQUA, NY 11758			329 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1701	2154	-\$39,835	-6.67 %	1979	-\$29,097	-4.33 %	1636	\$6,366	1.15 %
Upper Living Area	768	1005	\$1,881	0.32 %	516	-\$2,579	-0.38 %	0	-\$7,861	-1.41 %
Attic	0	0	0	0.00 %	0	0	0.00 %	226	\$5,674	1.02 %
Basement	0	0	0	0.00 %	594	-\$33,088	-4.92 %	283	-\$14,793	-2.66 %
Rec Room	384	503	-\$3,012	-0.50 %	0	\$13,525	2.01 %	0	\$11,182	2.01 %
Style	Colonial	Colonial	0	0.00 %	Split Level	-\$9,254	-1.38 %	Split Level	-\$7,651	-1.38 %
Quality	C+	C	\$23,663	3.96 %	C+	0	0.00 %	C+	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-7	-\$4,603	-0.77 %	2-1-8	-\$9,636	-1.43 %	1-1-5	\$5,109	0.92 %
Year Built Depreciation	1948-87.80	1960-89.95	-\$14,323	-2.40 %	1956-89.25	-\$10,958	-1.63 %	1954-88.89	-\$6,863	-1.24 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$27,251	4.91 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,435	-0.44 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-105	0	\$4,302	0.72 %	0	\$4,842	0.72 %	Op-36	\$2,324	0.42 %
Wood Deck	240	20	\$4,749	0.80 %	250	-\$161	-0.02 %	0	\$5,096	0.92 %
Land Size	5000	4700	\$2,835	0.47 %	7000	-\$17,089	-2.54 %	6000	-\$7,701	-1.39 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 30, 2015			Jul 01, 2016			Aug 21, 2018		
Sale Price	N/A	\$505,000			\$530,000			\$691,161		
adjRate	N/A	1.22809			1.15656			1.00000		
Time Adjustment	N/A	\$115,186			\$82,979			\$		
Time Adjusted Sale Price	N/A	\$620,186			\$612,979			\$691,161		
Total % Adjustment	N/A	-8.68 %			6.68 %			3.35 %		
Total Dollar Adjustment	N/A	-\$53,842			\$40,918			\$23,166		
Adjusted Sales Price	\$566,000	\$566,343			\$653,897			\$714,327		
Adj Sales Price / SQFT	\$0.00	\$332.95			\$384.42			\$419.95		
Gross \$ Adjustment	N/A	\$56,578			\$100,215			\$137,214		
# of adjustments	N/A	9			9			10		
# of adjustments over 1 %	N/A	3			5			6		

Sales Comparison

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Parcel ID #	52059 03700	52120 00740			52328 00170			52366 00210		
Address	172 HAMILTON AVE MASSAPEQUA, NY 11758	269 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			305 RICHMOND AVE MASSAPEQUA, NY 11758			329 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 29, 2015			Mar 26, 2018			Apr 09, 2018		
Sale Price	N/A	\$499,000			\$655,000			\$545,000		
adjRate	N/A	1.19649			1.02585			1.01932		
Time Adjustment	N/A	\$98,048			\$16,930			\$10,531		
Time Adjusted Sale Price	N/A	\$597,048			\$671,930			\$555,531		
Total % Adjustment	N/A	-4.08 %			-13.91 %			2.83 %		
Total Dollar Adjustment	N/A	-\$24,344			-\$93,495			\$15,700		
Adjusted Sales Price	\$566,000	\$572,704			\$578,435			\$571,231		
Adj Sales Price / SQFT	\$0.00	\$336.69			\$340.06			\$335.82		
Gross \$ Adjustment	N/A	\$99,205			\$130,229			\$110,306		
# of adjustments	N/A	9			10			13		
# of adjustments over 1 %	N/A	3			7			9		

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TENTATIVE