

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52137 00010	52327 00160			52119 00930			52120 00900		
Address	33 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	570 SUFFOLK AVE MASSAPEQUA, NY 11758			216 NASSAU AVE MASSAPEQUA, NY 11758			825 NORTH CENTRAL AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1439	1634	-\$18,705	-3.65 %	1386	\$5,439	1.10 %	1300	\$12,266	3.02 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	317	341	\$462	0.09 %	336	\$352	0.07 %	364	\$712	0.18 %
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	1953-87.80	1951-88.17	-\$2,155	-0.42 %	1954-88.89	-\$6,089	-1.24 %	1960-89.95	-\$9,758	-2.40 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,227	-0.55 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,672	0.54 %	Cntrl Ht	0	0.00 %
Fireplace	0	2	-\$2,247	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-240	Att-200	\$1,426	0.28 %	Att-200	\$1,371	0.28 %	Att-260	-\$541	-0.13 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-45	Op-20	\$950	0.19 %	Op-196	-\$3,635	-0.74 %	0	\$1,493	0.37 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52137 00010	52118 00480			52137 00180			52138 00420		
Address	33 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758			51 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1439	1260	\$19,099	3.96 %	1441	-\$228	-0.04 %	1109	\$31,438	7.92 %
Upper Living Area	0	420	\$4,247	0.88 %	0	0	0.00 %	0	0	0.00 %
Attic	317	0	-\$6,576	-1.36 %	346	\$610	0.11 %	317	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-6	-\$19,201	-3.42 %	2-0-6	-\$13,585	-3.42 %
Year Built Depreciation	1953-87.80	1954-88.89	-\$5,956	-1.24 %	1954-88.89	-\$6,935	-1.24 %	1951-88.17	-\$1,669	-0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$9,211	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,614	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-240	Att-200	\$1,341	0.28 %	Att-273	-\$1,222	-0.22 %	Att-255	-\$398	-0.10 %
Terrace Or Patio	0	Pto-150	-\$1,603	-0.33 %	Pto-470	-\$3,631	-0.65 %	Pto-60	-\$665	-0.17 %
Porch	Op-45	0	\$1,770	0.37 %	0	\$2,060	0.37 %	0	\$1,458	0.37 %
Wood Deck	0	0	0	0.00 %	50	-\$1,553	-0.28 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	8000	-\$12,229	-2.18 %	6000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 03, 2017			Apr 26, 2016			Jun 16, 2016		
Sale Price	N/A	\$460,000			\$420,000			\$350,000		
adjRate	N/A	1.11455			1.17351			1.16219		
Time Adjustment	N/A	\$52,694			\$72,874			\$56,765		
Time Adjusted Sale Price	N/A	\$512,694			\$492,874			\$406,765		
Total % Adjustment	N/A	-3.95 %			0.02 %			0.48 %		
Total Dollar Adjustment	N/A	-\$20,268			\$110			\$1,943		
Adjusted Sales Price	\$457,000	\$492,426			\$492,984			\$408,709		
Adj Sales Price / SQFT	\$0.00	\$342.20			\$342.59			\$284.02		
Gross \$ Adjustment	N/A	\$25,944			\$19,558			\$26,997		
# of adjustments	N/A	6			6			6		
# 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			Jul 25, 2017			Oct 12, 2017		
Sale Price	N/A	\$470,000			\$520,000			\$375,000		
adjRate	N/A	1.02585			1.07956			1.05910		
Time Adjustment	N/A	\$12,148			\$41,372			\$22,161		
Time Adjusted Sale Price	N/A	\$482,148			\$561,372			\$397,161		
Total % Adjustment	N/A	3.10 %			-5.90 %			4.17 %		
Total Dollar Adjustment	N/A	\$14,935			-\$33,118			\$16,579		
Adjusted Sales Price	\$457,000	\$497,083			\$528,254			\$413,741		
Adj Sales Price / SQFT	\$0.00	\$345.44			\$367.10			\$287.52		
Gross \$ Adjustment	N/A	\$43,206			\$56,881			\$49,212		

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# of adjustments	N/A	8	10	6
# of adjustments over 1 %	N/A	3	4	2