

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52112 02340	52478 00460			52521 00110			52472 00090		
Address	204 NO HAWTHORNE ST MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758			25 NOTTINGHILL DR MASSAPEQUA, NY 11758			13 WOOD AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1156	1164	-\$1,113	-0.20 %	1145	\$1,445	0.28 %	1243	-\$10,950	-2.10 %
Attic	0	0	0	0.00 %	0	0	0.00 %	207	\$4,916	0.94 %
Basement	1056	263	\$29,938	5.42 %	773	\$8,345	1.62 %	176	\$32,528	6.24 %
Style	Raised Ranch/Hi Ranch	Split Level	-\$17,097	-3.09 %	Split Level	-\$15,974	-3.09 %	Split Level	-\$16,140	-3.09 %
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	1962-89.25	1956-89.25	0	0.00 %	1956-89.25	0	0.00 %	1954-88.89	\$2,097	0.40 %
Ext Wall	Composition	Mas/Frame	-\$11,894	-2.15 %	Mas/Frame	-\$11,112	-2.15 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,262	-0.44 %	0	0	0.00 %
Terrace Or Patio	0	Pto-210	-\$2,285	-0.41 %	Pto-133	-\$1,580	-0.31 %	Pto-180	-\$1,956	-0.38 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-28	-\$1,242	-0.24 %
Wood Deck	0	196	-\$4,400	-0.80 %	362	-\$6,006	-1.16 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7000	7000	0	0.00 %	7000	0	0.00 %	6200	\$4,868	0.93 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52112 02340	52327 00240			52121 00870			52146 00430		
Address	204 NO HAWTHORNE ST MASSAPEQUA, NY 11758	3 GULL PL MASSAPEQUA, NY 11758			202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758			28 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1156	1111	\$5,848	1.17 %	1119	\$4,418	0.96 %	1174	-\$2,152	-0.45 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	1056	374	\$22,340	4.46 %	810	\$6,423	1.39 %	574	\$14,009	2.94 %
Style	Raised Ranch/Hi Ranch	Split Level	-\$15,496	-3.09 %	Raised Ranch/Hi Ranch	0	0.00 %	Raised Ranch/Hi Ranch	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	2-0-6	-\$4,212	-0.91 %	1-1-5	0	0.00 %
Year Built Depreciation	1962-89.25	1954-89.25	0	0.00 %	1979-93.56	-\$21,270	-4.60 %	1965-90.98	-\$9,059	-1.90 %
Ext Wall	Composition	Mas/Frame	-\$10,780	-2.15 %	Composition	0	0.00 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,587	0.54 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	0	Pto-140	-\$1,588	-0.32 %	0	0	0.00 %	Pto-308	-\$2,473	-0.52 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-36	-\$1,432	-0.30 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	512	-\$15,396	-3.23 %
Land Size	7000	7000	0	0.00 %	4800	\$13,545	2.93 %	7000	0	0.00 %
Traffic	Light	Light	0	0.00 %	Medium	\$13,087	2.83 %	Light	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 14, 2017			Nov 10, 2016			Jun 15, 2017		
Sale Price	N/A	\$515,000			\$455,000			\$480,000		
adjRate	N/A	1.07270			1.13435			1.08647		
Time Adjustment	N/A	\$37,439			\$61,130			\$41,506		
Time Adjusted Sale Price	N/A	\$552,439			\$516,130			\$521,506		
Total % Adjustment	N/A	-1.24 %			-5.26 %			2.71 %		
Total Dollar Adjustment	N/A	-\$6,851			-\$27,144			\$14,121		
Adjusted Sales Price	\$509,000	\$545,588			\$488,986			\$535,627		
Adj Sales Price / SQFT	\$0.00	\$471.96			\$423.00			\$463.34		
Gross \$ Adjustment	N/A	\$66,727			\$46,724			\$74,697		
# of adjustments	N/A	6			7			8		
# of adjustments over 1 %	N/A	3			4			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 07, 2017			Apr 11, 2017			Oct 19, 2015		
Sale Price	N/A	\$455,000			\$420,000			\$395,000		
adjRate	N/A	1.10042			1.10042			1.20815		
Time Adjustment	N/A	\$45,692			\$42,177			\$82,218		
Time Adjusted Sale Price	N/A	\$500,692			\$462,177			\$477,218		
Total % Adjustment	N/A	0.06 %			2.59 %			-2.92 %		
Total Dollar Adjustment	N/A	\$324			\$11,992			-\$13,915		
Adjusted Sales Price	\$509,000	\$501,016			\$474,169			\$463,303		
Adj Sales Price / SQFT	\$0.00	\$433.40			\$410.18			\$400.78		
Gross \$ Adjustment	N/A	\$56,051			\$62,955			\$47,107		
# of adjustments	N/A	5			6			7		
# of adjustments over 1 %	N/A	4			4			3		

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TENTATIVE