

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	53157 00110	53156 00190			53178 00070			53178 00030		
Address	308 UNQUA RD MASSAPEQUA, NY 11758	32 BURTON LN MASSAPEQUA, NY 11758			26 SCOTT ST MASSAPEQUA PARK, NY 11762			10 SCOTT ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1650	1400	\$23,530	4.38 %	1633	\$1,528	0.27 %	1509	\$12,854	2.36 %
Unf Bsmt	40	40	0	0.00 %	0	\$1,230	0.22 %	0	\$1,187	0.22 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	2-0-6	-\$6,084	-1.08 %	2-0-6	-\$5,872	-1.08 %
Ext Wall	Alum/Vinyl	Composition	\$5,316	0.99 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Central AC	Forced Air	\$31,960	5.95 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	2	0	\$4,766	0.89 %	2	0	0.00 %	0	\$4,836	0.89 %
Land Size	10010	8940	\$3,796	0.71 %	6500	\$22,313	3.95 %	6500	\$21,535	3.95 %
Year Built Depreciation	1953-92.35	1953-93.49	-\$6,550	-1.22 %	1953-93.49	-\$6,886	-1.22 %	1953-93.49	-\$6,646	-1.22 %
Parking	Att-216	Att-200	\$628	0.12 %	Att-220	-\$163	-0.03 %	0	\$10,273	1.88 %
Porch	Op-32	0	\$1,595	0.30 %	Op-176	-\$4,721	-0.84 %	0	\$1,618	0.30 %
Wood Deck	550	48	\$4,590	0.85 %	524	\$169	0.03 %	0	\$5,417	0.99 %
Misc Cost Items	1700	0	\$1,700	0.32 %	968	\$732	0.13 %	0	\$1,700	0.31 %
Location	Commercial	Commercial	0	0.00 %	0	-\$39,382	-6.97 %	0	-\$38,009	-6.97 %
Fronting	SecondaryArtery	ResidentialStreet	-\$10,792	-2.01 %	ResidentialStreet	-\$11,346	-2.01 %	ResidentialStreet	-\$10,950	-2.01 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	53157 00110	53174 00340			53150 00210			53178 00030		
Address	308 UNQUA RD MASSAPEQUA, NY 11758	49 FRANCES LN MASSAPEQUA PARK, NY 11762			45 JOLUDOW DR MASSAPEQUA PARK, NY 11762			10 SCOTT ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1650	1604	\$3,812	0.74 %	1449	\$18,942	3.45 %	1509	\$12,521	2.36 %
Unf Bsmt	40	0	\$1,121	0.22 %	0	\$1,196	0.22 %	0	\$1,156	0.22 %
Rec Room	0	0	0	0.00 %	612	-\$25,593	-4.66 %	0	0	0.00 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$5,546	-1.08 %	2-0-6	-\$5,919	-1.08 %	2-0-6	-\$5,720	-1.08 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Central AC	Hot Wtr	\$30,630	5.95 %	Central AC	0	0.00 %	Central AC	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$4,874	0.89 %	0	\$4,710	0.89 %
Land Size	10010	6014	\$24,928	4.84 %	6175	\$24,934	4.54 %	6500	\$20,977	3.95 %
Year Built Depreciation	1953-92.35	1953-93.49	-\$6,278	-1.22 %	1954-93.27	-\$5,409	-0.98 %	1953-93.49	-\$6,474	-1.22 %
Parking	Att-216	Att-220	-\$148	-0.03 %	Att-220	-\$158	-0.03 %	0	\$10,007	1.88 %
Porch	Op-32	0	\$1,528	0.30 %	0	\$1,631	0.30 %	0	\$1,576	0.30 %
Wood Deck	550	0	\$5,117	0.99 %	120	\$3,716	0.68 %	0	\$5,277	0.99 %
Misc Cost Items	1700	0	\$1,700	0.33 %	0	\$1,700	0.31 %	0	\$1,700	0.32 %
Location	Commercial	0	-\$35,901	-6.97 %	0	-\$38,313	-6.97 %	0	-\$37,024	-6.97 %
Fronting	SecondaryArtery	ResidentialStreet	-\$10,343	-2.01 %	ResidentialStreet	-\$11,038	-2.01 %	ResidentialStreet	-\$10,666	-2.01 %

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Parcel ID #	53157 00110	53156 00190	53178 00070	53178 00030
Address	308 UNQUA RD MASSAPEQUA, NY 11758	32 BURTON LN MASSAPEQUA, NY 11758	26 SCOTT ST MASSAPEQUA PARK, NY 11762	10 SCOTT ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 17, 2017	Nov 25, 2015	Sep 17, 2018
Sale Price	N/A	\$529,000	\$500,000	\$545,250
adjRate	N/A	1.01579	1.12990	1.00000
Time Adjustment	N/A	\$8,352	\$64,948	\$
Time Adjusted Sale Price	N/A	\$537,352	\$564,948	\$545,250
Total % Adjustment	N/A	11.27 %	-7.54 %	-0.38 %
Total Dollar Adjustment	N/A	\$60,538	-\$42,610	-\$2,057
Adjusted Sales Price	\$486,000	\$597,890	\$522,337	\$543,193
Adj Sales Price / SQFT	\$0.00	\$362.36	\$316.57	\$329.21
Gross \$ Adjustment	N/A	\$95,222	\$94,555	\$120,899
# of adjustments	N/A	11	11	12
# of adjustments over 1 %	N/A	4	5	7

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	53157 00110	53174 00340	53150 00210	53178 00030
Address	308 UNQUA RD MASSAPEQUA, NY 11758	49 FRANCES LN MASSAPEQUA PARK, NY 11762	45 JOLUDOW DR MASSAPEQUA PARK, NY 11762	10 SCOTT ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 24, 2018	Oct 18, 2017	Sep 12, 2016
Sale Price	N/A	\$515,000	\$540,000	\$500,000
adjRate	N/A	1.00000	1.01778	1.06222
Time Adjustment	N/A	\$	\$9,601	\$31,112
Time Adjusted Sale Price	N/A	\$515,000	\$549,601	\$531,112
Total % Adjustment	N/A	2.06 %	-5.36 %	-0.37 %
Total Dollar Adjustment	N/A	\$10,622	-\$29,435	-\$1,960
Adjusted Sales Price	\$486,000	\$525,622	\$520,165	\$529,152
Adj Sales Price / SQFT	\$0.00	\$318.56	\$315.25	\$320.70
Gross \$ Adjustment	N/A	\$127,053	\$143,423	\$117,808
# of adjustments	N/A	12	13	12
# of adjustments over 1 %	N/A	6	6	7

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TENTATIVE