

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52306 18340	52189 17080			52111 02240			52112 02180		
Address	137 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	690 CENTRAL AVE MASSAPEQUA, NY 11758			252 HAWTHORNE ST MASSAPEQUA, NY 11758			235 NORTH QUEENS AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3052	2874	\$25,231	2.85 %	2940	\$17,012	1.76 %	2942	\$16,701	1.73 %
Upper Living Area	1301	1221	-\$783	-0.09 %	1208	-\$995	-0.10 %	1244	-\$605	-0.06 %
Basement	68	80	-\$1,071	-0.12 %	76	-\$780	-0.08 %	87	-\$1,841	-0.19 %
Rec Room	975	0	\$37,744	4.26 %	0	\$41,123	4.26 %	0	\$41,124	4.26 %
Quality	C+	B-	-\$7,935	-0.90 %	B-	-\$8,645	-0.90 %	B-	-\$8,646	-0.90 %
Bathrooms And Fixtures	2-1-10	3-0-12	-\$8,070	-0.91 %	3-0-12	-\$8,793	-0.91 %	2-1-10	0	0.00 %
Year Built Depreciation	2012-98.97	2012-99.49	-\$4,640	-0.52 %	2015-99.49	-\$5,056	-0.52 %	2015-99.49	-\$5,056	-0.52 %
Fireplace	2	1	\$3,899	0.44 %	1	\$4,248	0.44 %	1	\$4,248	0.44 %
Parking	Att-429	Att-400	\$1,397	0.16 %	Att-400	\$1,522	0.16 %	Att-340	\$4,845	0.50 %
Porch	Op-48	Op-220	-\$7,097	-0.80 %	Op-189	-\$6,664	-0.69 %	Op-52	-\$266	-0.03 %
Land Size	8000	8000	0	0.00 %	8400	-\$3,598	-0.37 %	7300	\$6,789	0.70 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52306 18340	52103 00540			52184 12280			52085 00130		
Address	137 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758			96 TORONTO AVE MASSAPEQUA, NY 11758			233 NORTH LINDEN ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	3052	2745	\$43,625	5.08 %	2757	\$45,858	4.87 %	2764	\$43,296	4.74 %
Upper Living Area	1301	1244	-\$538	-0.06 %	1206	-\$993	-0.11 %	1204	-\$983	-0.11 %
Basement	68	0	\$6,140	0.72 %	77	-\$856	-0.09 %	81	-\$1,196	-0.13 %
Rec Room	975	0	\$36,594	4.26 %	0	\$40,159	4.26 %	0	\$38,908	4.26 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	B-	-\$8,180	-0.90 %
Bathrooms And Fixtures	2-1-10	3-0-9	\$4,554	0.53 %	2-1-11	-\$4,499	-0.48 %	2-1-11	-\$4,358	-0.48 %
Year Built Depreciation	2012-98.97	2017-100.00	-\$8,884	-1.03 %	2013-100.00	-\$9,749	-1.03 %	2015-99.49	-\$4,783	-0.52 %
Fireplace	2	1	\$3,780	0.44 %	1	\$4,148	0.44 %	1	\$4,019	0.44 %
Parking	Att-429	Att-390	\$1,832	0.21 %	Att-420	\$456	0.05 %	Att-431	-\$98	-0.01 %
Porch	Op-48	Op-71	-\$1,235	-0.14 %	Op-36	\$820	0.09 %	Op-114	-\$3,431	-0.38 %
Land Size	8000	7000	\$8,823	1.03 %	9000	-\$8,459	-0.90 %	10000	-\$15,465	-1.69 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 29, 2018	Mar 29, 2016	Feb 02, 2015
Sale Price	N/A	\$880,000	\$818,260	\$780,000
adjRate	N/A	1.00640	1.17921	1.23711
Time Adjustment	N/A	\$5,632	\$146,642	\$184,943
Time Adjusted Sale Price	N/A	\$885,632	\$964,902	\$964,943
Total % Adjustment	N/A	4.37 %	3.04 %	5.94 %
Total Dollar Adjustment	N/A	\$38,674	\$29,375	\$57,293
Adjusted Sales Price	\$873,000	\$924,306	\$994,277	\$1,022,236
Adj Sales Price / SQFT	\$0.00	\$302.85	\$325.78	\$334.94
Gross \$ Adjustment	N/A	\$97,868	\$98,434	\$90,121
# of adjustments	N/A	10	11	10
# of adjustments over 1 %	N/A	2	2	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52306 18340	52103 00540	52184 12280	52085 00130
Address	137 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758	96 TORONTO AVE MASSAPEQUA, NY 11758	233 NORTH LINDEN ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 16, 2018	Jul 14, 2014	Sep 29, 2015
Sale Price	N/A	\$842,356	\$751,996	\$751,996
adjRate	N/A	1.01932	1.25304	1.21402
Time Adjustment	N/A	\$16,277	\$190,284	\$160,941
Time Adjusted Sale Price	N/A	\$858,633	\$942,280	\$912,937
Total % Adjustment	N/A	11.03 %	7.10 %	5.23 %
Total Dollar Adjustment	N/A	\$94,690	\$66,885	\$47,730
Adjusted Sales Price	\$873,000	\$953,323	\$1,009,165	\$960,667
Adj Sales Price / SQFT	\$0.00	\$312.36	\$330.66	\$314.77
Gross \$ Adjustment	N/A	\$116,006	\$115,997	\$124,715

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# of adjustments	N/A	10	10	11
# of adjustments over 1 %	N/A	4	3	3

TENTATIVE