

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52436 00100	52453 00280			52447 00160			52495 00160		
Address	10 PEMBROKE DR MASSAPEQUA, NY 11758	645 KILDARE CRES SEAFORD, NY 11783			702 KILDARE CT SEAFORD, NY 11783			114 GREENWOOD DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1473	1447	\$2,487	0.52 %	1463	\$1,155	0.20 %	1405	\$7,909	1.39 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	848	290	\$18,912	3.97 %	362	\$19,464	3.36 %	344	\$19,942	3.51 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-89.95	1956-91.31	-\$7,088	-1.49 %	1954-90.98	-\$6,523	-1.13 %	1954-90.98	-\$6,400	-1.13 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$2,608	-0.55 %	Mas/Frame	-\$3,172	-0.55 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,550	0.44 %	0	\$2,502	0.44 %
Parking	0	0	0	0.00 %	Att-378	-\$16,125	-2.78 %	0	0	0.00 %
Terrace Or Patio	Pto-232	0	\$2,103	0.44 %	Pto-150	\$623	0.11 %	Pto-248	-\$102	-0.02 %
Porch	Op-18	Op-96	-\$2,429	-0.51 %	Op-123	-\$3,717	-0.64 %	0	\$935	0.16 %
Wood Deck	153	0	\$3,220	0.68 %	0	\$3,915	0.68 %	336	-\$2,538	-0.45 %
Land Size	7920	6969	\$4,688	0.98 %	7686	-\$3,369	-0.58 %	7169	\$4,351	0.77 %
Location	0	0	0	0.00 %	0	0	0.00 %	MajorHwy	\$12,503	2.20 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52436 00100	52437 00050			52455 00080			52343 00170		
<b>Address</b>	10 PEMBROKE DR MASSAPEQUA, NY 11758	16 AMHERST DR MASSAPEQUA, NY 11758			210 WILLIAM RD MASSAPEQUA, NY 11758			47 AMHERST DR MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1473	1347	\$13,049	2.65 %	1380	\$11,399	1.93 %	1215	\$34,115	5.79 %
Attic	0	0	0	0.00 %	230	\$6,144	1.04 %	0	0	0.00 %
Basement	848	142	\$26,355	5.35 %	288	\$23,606	3.99 %	142	\$31,514	5.35 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$4,529	0.92 %	1-1-5	\$5,444	0.92 %	1-1-5	\$5,416	0.92 %
Year Built Depreciation	1954-89.95	1953-90.64	-\$3,732	-0.76 %	1954-90.98	-\$6,667	-1.13 %	1953-90.64	-\$4,462	-0.76 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,670	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	0	\$2,168	0.44 %	0	\$2,606	0.44 %	0	\$2,593	0.44 %
Parking	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-232	0	\$2,175	0.44 %	0	\$2,614	0.44 %	0	\$2,600	0.44 %
Porch	Op-18	Op-18	0	0.00 %	Ep-40	-\$1,024	-0.17 %	Op-18	0	0.00 %
Wood Deck	153	0	\$3,329	0.68 %	0	\$4,001	0.68 %	0	\$3,980	0.68 %
Land Size	7920	6435	\$7,892	1.60 %	7350	\$3,395	0.57 %	7500	\$2,462	0.42 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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## Sales Comparison

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<b>Address</b>	10 PEMBROKE DR MASSAPEQUA, NY 11758	645 KILDARE CRES SEAFORD, NY 11783	702 KILDARE CT SEAFORD, NY 11783	114 GREENWOOD DR MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Oct 01, 2018	Aug 07, 2017	Nov 02, 2017
<b>Sale Price</b>	N/A	\$476,375	\$540,000	\$540,000
<b>adjRate</b>	N/A	1.00000	1.07270	1.05236
<b>Time Adjustment</b>	N/A	\$	\$39,256	\$28,275
<b>Time Adjusted Sale Price</b>	N/A	\$476,375	\$579,256	\$568,275
<b>Total % Adjustment</b>	N/A	4.05 %	-0.90 %	6.88 %
<b>Total Dollar Adjustment</b>	N/A	\$19,286	-\$5,198	\$39,102
<b>Adjusted Sales Price</b>	\$580,000	\$495,661	\$574,058	\$607,378
<b>Adj Sales Price / SQFT</b>	\$0.00	\$336.50	\$389.72	\$412.34
<b>Gross \$ Adjustment</b>	N/A	\$43,536	\$60,613	\$57,182
<b># of adjustments</b>	N/A	8	10	9
<b># of adjustments over 1 %</b>	N/A	2	3	4

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52436 00100	52437 00050	52455 00080	52343 00170
<b>Address</b>	10 PEMBROKE DR MASSAPEQUA, NY 11758	16 AMHERST DR MASSAPEQUA, NY 11758	210 WILLIAM RD MASSAPEQUA, NY 11758	47 AMHERST DR MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Nov 01, 2018	Aug 01, 2018	Aug 07, 2017
<b>Sale Price</b>	N/A	\$492,500	\$592,000	\$549,000
<b>adjRate</b>	N/A	1.00000	1.00000	1.07270
<b>Time Adjustment</b>	N/A	\$	\$	\$39,911
<b>Time Adjusted Sale Price</b>	N/A	\$492,500	\$592,000	\$588,911
<b>Total % Adjustment</b>	N/A	11.87 %	8.70 %	13.28 %
<b>Total Dollar Adjustment</b>	N/A	\$58,435	\$51,519	\$78,218
<b>Adjusted Sales Price</b>	\$580,000	\$550,935	\$643,519	\$667,129
<b>Adj Sales Price / SQFT</b>	\$0.00	\$374.02	\$436.88	\$452.90
<b>Gross \$ Adjustment</b>	N/A	\$65,899	\$66,900	\$87,142
<b># of adjustments</b>	N/A	9	10	8
<b># of adjustments over 1 %</b>	N/A	3	4	2

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TENTATIVE