

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52503 00010	52503 00010			52334 00270			52399 00180		
Address	4138 BAYBERRY LN SEAFORD, NY 11783	4138 BAYBERRY LN SEAFORD, NY 11783			117 HUNTER RIDGE RD NMASSAPEQUA, NY 11758			17 NORTH PINE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1682	1682	0	0.00 %	1393	\$38,075	5.67 %	1941	-\$19,832	-4.10 %
Attic	0	0	0	0.00 %	0	0	0.00 %	207	\$4,558	0.94 %
Basement	849	849	0	0.00 %	713	\$5,581	0.83 %	518	\$10,440	2.16 %
Rec Room	319	0	\$10,401	1.71 %	400	-\$2,451	-0.36 %	0	\$8,279	1.71 %
Bathrooms And Fixtures	3-0-10	3-0-10	0	0.00 %	3-0-9	\$3,563	0.53 %	2-1-8	\$5,447	1.13 %
Year Built Depreciation	1954-85.47	1954-86.66	-\$8,310	-1.37 %	1954-88.89	-\$25,870	-3.85 %	1956-89.25	-\$20,482	-4.24 %
Ext Wall	Mas/Frame	Mas/Frame	0	0.00 %	Alum/Vinyl	\$3,698	0.55 %	Mas/Frame	0	0.00 %
Terrace Or Patio	Pto-100	Pto-100	0	0.00 %	Pto-40	\$877	0.13 %	0	\$1,208	0.25 %
Porch	Op-32	Op-32	0	0.00 %	0	\$1,815	0.27 %	Op-28	\$152	0.03 %
Wood Deck	0	0	0	0.00 %	268	-\$6,542	-0.97 %	154	-\$3,261	-0.67 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	8300	8300	0	0.00 %	7020	\$8,670	1.29 %	6650	\$8,274	1.71 %
Location	MajorHwy	MajorHwy	0	0.00 %	0	-\$14,461	-2.15 %	Park	-\$10,408	-2.15 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Medium	\$13,690	2.83 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52503 00010	52365 00080			52329 00280			52329 00250		
Address	4138 BAYBERRY LN SEAFORD, NY 11783	210 WYNGATE DR MASSAPEQUA, NY 11758			234 NORMANDY RD MASSAPEQUA, NY 11758			228 NORMANDY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1682	1389	\$34,615	5.76 %	1347	\$39,511	6.71 %	1557	\$13,482	2.28 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	849	493	\$14,089	2.34 %	375	\$19,193	3.26 %	455	\$15,521	2.63 %
Rec Room	319	0	\$10,296	1.71 %	0	\$10,082	1.71 %	0	\$10,108	1.71 %
Bathrooms And Fixtures	3-0-10	2-0-6	\$15,621	2.60 %	2-1-8	\$6,633	1.13 %	2-0-6	\$15,336	2.60 %
Year Built Depreciation	1954-85.47	1956-89.25	-\$25,471	-4.24 %	1954-88.89	-\$22,674	-3.85 %	1954-88.89	-\$22,733	-3.85 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$3,310	0.55 %	Mas/Frame	0	0.00 %	Mas/Frame	0	0.00 %
Terrace Or Patio	Pto-100	0	\$1,503	0.25 %	Pto-300	-\$1,543	-0.26 %	Pto-287	-\$1,472	-0.25 %
Porch	Op-32	0	\$1,625	0.27 %	Op-63	-\$1,243	-0.21 %	Op-204	-\$5,089	-0.86 %
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 %	392	-\$15,828	-2.68 %
Land Size	8300	8010	\$1,639	0.27 %	10100	-\$8,781	-1.49 %	7575	\$4,145	0.70 %
Location	MajorHwy	0	-\$12,944	-2.15 %	0	-\$12,674	-2.15 %	0	-\$12,707	-2.15 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 21, 2013			Apr 13, 2018			Jun 09, 2017		
Sale Price	N/A	\$460,000			\$659,000			\$445,000		
adjRate	N/A	1.32043			1.01932			1.08647		
Time Adjustment	N/A	\$147,400			\$12,734			\$38,480		
Time Adjusted Sale Price	N/A	\$607,400			\$671,734			\$483,480		
Total % Adjustment	N/A	0.34 %			1.93 %			-0.40 %		
Total Dollar Adjustment	N/A	\$2,092			\$12,956			-\$1,934		
Adjusted Sales Price	\$625,000	\$609,491			\$684,690			\$481,546		
Adj Sales Price / SQFT	\$0.00	\$362.36			\$407.07			\$286.29		
Gross \$ Adjustment	N/A	\$18,711			\$111,604			\$106,031		
# of adjustments	N/A	2			11			12		
# of adjustments over 1 %	N/A	2			4			8		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 28, 2017			Jun 13, 2018			Mar 30, 2017		
Sale Price	N/A	\$575,000			\$585,000			\$533,000		
adjRate	N/A	1.04567			1.00640			1.10747		
Time Adjustment	N/A	\$26,260			\$3,744			\$57,279		
Time Adjusted Sale Price	N/A	\$601,260			\$588,744			\$590,279		
Total % Adjustment	N/A	7.37 %			4.84 %			0.13 %		
Total Dollar Adjustment	N/A	\$44,284			\$28,503			\$763		
Adjusted Sales Price	\$625,000	\$645,543			\$617,247			\$591,042		
Adj Sales Price / SQFT	\$0.00	\$383.80			\$366.97			\$351.39		
Gross \$ Adjustment	N/A	\$121,113			\$122,334			\$116,422		
# of adjustments	N/A	10			9			10		
# of adjustments over 1 %	N/A	6			7			7		

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