

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52184 12450	52418 00040			52137 00220			52120 00660		
Address	110 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783			55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1252	1260	-\$783	-0.19 %	1188	\$8,554	1.55 %	1188	\$8,531	1.55 %
Upper Living Area	384	420	\$270	0.06 %	396	\$119	0.02 %	396	\$119	0.02 %
Rec Room	384	0	\$8,466	2.01 %	0	\$11,134	2.01 %	594	-\$4,759	-0.86 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$4,265	-0.77 %	2-1-8	-\$7,912	-1.43 %
Year Built Depreciation	1954-87.80	1953-88.53	-\$3,499	-0.83 %	1953-88.53	-\$4,602	-0.83 %	1954-88.89	-\$6,816	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,280	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-210	Det-280	\$3,683	0.88 %	Att-294	-\$3,080	-0.56 %	Att-200	\$392	0.07 %
Terrace Or Patio	Pto-147	0	\$1,384	0.33 %	Ter-70	-\$1,209	-0.22 %	Pto-298	-\$1,001	-0.18 %
Porch	0	Ep-108	-\$3,138	-0.75 %	Ep-120	-\$4,452	-0.80 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52184 12450	52335 00060			52059 35080			52118 00480		
Address	110 TORONTO AVE MASSAPEQUA, NY 11758	11 DOVER AVE MASSAPEQUA, NY 11758			184 HAMILTON AVE MASSAPEQUA, NY 11758			251 N SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1252	1290	-\$4,794	-0.87 %	1331	-\$7,307	-1.77 %	1260	-\$897	-0.19 %
Upper Living Area	384	0	-\$4,457	-0.81 %	438	\$395	0.10 %	420	\$310	0.06 %
Rec Room	384	600	-\$4,876	-0.89 %	0	\$8,293	2.01 %	0	\$9,705	2.01 %
Style	Cape	Ranch	-\$451	-0.08 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-0-3	\$17,076	3.54 %
Year Built Depreciation	1954-87.80	1951-88.17	-\$2,314	-0.42 %	1954-88.89	-\$5,090	-1.24 %	1954-88.89	-\$5,956	-1.24 %
Heat System	Cntrl Ht	Cntrl Ht	\$2,985	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,614	0.54 %
Parking	Att-210	Att-200	\$391	0.07 %	Att-200/Cpt- 200	-\$2,275	-0.55 %	Att-200	\$342	0.07 %
Terrace Or Patio	Pto-147	0	\$1,812	0.33 %	0	\$1,356	0.33 %	Pto-150	-\$22	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	140	-\$3,469	-0.63 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	-\$8,975	-2.18 %	6000	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 14, 2018	Dec 19, 2016	Feb 27, 2017
Sale Price	N/A	\$410,000	\$490,000	\$495,000
adjRate	N/A	1.02585	1.12887	1.11455
Time Adjustment	N/A	\$10,597	\$63,144	\$56,704
Time Adjusted Sale Price	N/A	\$420,597	\$553,144	\$551,704
Total % Adjustment	N/A	2.06 %	0.40 %	-2.07 %
Total Dollar Adjustment	N/A	\$8,664	\$2,199	-\$11,445
Adjusted Sales Price	\$465,000	\$429,261	\$555,343	\$540,259
Adj Sales Price / SQFT	\$0.00	\$342.86	\$443.56	\$431.52
Gross \$ Adjustment	N/A	\$23,503	\$37,415	\$29,529
# of adjustments	N/A	8	8	7
# of adjustments over 1 %	N/A	1	2	3

Sales Comparison

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Parcel ID #	52184 12450	52335 00060	52059 35080	52118 00480
Address	110 TORONTO AVE MASSAPEQUA, NY 11758	11 DOVER AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 24, 2016	Sep 11, 2018	Mar 23, 2018
Sale Price	N/A	\$467,000	\$412,000	\$470,000
adjRate	N/A	1.17921	1.00000	1.02585
Time Adjustment	N/A	\$83,692	\$	\$12,148
Time Adjusted Sale Price	N/A	\$550,692	\$412,000	\$482,148
Total % Adjustment	N/A	-2.76 %	-3.30 %	4.81 %
Total Dollar Adjustment	N/A	-\$15,174	-\$13,603	\$23,171
Adjusted Sales Price	\$465,000	\$535,518	\$398,397	\$505,319
Adj Sales Price / SQFT	\$0.00	\$427.73	\$318.21	\$403.61
Gross \$ Adjustment	N/A	\$25,550	\$33,690	\$36,922
# of adjustments	N/A	9	7	8
# of adjustments over 1 %	N/A	0	4	3

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TENTATIVE