

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52183 00070	52183 12020			52183 12000			52183 12050		
Address	86 ONTARIO AVE MASSAPEQUA, NY 11758	98 ONTARIO AVE MASSAPEQUA, NY 11758			94 ONTARIO AVE MASSAPEQUA, NY 11758			104 ONTARIO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1234	1234	0	0.00 %	1234	0	0.00 %	1234	0	0.00 %
Upper Living Area	345	345	0	0.00 %	345	0	0.00 %	345	0	0.00 %
Basement	100	100	0	0.00 %	100	0	0.00 %	100	0	0.00 %
Rec Room	0	0	0	0.00 %	345	-\$8,059	-1.80 %	0	0	0.00 %
Year Built Depreciation	1952-87.80	1953-88.53	-\$3,987	-0.83 %	1953-88.53	-\$3,722	-0.83 %	1953-88.53	-\$4,412	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$8,701	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$1,961	-0.44 %	0	0	0.00 %
Parking	0	Att-399	-\$13,889	-2.90 %	Att-252	-\$9,084	-2.03 %	Att-260	-\$11,041	-2.08 %
Terrace Or Patio	Pto-70	0	\$910	0.19 %	Pto-184	-\$856	-0.19 %	0	\$1,007	0.19 %
Porch	0	Op-36	-\$1,438	-0.30 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	361	-\$6,161	-1.16 %
Land Size	7206	7200	\$31	0.01 %	7200	\$29	0.01 %	7200	\$34	0.01 %
Location	SecondarySt / MajorHwy	0	-\$10,317	-2.15 %	0	-\$9,632	-2.15 %	0	-\$11,416	-2.15 %
Section Block	52 183	52 183	0	0.00 %	52 183	0	0.00 %	52 183	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52183 00070	52418 00040			52182 10840			52059 35080		
Address	86 ONTARIO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783			106 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			184 HAMILTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1234	1260	-\$2,557	-0.61 %	1234	0	0.00 %	1331	-\$9,017	-2.19 %
Upper Living Area	345	420	\$571	0.14 %	345	0	0.00 %	438	\$689	0.17 %
Basement	100	0	\$4,364	1.04 %	100	0	0.00 %	0	\$4,275	1.04 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1952-87.80	1953-88.53	-\$3,499	-0.83 %	1952-88.53	-\$4,025	-0.83 %	1954-88.89	-\$5,090	-1.24 %
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	\$2,280	0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	0	Det-280	-\$3,735	-0.89 %	Att-200	-\$8,123	-1.68 %	Att-200/Cpt-200	-\$9,439	-2.29 %
Terrace Or Patio	Pto-70	0	\$798	0.19 %	0	\$919	0.19 %	0	\$782	0.19 %
Porch	0	Ep-108	-\$3,138	-0.75 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7206	6000	\$5,940	1.41 %	8300	-\$5,208	-1.08 %	6000	-\$3,284	-0.80 %
Location	SecondarySt / MajorHwy	0	-\$9,054	-2.15 %	0	-\$10,416	-2.15 %	0	-\$8,869	-2.15 %
Section Block	52 183	52 418	\$37,422	8.90 %	52 182	\$43,052	8.90 %	52 059	\$36,657	8.90 %

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Address	86 ONTARIO AVE MASSAPEQUA, NY 11758	98 ONTARIO AVE MASSAPEQUA, NY 11758	94 ONTARIO AVE MASSAPEQUA, NY 11758	104 ONTARIO AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Feb 24, 2017	Mar 16, 2017	May 19, 2017
Sale Price	N/A	\$430,000	\$404,000	\$485,000
adjRate	N/A	1.11455	1.10747	1.09342
Time Adjustment	N/A	\$49,258	\$43,416	\$45,311
Time Adjusted Sale Price	N/A	\$479,258	\$447,416	\$530,311
Total % Adjustment	N/A	-5.99 %	-7.44 %	-4.39 %
Total Dollar Adjustment	N/A	-\$28,690	-\$33,285	-\$23,289
Adjusted Sales Price	\$466,000	\$450,567	\$414,130	\$507,022
Adj Sales Price / SQFT	\$0.00	\$365.13	\$335.60	\$410.88
Gross \$ Adjustment	N/A	\$30,571	\$33,342	\$42,773
# of adjustments	N/A	6	7	7
# of adjustments over 1 %	N/A	2	3	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52183 00070	52418 00040	52182 10840	52059 35080
Address	86 ONTARIO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	106 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 14, 2018	Jun 24, 2015	Sep 11, 2018
Sale Price	N/A	\$410,000	\$394,000	\$412,000
adjRate	N/A	1.02585	1.22809	1.00000
Time Adjustment	N/A	\$10,597	\$89,868	\$
Time Adjusted Sale Price	N/A	\$420,597	\$483,868	\$412,000
Total % Adjustment	N/A	6.99 %	3.35 %	1.63 %
Total Dollar Adjustment	N/A	\$29,392	\$16,197	\$6,705
Adjusted Sales Price	\$466,000	\$449,989	\$500,065	\$418,705
Adj Sales Price / SQFT	\$0.00	\$364.66	\$405.24	\$339.31
Gross \$ Adjustment	N/A	\$73,359	\$71,743	\$78,103
# of adjustments	N/A	11	6	9
# of adjustments over 1 %	N/A	4	4	6

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TENTATIVE