

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52454 00020	52394 00010			52352 00010			52450 00010		
Address	382 BRIARWOOD RD MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758			12 IRVING PL MASSAPEQUA, NY 11758			3993 OLD POST RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1016	1022	-\$784	-0.17 %	1098	-\$10,989	-2.24 %	1025	-\$1,197	-0.26 %
Attic	0	0	0	0.00 %	0	0	0.00 %	84	\$1,873	0.40 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,452	-0.76 %	1951-90.30	-\$1,872	-0.38 %	1954-90.98	-\$5,232	-1.13 %
Heat System	Cntrl HtAC	Cntrl Ht	\$22,348	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$25,434	5.47 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Att-200	0	0.00 %	Att-210	-\$330	-0.07 %
Terrace Or Patio	Pto-72	0	\$884	0.19 %	Pto-150	-\$680	-0.14 %	0	\$902	0.19 %
Porch	0	Op-70	-\$2,387	-0.52 %	Op-202	-\$5,495	-1.12 %	0	0	0.00 %
Shed	0	0	0	0.00 %	100	-\$521	-0.11 %	0	0	0.00 %
Land Size	7548	7000	\$2,637	0.58 %	6000	\$8,680	1.77 %	6935	\$3,023	0.65 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52454 00020	52376 00070			52376 00310			49194 00010		
Address	382 BRIARWOOD RD MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758			31 JACQUELINE RD MASSAPEQUA, NY 11758			1 ELIZABETH DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1016	984	\$3,905	0.94 %	1136	-\$15,955	-3.21 %	1032	-\$2,100	-0.46 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,146	-0.76 %	1954-90.98	-\$5,593	-1.13 %	1951-90.30	-\$1,761	-0.38 %
Heat System	Cntrl HtAC	Cntrl Ht	\$20,370	4.91 %	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$22,594	4.91 %
Fireplace	0	0	0	0.00 %	2	-\$2,177	-0.44 %	0	0	0.00 %
Parking	Att-200	Att-210	-\$295	-0.07 %	Det-308	\$3,397	0.68 %	Det-360	\$2,173	0.47 %
Terrace Or Patio	Pto-72	Pto-42	\$290	0.07 %	Pto-350	-\$1,802	-0.36 %	Pto-374	-\$1,763	-0.38 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-16	-\$678	-0.15 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7548	6000	\$7,362	1.77 %	6500	\$5,717	1.15 %	6270	\$6,589	1.43 %

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Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52454 00020	52394 00010			52352 00010			52450 00010		
Address	382 BRIARWOOD RD MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758			12 IRVING PL MASSAPEQUA, NY 11758			3993 OLD POST RD SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 10, 2017			Jun 29, 2018			Nov 02, 2017		
Sale Price	N/A	\$422,000			\$486,500			\$441,500		
adjRate	N/A	1.07956			1.00640			1.05236		
Time Adjustment	N/A	\$33,575			\$3,114			\$23,118		
Time Adjusted Sale Price	N/A	\$455,575			\$489,614			\$464,618		
Total % Adjustment	N/A	4.22 %			-2.22 %			5.27 %		
Total Dollar Adjustment	N/A	\$19,246			-\$10,877			\$24,473		
Adjusted Sales Price	\$446,000	\$474,821			\$478,737			\$489,090		
Adj Sales Price / SQFT	\$0.00	\$467.34			\$471.20			\$481.39		
Gross \$ Adjustment	N/A	\$32,491			\$28,237			\$37,990		
# of adjustments	N/A	6			6			7		
# of adjustments over 1 %	N/A	1			3			2		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52454 00020	52376 00070			52376 00310			49194 00010		
Address	382 BRIARWOOD RD MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758			31 JACQUELINE RD MASSAPEQUA, NY 11758			1 ELIZABETH DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 31, 2018			Dec 20, 2017			Jul 26, 2018		
Sale Price	N/A	\$410,000			\$475,000			\$460,600		
adjRate	N/A	1.01284			1.04567			1.00000		
Time Adjustment	N/A	\$5,265			\$21,693			\$		
Time Adjusted Sale Price	N/A	\$415,265			\$496,693			\$460,600		
Total % Adjustment	N/A	6.86 %			-3.30 %			5.44 %		
Total Dollar Adjustment	N/A	\$28,486			-\$16,413			\$25,054		
Adjusted Sales Price	\$446,000	\$443,751			\$480,280			\$485,654		
Adj Sales Price / SQFT	\$0.00	\$436.76			\$472.72			\$478.01		
Gross \$ Adjustment	N/A	\$35,368			\$34,641			\$37,658		
# of adjustments	N/A	6			6			7		
# of adjustments over 1 %	N/A	2			3			2		

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TENTATIVE