

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52476 00330	52502 00050			52476 00270			52336 00120		
Address	4060 SHERREY CT SEAFORD, NY 11783	4094 MEADOW LN SEAFORD, NY 11783			4089 SHERREY CT SEAFORD, NY 11783			11 GARDEN AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1177	1338	-\$21,850	-3.68 %	1177	0	0.00 %	1243	-\$9,023	-1.58 %
Attic	0	0	0	0.00 %	0	0	0.00 %	207	\$5,373	0.94 %
Basement	825	330	\$20,700	3.49 %	550	\$10,147	1.78 %	496	\$12,405	2.18 %
Style	Raised Ranch/Hi Ranch	Split Level	-\$18,376	-3.09 %	Raised Ranch/Hi Ranch	0	0.00 %	Split Level	-\$17,641	-3.09 %
Bathrooms And Fixtures	2-0-7	2-1-8	-\$3,968	-0.67 %	1-1-5	\$9,687	1.70 %	2-0-6	\$4,429	0.78 %
Year Built Depreciation	1962-89.25	1954-88.89	\$2,387	0.40 %	1962-90.30	-\$6,597	-1.16 %	1953-88.53	\$4,629	0.81 %
Ext Wall	Composition	Brick	-\$16,739	-2.82 %	Alum/Vinyl	-\$9,179	-1.61 %	Alum/Vinyl	-\$9,202	-1.61 %
Fireplace	2	0	\$2,614	0.44 %	0	\$2,503	0.44 %	0	\$2,509	0.44 %
Terrace Or Patio	0	0	0	0.00 %	Pto-360	-\$3,208	-0.56 %	0	0	0.00 %
Porch	Ep-360	Op-32/Ep- 240	\$1,395	0.23 %	0	\$9,193	1.62 %	Op-20	\$8,167	1.43 %
Wood Deck	0	0	0	0.00 %	336	-\$6,340	-1.11 %	0	0	0.00 %
Pool	0	0	0	0.00 %	576	-\$19,826	-3.49 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6700	6800	-\$673	-0.11 %	7560	-\$5,233	-0.92 %	6000	\$4,836	0.85 %
Traffic	Light	Light	0	0.00 %	Light	0	0.00 %	Light	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52476 00330	52121 00870			52478 00470			52366 00320		
Address	4060 SHERREY CT SEAFORD, NY 11783	202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758			17 ROSEWOOD DR MASSAPEQUA, NY 11758			224 WYNGATE DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1177	1119	\$6,881	1.49 %	1104	\$8,978	1.89 %	1397	-\$32,211	-4.89 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	825	810	\$413	0.09 %	526	\$9,295	1.96 %	493	\$14,488	2.20 %
Style	Raised Ranch/Hi Ranch	Raised Ranch/Hi Ranch	0	0.00 %	Split Level	-\$14,701	-3.09 %	Split Level	-\$20,395	-3.09 %
Bathrooms And Fixtures	2-0-7	2-0-6	\$3,591	0.78 %	2-0-6	\$3,691	0.78 %	2-0-6	\$5,120	0.78 %
Year Built Depreciation	1962-89.25	1979-93.56	-\$21,270	-4.60 %	1956-89.25	0	0.00 %	1956-89.25	0	0.00 %
Ext Wall	Composition	Composition	0	0.00 %	Mas/Frame	-\$10,227	-2.15 %	Alum/Vinyl	-\$10,638	-1.61 %
Fireplace	2	0	\$2,035	0.44 %	0	\$2,091	0.44 %	0	\$2,901	0.44 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Ep-360	0	\$7,473	1.62 %	Op-150	\$3,227	0.68 %	0	\$10,655	1.62 %
Wood Deck	0	0	0	0.00 %	380	-\$5,681	-1.20 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	100	-\$505	-0.11 %	0	0	0.00 %
Land Size	6700	4800	\$11,953	2.59 %	6000	\$4,030	0.85 %	7068	-\$2,692	-0.41 %
Traffic	Light	Medium	\$13,087	2.83 %	Light	0	0.00 %	Light	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 21, 2017			May 17, 2017			Aug 08, 2018		
Sale Price	N/A	\$550,000			\$520,000			\$570,000		
adjRate	N/A	1.07956			1.09342			1.00000		
Time Adjustment	N/A	\$43,759			\$48,580			\$		
Time Adjusted Sale Price	N/A	\$593,759			\$568,580			\$570,000		
Total % Adjustment	N/A	-5.81 %			-3.32 %			1.14 %		
Total Dollar Adjustment	N/A	-\$34,510			-\$18,852			\$6,484		
Adjusted Sales Price	\$523,000	\$559,249			\$549,728			\$576,484		
Adj Sales Price / SQFT	\$0.00	\$475.15			\$467.06			\$489.79		
Gross \$ Adjustment	N/A	\$88,701			\$81,913			\$78,214		
# of adjustments	N/A	9			10			10		
# of adjustments over 1 %	N/A	4			7			5		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Apr 11, 2017			Jul 19, 2017			Aug 02, 2018		
Sale Price	N/A	\$420,000			\$440,000			\$659,000		
adjRate	N/A	1.10042			1.07956			1.00000		
Time Adjustment	N/A	\$42,177			\$35,007			\$		
Time Adjusted Sale Price	N/A	\$462,177			\$475,007			\$659,000		
Total % Adjustment	N/A	5.23 %			0.04 %			-4.97 %		
Total Dollar Adjustment	N/A	\$24,162			\$199			-\$32,772		
Adjusted Sales Price	\$523,000	\$486,339			\$475,207			\$626,228		
Adj Sales Price / SQFT	\$0.00	\$413.20			\$403.74			\$532.05		
Gross \$ Adjustment	N/A	\$66,702			\$62,426			\$99,102		
# of adjustments	N/A	8			10			8		
# of adjustments over 1 %	N/A	5			5			5		

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TENTATIVE