

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52389 00450	52376 00290			52376 00070			52317 00080		
Address	16 CHERYL RD MASSAPEQUA, NY 11758	27 JACQUELINE RD MASSAPEQUA, NY 11758			12 MOHAWK DR MASSAPEQUA, NY 11758			4180 HARRIET RD BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	840	840	0	0.00 %	984	-\$18,778	-4.52 %	834	\$796	0.21 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	None	\$26,619	7.02 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$2,694	-0.76 %	1953-90.64	-\$3,146	-0.76 %	1950-90.30	-\$1,450	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$5,739	-1.61 %	Alum/Vinyl	-\$6,704	-1.61 %	Alum/Vinyl	-\$6,121	-1.61 %
Parking	Att-210	Att-308	-\$2,288	-0.64 %	Att-210	0	0.00 %	Det-308	\$2,559	0.67 %
Terrace Or Patio	0	0	0	0.00 %	Pto-42	-\$515	-0.12 %	Pto-174	-\$1,391	-0.37 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-136	-\$3,281	-0.87 %
Land Size	5680	6110	-\$1,981	-0.56 %	6000	-\$1,739	-0.42 %	6000	-\$1,588	-0.42 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52389 00450	49194 00010			52394 00010			49214 00240		
Address	16 CHERYL RD MASSAPEQUA, NY 11758	1 ELIZABETH DR BETHPAGE, NY 11714			96 WILLIAM RD MASSAPEQUA, NY 11758			48 WEST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	840	1032	-\$26,911	-5.84 %	1022	-\$25,394	-5.57 %	1176	-\$45,742	-9.37 %
Attic	0	0	0	0.00 %	0	0	0.00 %	336	\$7,103	1.46 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Cape	\$400	0.08 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,761	-0.38 %	1953-90.64	-\$3,452	-0.76 %	1951-90.30	-\$1,866	-0.38 %
Ext Wall	Composition	Alum/Vinyl	-\$7,436	-1.61 %	Alum/Vinyl	-\$7,354	-1.61 %	Composition	0	0.00 %
Parking	Att-210	Det-360	\$2,501	0.54 %	Att-200	\$323	0.07 %	Att-200	\$346	0.07 %
Terrace Or Patio	0	Pto-374	-\$2,652	-0.58 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-16	-\$678	-0.15 %	Op-70	-\$2,387	-0.52 %	0	0	0.00 %
Land Size	5680	6270	-\$3,472	-0.75 %	7000	-\$7,231	-1.59 %	6000	-\$2,044	-0.42 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 19, 2017			May 31, 2018			Aug 10, 2017		
Sale Price	N/A	\$340,000			\$410,000			\$353,500		
adjRate	N/A	1.04567			1.01284			1.07270		
Time Adjustment	N/A	\$15,527			\$5,265			\$25,698		
Time Adjusted Sale Price	N/A	\$355,527			\$415,265			\$379,198		
Total % Adjustment	N/A	-3.57 %			-7.44 %			4.26 %		
Total Dollar Adjustment	N/A	-\$12,702			-\$30,882			\$16,142		
Adjusted Sales Price	\$386,000	\$342,826			\$384,383			\$395,340		
Adj Sales Price / SQFT	\$0.00	\$408.13			\$457.60			\$470.64		
Gross \$ Adjustment	N/A	\$12,702			\$30,882			\$43,805		
# of adjustments	N/A	4			5			8		
# of adjustments over 1 %	N/A	1			2			2		
Sales Comparison										
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Parcel ID #	52389 00450	49194 00010			52394 00010			49214 00240		
Address	16 CHERYL RD MASSAPEQUA, NY 11758	1 ELIZABETH DR BETHPAGE, NY 11714			96 WILLIAM RD MASSAPEQUA, NY 11758			48 WEST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 26, 2018			Jul 10, 2017			Jun 20, 2018		
Sale Price	N/A	\$460,600			\$422,000			\$485,000		
adjRate	N/A	1.00000			1.07956			1.00640		
Time Adjustment	N/A	\$			\$33,575			\$3,104		
Time Adjusted Sale Price	N/A	\$460,600			\$455,575			\$488,104		
Total % Adjustment	N/A	-8.77 %			-9.99 %			-8.56 %		
Total Dollar Adjustment	N/A	-\$40,408			-\$45,494			-\$41,803		
Adjusted Sales Price	\$386,000	\$420,192			\$410,081			\$446,301		
Adj Sales Price / SQFT	\$0.00	\$500.23			\$488.19			\$531.31		
Gross \$ Adjustment	N/A	\$45,411			\$46,141			\$57,503		
# of adjustments	N/A	7			6			6		
# of adjustments over 1 %	N/A	2			3			2		

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TENTATIVE