

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52508 00110	52478 00520			52462 00110			52329 00270		
Address	237 WYNGATE DR MASSAPEQUA, NY 11758	7 ROSEWOOD DR MASSAPEQUA, NY 11758			895 FERN DR MASSAPEQUA, NY 11758			232 NORMANDY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1383	1488	-\$10,982	-2.12 %	1356	\$3,383	0.58 %	1440	-\$4,667	-1.17 %
Attic	0	0	0	0.00 %	226	\$5,975	1.02 %	0	0	0.00 %
Basement	473	368	\$4,171	0.80 %	480	-\$300	-0.05 %	356	\$3,579	0.90 %
Rec Room	0	0	0	0.00 %	325	-\$10,009	-1.71 %	0	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	3-0-9	-\$3,449	-0.59 %	2-1-8	0	0.00 %
Year Built Depreciation	1954-87.80	1956-89.25	-\$8,458	-1.63 %	1954-88.89	-\$7,227	-1.24 %	1954-88.89	-\$4,910	-1.24 %
Ext Wall	Composition	Mas/Frame	-\$11,167	-2.15 %	Alum/Vinyl	-\$9,444	-1.61 %	Mas/Frame	-\$8,558	-2.15 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,575	0.44 %	2	0	0.00 %
Terrace Or Patio	0	Pto-150	-\$1,724	-0.33 %	0	0	0.00 %	Pto-200	-\$1,595	-0.40 %
Porch	0	0	0	0.00 %	Op-36	-\$1,755	-0.30 %	Op-60	-\$1,857	-0.47 %
Wood Deck	232	0	\$4,655	0.90 %	220	\$177	0.03 %	0	\$3,567	0.90 %
Land Size	9215	9200	\$65	0.01 %	8700	\$2,581	0.44 %	7575	\$6,009	1.51 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52508 00110	52366 00320			52507 00130			52329 00280		
Address	237 WYNGATE DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758			323 BANBURY RD MASSAPEQUA, NY 11758			234 NORMANDY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1383	1397	-\$1,938	-0.29 %	1403	-\$2,245	-0.42 %	1347	\$4,559	0.77 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	473	493	-\$962	-0.15 %	342	\$5,432	1.01 %	375	\$4,406	0.75 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$9,588	1.45 %	1-1-5	\$12,794	2.39 %	2-1-8	0	0.00 %
Year Built Depreciation	1954-87.80	1956-89.25	-\$10,747	-1.63 %	1954-88.89	-\$6,619	-1.24 %	1954-88.89	-\$7,273	-1.24 %
Ext Wall	Composition	Alum/Vinyl	-\$10,638	-1.61 %	Composition	0	0.00 %	Mas/Frame	-\$12,676	-2.15 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$27,530	-4.68 %
Fireplace	2	0	\$2,901	0.44 %	0	\$2,359	0.44 %	0	\$2,592	0.44 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-300	-\$3,006	-0.51 %
Porch	0	0	0	0.00 %	Op-150	-\$4,943	-0.92 %	Op-63	-\$2,826	-0.48 %
Wood Deck	232	0	\$5,914	0.90 %	0	\$4,808	0.90 %	0	\$5,284	0.90 %
Land Size	9215	7068	\$13,520	2.05 %	8019	\$5,733	1.07 %	10100	-\$4,119	-0.70 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 14, 2017			Oct 04, 2018			Feb 28, 2018		
Sale Price	N/A	\$496,000			\$585,000			\$385,000		
adjRate	N/A	1.04567			1.00000			1.03241		
Time Adjustment	N/A	\$22,652			\$			\$12,479		
Time Adjusted Sale Price	N/A	\$518,652			\$585,000			\$397,479		
Total % Adjustment	N/A	-4.52 %			-2.99 %			-2.12 %		
Total Dollar Adjustment	N/A	-\$23,441			-\$17,493			-\$8,432		
Adjusted Sales Price	\$557,000	\$495,211			\$567,507			\$389,047		
Adj Sales Price / SQFT	\$0.00	\$358.07			\$410.35			\$281.31		
Gross \$ Adjustment	N/A	\$41,221			\$46,876			\$34,742		
# of adjustments	N/A	7			11			8		
# of adjustments over 1 %	N/A	3			4			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52508 00110	52366 00320			52507 00130			52329 00280		
Address	237 WYNGATE DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758			323 BANBURY RD MASSAPEQUA, NY 11758			234 NORMANDY RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 02, 2018			May 03, 2017			Jun 13, 2018		
Sale Price	N/A	\$659,000			\$490,000			\$585,000		
adjRate	N/A	1.00000			1.09342			1.00640		
Time Adjustment	N/A	\$			\$45,778			\$3,744		
Time Adjusted Sale Price	N/A	\$659,000			\$535,778			\$588,744		
Total % Adjustment	N/A	1.16 %			3.23 %			-6.89 %		
Total Dollar Adjustment	N/A	\$7,638			\$17,320			-\$40,590		
Adjusted Sales Price	\$557,000	\$666,638			\$553,098			\$548,154		
Adj Sales Price / SQFT	\$0.00	\$482.02			\$399.93			\$396.35		
Gross \$ Adjustment	N/A	\$56,210			\$44,933			\$74,271		
# of adjustments	N/A	8			8			10		
# of adjustments over 1 %	N/A	4			4			3		

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