

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52059 00700	52118 00480			52418 00040			52137 00220		
Address	155 TORONTO AVE MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783			55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1224	1260	-\$4,070	-0.84 %	1260	-\$3,550	-0.84 %	1188	\$4,850	0.88 %
Upper Living Area	408	420	\$102	0.02 %	420	\$89	0.02 %	396	-\$118	-0.02 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	2-0-6	-\$14,386	-3.42 %	2-0-7	-\$23,039	-4.17 %
Year Built Depreciation	1951-87.80	1954-88.89	-\$5,956	-1.24 %	1953-88.53	-\$3,499	-0.83 %	1953-88.53	-\$4,602	-0.83 %
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	\$2,614	0.54 %	Cntrl Ht	\$2,280	0.54 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Det-280	\$3,382	0.80 %	Att-294	-\$3,470	-0.63 %
Terrace Or Patio	Pto-196	Pto-150	\$308	0.06 %	0	\$1,673	0.40 %	Ter-70	-\$831	-0.15 %
Porch	0	0	0	0.00 %	Ep-108	-\$3,138	-0.75 %	Ep-120	-\$4,452	-0.80 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52059 00700	52080 00620			52330 00010			52102 00570		
Address	155 TORONTO AVE MASSAPEQUA, NY 11758	247 LINDEN ST MASSAPEQUA, NY 11758			545 KINGS AVE MASSAPEQUA, NY 11758			239 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1224	1326	-\$9,457	-2.31 %	1280	-\$5,810	-1.30 %	1137	\$9,412	2.18 %
Upper Living Area	408	442	\$244	0.06 %	427	\$150	0.03 %	0	-\$3,679	-0.85 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$354	-0.08 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1951-87.80	1956-89.25	-\$6,666	-1.63 %	1951-88.17	-\$1,879	-0.42 %	1958-89.61	-\$8,717	-2.02 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$7,335	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-220	-\$576	-0.14 %	Att-242	-\$1,300	-0.29 %	Att-266	-\$1,940	-0.45 %
Terrace Or Patio	Pto-196	0	\$1,625	0.40 %	0	\$1,778	0.40 %	0	\$1,717	0.40 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	266	-\$4,186	-0.97 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 23, 2018			Mar 14, 2018			Dec 19, 2016		
Sale Price	N/A	\$470,000			\$410,000			\$490,000		
adjRate	N/A	1.02585			1.02585			1.12887		
Time Adjustment	N/A	\$12,148			\$10,597			\$63,144		
Time Adjusted Sale Price	N/A	\$482,148			\$420,597			\$553,144		
Total % Adjustment	N/A	-1.45 %			-4.08 %			-5.72 %		
Total Dollar Adjustment	N/A	-\$7,002			-\$17,149			-\$31,663		
Adjusted Sales Price	\$437,000	\$475,146			\$403,448			\$521,481		
Adj Sales Price / SQFT	\$0.00	\$388.19			\$329.61			\$426.05		
Gross \$ Adjustment	N/A	\$13,050			\$31,998			\$41,363		
# of adjustments	N/A	5			8			7		
# of adjustments over 1 %	N/A	1			1			1		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52059 00700	52080 00620			52330 00010			52102 00570		
Address	155 TORONTO AVE MASSAPEQUA, NY 11758	247 LINDEN ST MASSAPEQUA, NY 11758			545 KINGS AVE MASSAPEQUA, NY 11758			239 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 24, 2016			Oct 16, 2015			Jul 31, 2017		
Sale Price	N/A	\$350,000			\$370,000			\$400,000		
adjRate	N/A	1.16783			1.20815			1.07956		
Time Adjustment	N/A	\$58,742			\$77,014			\$31,825		
Time Adjusted Sale Price	N/A	\$408,742			\$447,014			\$431,825		
Total % Adjustment	N/A	-3.63 %			0.06 %			-1.79 %		
Total Dollar Adjustment	N/A	-\$14,829			\$273			-\$7,747		
Adjusted Sales Price	\$437,000	\$393,913			\$447,287			\$424,078		
Adj Sales Price / SQFT	\$0.00	\$321.82			\$365.43			\$346.47		
Gross \$ Adjustment	N/A	\$18,568			\$18,251			\$30,006		
# of adjustments	N/A	5			6			7		
# of adjustments over 1 %	N/A	2			2			2		

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TENTATIVE