

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52041 00550	52441 00270			52069 04720			49240 00110		
Address	31 BROOKLINE DR MASSAPEQUA, NY 11758	13 WISCONSIN AVE MASSAPEQUA, NY 11758			306 NORTH UTICA AVE MASSAPEQUA, NY 11758			8 BYRON LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1208	1208	0	0.00 %	1208	0	0.00 %	1104	\$14,544	2.67 %
Basement	906	604	\$9,401	1.89 %	526	\$13,420	2.44 %	756	\$4,861	0.89 %
Bathrooms And Fixtures	2-1-8	3-0-9	-\$2,939	-0.59 %	1-1-5	\$13,147	2.39 %	1-1-5	\$13,019	2.39 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$5,614	-1.13 %	1956-91.31	-\$8,192	-1.49 %	1955-90.98	-\$6,139	-1.13 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,985	-0.55 %
Fireplace	2	0	\$2,195	0.44 %	0	\$2,424	0.44 %	0	\$2,400	0.44 %
Parking	Att-364	0	\$13,864	2.78 %	Att-408	-\$1,358	-0.25 %	Att-336	\$895	0.16 %
Terrace Or Patio	Pto-216	Pto-204	\$73	0.01 %	0	\$2,327	0.42 %	Pto-100	\$939	0.17 %
Porch	Op-18	Op-18	0	0.00 %	Op-14	\$190	0.03 %	Ep-240	-\$6,019	-1.10 %
Wood Deck	266	0	\$4,880	0.98 %	252	\$178	0.03 %	0	\$5,337	0.98 %
Land Size	7480	7200	\$1,458	0.29 %	7000	\$2,803	0.51 %	7100	\$2,181	0.40 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52041 00550	52441 00160			52414 00110			52069 04830		
Address	31 BROOKLINE DR MASSAPEQUA, NY 11758	28 BROOKLINE DR MASSAPEQUA, NY 11758			28 WISCONSIN AVE MASSAPEQUA, NY 11758			300 UTICA AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1208	1208	0	0.00 %	1342	-\$18,621	-3.03 %	1017	\$22,599	5.16 %
Basement	906	604	\$11,033	1.89 %	302	\$25,901	4.21 %	526	\$10,671	2.44 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$8,511	1.45 %	2-0-6	\$8,943	1.45 %	1-1-5	\$10,454	2.39 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$6,588	-1.13 %	1954-90.98	-\$6,922	-1.13 %	1956-91.31	-\$6,514	-1.49 %
Ext Wall	Alum/Vinyl	Composition	\$9,599	1.64 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$2,575	0.44 %	0	\$2,706	0.44 %	0	\$1,927	0.44 %
Parking	Att-364	0	\$16,270	2.78 %	0	\$17,095	2.78 %	Att-200	\$4,622	1.06 %
Terrace Or Patio	Pto-216	Pto-266	-\$328	-0.06 %	0	\$2,598	0.42 %	Pto-240	-\$122	-0.03 %
Porch	Op-18	Op-148	-\$4,392	-0.75 %	Op-18	0	0.00 %	Op-14/Ep-81	-\$2,255	-0.52 %
Wood Deck	266	480	-\$2,288	-0.39 %	108	\$2,795	0.45 %	260	\$60	0.01 %
Land Size	7480	8160	-\$3,884	-0.66 %	7000	\$3,129	0.51 %	7000	\$2,229	0.51 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 15, 2018	Oct 21, 2016	Jul 27, 2017
Sale Price	N/A	\$498,500	\$483,000	\$505,000
adjRate	N/A	1.00000	1.13986	1.07956
Time Adjustment	N/A	\$	\$67,554	\$40,179
Time Adjusted Sale Price	N/A	\$498,500	\$550,554	\$545,179
Total % Adjustment	N/A	4.68 %	4.53 %	5.33 %
Total Dollar Adjustment	N/A	\$23,319	\$24,938	\$29,033
Adjusted Sales Price	\$549,000	\$521,819	\$575,493	\$574,211
Adj Sales Price / SQFT	\$0.00	\$431.97	\$476.40	\$475.34
Gross \$ Adjustment	N/A	\$40,425	\$44,039	\$59,319
# of adjustments	N/A	8	9	11
# of adjustments over 1 %	N/A	3	3	4

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 20, 2018	Mar 29, 2017	Jun 11, 2018
Sale Price	N/A	\$585,000	\$555,000	\$435,000
adjRate	N/A	1.00000	1.10747	1.00640
Time Adjustment	N/A	\$	\$59,643	\$2,784
Time Adjusted Sale Price	N/A	\$585,000	\$614,643	\$437,784
Total % Adjustment	N/A	5.21 %	6.12 %	9.98 %
Total Dollar Adjustment	N/A	\$30,507	\$37,623	\$43,671
Adjusted Sales Price	\$549,000	\$615,507	\$652,266	\$481,455
Adj Sales Price / SQFT	\$0.00	\$509.53	\$539.96	\$398.56
Gross \$ Adjustment	N/A	\$65,469	\$88,709	\$61,454
# of adjustments	N/A	10	9	10
# of adjustments over 1 %	N/A	5	5	5

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TENTATIVE