

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52418 00020	52418 00040			52118 00480			52117 00950		
Address	4075 WICKS AVE SEAFORD, NY 11783	4063 WICKS AVE SEAFORD, NY 11783			251 N SUFFOLK AVE MASSAPEQUA, NY 11758			232 KINGS AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1260	1260	0	0.00 %	1260	0	0.00 %	1370	-\$13,541	-2.42 %
Upper Living Area	420	420	0	0.00 %	420	0	0.00 %	420	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$3,833	-0.91 %	1-0-3	\$12,526	2.60 %	1-1-5	0	0.00 %
Year Built Depreciation	1953-87.80	1953-88.53	-\$3,499	-0.83 %	1954-88.89	-\$5,956	-1.24 %	1954-88.89	-\$6,918	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$9,189	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Det-308	Det-280	\$503	0.12 %	Att-200	-\$3,275	-0.68 %	Att-200	-\$3,804	-0.68 %
Terrace Or Patio	0	0	0	0.00 %	Pto-150	-\$1,603	-0.33 %	0	0	0.00 %
Porch	0	Ep-108	-\$3,138	-0.75 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6500	-\$3,421	-0.61 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52418 00020	52336 00060			52329 00040			52335 00060		
Address	4075 WICKS AVE SEAFORD, NY 11783	14 DOVER AVE MASSAPEQUA, NY 11758			575 SUFFOLK AVE MASSAPEQUA, NY 11758			11 DOVER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1260	1207	\$6,313	1.26 %	1273	-\$1,551	-0.30 %	1290	-\$3,777	-0.69 %
Upper Living Area	420	0	-\$4,358	-0.87 %	420	0	0.00 %	0	-\$4,808	-0.87 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	600	-\$15,646	-2.84 %
Style	Cape	Ranch	-\$409	-0.08 %	Cape	0	0.00 %	Ranch	-\$451	-0.08 %
Quality	C	C	0	0.00 %	C-	\$14,890	2.88 %	C	0	0.00 %
Bathrooms And Fixtures	1-1-5	2-0-6	-\$4,549	-0.91 %	2-0-6	-\$4,717	-0.91 %	2-0-6	-\$5,018	-0.91 %
Year Built Depreciation	1953-87.80	1951-88.17	-\$2,098	-0.42 %	1951-88.17	-\$2,175	-0.42 %	1951-88.17	-\$2,314	-0.42 %
Ext Wall	Alum/Vinyl	Composition	\$8,190	1.64 %	Composition	\$8,493	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,791	-0.54 %	Cntrl Ht	0	0.00 %
Parking	Det-308	Att-200	-\$3,391	-0.68 %	Att-200	-\$3,516	-0.68 %	Att-200	-\$3,741	-0.68 %
Terrace Or Patio	0	0	0	0.00 %	Pto-160	-\$1,797	-0.35 %	0	0	0.00 %
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 %	140	-\$3,469	-0.63 %
Land Size	6000	6000	0	0.00 %	7500	-\$8,768	-1.69 %	6000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 14, 2018			Mar 23, 2018			Aug 13, 2018		
Sale Price	N/A	\$410,000			\$470,000			\$560,000		
adjRate	N/A	1.02585			1.02585			1.00000		
Time Adjustment	N/A	\$10,597			\$12,148			\$		
Time Adjusted Sale Price	N/A	\$420,597			\$482,148			\$560,000		
Total % Adjustment	N/A	-2.37 %			0.35 %			-3.30 %		
Total Dollar Adjustment	N/A	-\$9,967			\$1,692			-\$18,496		
Adjusted Sales Price	\$445,000	\$410,630			\$483,840			\$541,504		
Adj Sales Price / SQFT	\$0.00	\$325.90			\$384.00			\$429.77		
Gross \$ Adjustment	N/A	\$10,972			\$23,361			\$36,873		
# of adjustments	N/A	4			4			5		
# of adjustments over 1 %	N/A	0			2			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jan 17, 2017			Dec 08, 2017			Mar 24, 2016		
Sale Price	N/A	\$445,000			\$495,000			\$467,000		
adjRate	N/A	1.12169			1.04567			1.17921		
Time Adjustment	N/A	\$54,150			\$22,606			\$83,692		
Time Adjusted Sale Price	N/A	\$499,150			\$517,606			\$550,692		
Total % Adjustment	N/A	-0.06 %			-0.37 %			-7.12 %		
Total Dollar Adjustment	N/A	-\$301			-\$1,933			-\$39,223		
Adjusted Sales Price	\$445,000	\$498,849			\$515,674			\$511,469		
Adj Sales Price / SQFT	\$0.00	\$395.91			\$409.26			\$405.93		
Gross \$ Adjustment	N/A	\$29,307			\$48,698			\$39,223		
# of adjustments	N/A	7			9			8		
# of adjustments over 1 %	N/A	2			3			1		

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TENTATIVE