

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52072 33700	52074 32680			52327 00140			52105 00530		
Address	152 TORONTO AVE MASSAPEQUA, NY 11758	148 ONTARIO AVE MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1836	2014	-\$13,986	-2.67 %	1830	\$501	0.10 %	1784	\$5,832	0.84 %
Upper Living Area	576	540	-\$303	-0.06 %	427	-\$1,297	-0.25 %	672	\$1,023	0.15 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Colonial	-\$30,696	-4.44 %
Year Built Depreciation	1949-87.80	1948-87.80	0	0.00 %	1951-88.17	-\$2,197	-0.42 %	1932-87.80	0	0.00 %
Ext Wall	Frame	Alum/Vinyl	-\$5,502	-1.05 %	Alum/Vinyl	-\$5,490	-1.05 %	Alum/Vinyl	-\$7,260	-1.05 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	2	-\$2,296	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-420	Att-280	\$4,323	0.83 %	0	\$16,219	3.10 %	Att-308	\$4,479	0.65 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-100	-\$1,723	-0.25 %
Porch	Op-128	Op-39/Ep-30	\$1,609	0.31 %	0	\$4,367	0.84 %	0	\$5,774	0.84 %
Wood Deck	375	270	\$1,106	0.21 %	0	\$6,280	1.20 %	559	-\$1,955	-0.28 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	8000	-\$11,412	-2.18 %	6000	0	0.00 %	8000	-\$15,057	-2.18 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52072 33700	52087 00580			52185 13550			52102 01100		
Address	152 TORONTO AVE MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758			110 HAMILTON AVE MASSAPEQUA, NY 11758			238 NORTH CHESTNUT ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1836	1824	\$661	0.19 %	2072	-\$21,436	-3.47 %	2035	-\$18,983	-2.96 %
Upper Living Area	576	648	\$385	0.11 %	780	\$1,881	0.30 %	630	\$540	0.08 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Year Built Depreciation	1949-87.80	1956-89.25	-\$5,616	-1.63 %	1954-88.89	-\$7,621	-1.24 %	1954-88.89	-\$7,910	-1.24 %
Ext Wall	Frame	Alum/Vinyl	-\$3,617	-1.05 %	Alum/Vinyl	-\$6,480	-1.05 %	Frame	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$3,471	0.54 %
Fireplace	0	0	0	0.00 %	2	-\$2,704	-0.44 %	2	-\$2,807	-0.44 %
Parking	Att-420	Det-552	\$3,996	1.16 %	Att-264	\$5,735	0.93 %	Att-200	\$8,784	1.37 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-128	Op-253	-\$1,597	-0.46 %	0	\$5,154	0.84 %	0	\$5,349	0.84 %
Wood Deck	375	0	\$4,137	1.20 %	451	-\$786	-0.13 %	236	\$1,865	0.29 %
Shed	0	0	0	0.00 %	0	0	0.00 %	120	-\$803	-0.13 %
Land Size	6000	7000	-\$4,040	-1.17 %	8000	-\$13,440	-2.18 %	6500	-\$3,912	-0.61 %

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Address	152 TORONTO AVE MASSAPEQUA, NY 11758	148 ONTARIO AVE MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			231 NORTH OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 06, 2017			Feb 10, 2017			Aug 21, 2018		
Sale Price	N/A	\$470,000			\$469,000			\$691,161		
adjRate	N/A	1.11455			1.11455			1.00000		
Time Adjustment	N/A	\$53,840			\$53,725			\$		
Time Adjusted Sale Price	N/A	\$523,840			\$522,725			\$691,161		
Total % Adjustment	N/A	-5.05 %			3.52 %			-5.73 %		
Total Dollar Adjustment	N/A	-\$26,461			\$18,382			-\$39,583		
Adjusted Sales Price	\$518,000	\$497,379			\$541,107			\$651,578		
Adj Sales Price / SQFT	\$0.00	\$270.90			\$294.72			\$354.89		
Gross \$ Adjustment	N/A	\$40,536			\$36,349			\$73,799		
# of adjustments	N/A	8			7			9		
# of adjustments over 1 %	N/A	3			3			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52072 33700	52087 00580			52185 13550			52102 01100		
Address	152 TORONTO AVE MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758			110 HAMILTON AVE MASSAPEQUA, NY 11758			238 NORTH CHESTNUT ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 18, 2018			Jan 27, 2017			Oct 02, 2015		
Sale Price	N/A	\$340,000			\$550,000			\$530,000		
adjRate	N/A	1.01284			1.12169			1.20815		
Time Adjustment	N/A	\$4,366			\$66,927			\$110,318		
Time Adjusted Sale Price	N/A	\$344,366			\$616,927			\$640,318		
Total % Adjustment	N/A	-1.65 %			-6.43 %			-2.25 %		
Total Dollar Adjustment	N/A	-\$5,691			-\$39,698			-\$14,406		
Adjusted Sales Price	\$518,000	\$338,675			\$577,229			\$625,912		
Adj Sales Price / SQFT	\$0.00	\$184.46			\$314.40			\$340.91		
Gross \$ Adjustment	N/A	\$24,049			\$65,237			\$54,424		
# of adjustments	N/A	8			9			10		
# of adjustments over 1 %	N/A	5			4			3		

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TENTATIVE