

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52044 00230	49217 00250			49211 00130			49216 00100		
Address	346 IDAHO AVE MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735			3 MARLON AVE BETHPAGE, NY 11714			12 ELSIE LN FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1776	1680	\$8,932	1.64 %	1572	\$17,979	3.63 %	1470	\$26,317	5.69 %
Upper Living Area	741	420	-\$2,772	-0.51 %	396	-\$2,726	-0.55 %	630	-\$762	-0.16 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1956-89.95	1951-90.30	-\$2,085	-0.38 %	1953-90.64	-\$3,750	-0.76 %	1953-90.64	-\$3,507	-0.76 %
Fireplace	0	0	0	0.00 %	2	-\$2,169	-0.44 %	0	0	0.00 %
Parking	Att-468	Att-200	\$8,876	1.63 %	Att-322	\$4,040	0.82 %	Att-220	\$6,873	1.49 %
Terrace Or Patio	Pto-240	0	\$2,457	0.45 %	0	\$2,230	0.45 %	Pto-77	\$1,136	0.25 %
Porch	0	0	0	0.00 %	Ep-27	-\$1,179	-0.24 %	0	0	0.00 %
Wood Deck	468	160	\$3,570	0.65 %	306	\$1,422	0.29 %	128	\$3,514	0.76 %
Shed	120	0	\$684	0.13 %	0	\$621	0.13 %	0	\$581	0.13 %
Land Size	7000	7680	-\$3,856	-0.71 %	6138	\$5,005	1.01 %	6790	\$1,081	0.23 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52044 00230	52528 00170			46495 00210			49156 00470		
<b>Address</b>	346 IDAHO AVE MASSAPEQUA, NY 11758	447 NO CENTRAL DR MASSAPEQUA, NY 11758			21 MARTIN RD BETHPAGE, NY 11714			140 ZORANNE DR FARMINGDALE, NY 11735		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1776	1834	-\$5,036	-0.94 %	1631	\$13,069	2.52 %	1952	-\$15,305	-2.73 %
Upper Living Area	741	786	\$344	0.06 %	421	-\$2,625	-0.51 %	840	\$777	0.14 %
Style	Cape	Modified Ranch	-\$12,445	-2.31 %	Cape	0	0.00 %	Colonial	-\$24,939	-4.44 %
Bathrooms And Fixtures	2-0-6	1-0-3	\$19,066	3.54 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1956-89.95	1938-89.95	0	0.00 %	1951-90.30	-\$1,982	-0.38 %	1953-90.64	-\$4,255	-0.76 %
Fireplace	0	0	0	0.00 %	2	-\$2,271	-0.44 %	0	0	0.00 %
Parking	Att-468	Att-484	-\$438	-0.08 %	0	\$17,429	3.36 %	Att-220	\$8,339	1.49 %
Terrace Or Patio	Pto-240	0	\$2,426	0.45 %	0	\$2,335	0.45 %	0	\$2,531	0.45 %
Porch	0	Ep-20	-\$975	-0.18 %	Op-263	-\$6,818	-1.32 %	Op-48	-\$2,172	-0.39 %
Wood Deck	468	559	-\$696	-0.13 %	205	\$2,723	0.53 %	398	\$637	0.11 %
Shed	120	0	\$676	0.13 %	0	\$650	0.13 %	0	\$705	0.13 %
Land Size	7000	9800	-\$13,691	-2.54 %	6900	\$571	0.11 %	6000	\$6,666	1.19 %

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<b>Parcel ID #</b>	52044 00230	49217 00250	49211 00130	49216 00100
<b>Address</b>	346 IDAHO AVE MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735	3 MARLON AVE BETHPAGE, NY 11714	12 ELSIE LN FARMINGDALE, NY 11735
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 28, 2017	Aug 16, 2016	Dec 19, 2016
Sale Price	N/A	\$505,000	\$430,000	\$410,000
adjRate	N/A	1.07956	1.15097	1.12887
Time Adjustment	N/A	\$40,179	\$64,917	\$52,835
Time Adjusted Sale Price	N/A	\$545,179	\$494,917	\$462,835
Total % Adjustment	N/A	2.90 %	4.34 %	7.61 %
Total Dollar Adjustment	N/A	\$15,808	\$21,473	\$35,233
Adjusted Sales Price	\$525,000	\$560,986	\$516,391	\$498,068
Adj Sales Price / SQFT	\$0.00	\$315.87	\$290.76	\$280.44
Gross \$ Adjustment	N/A	\$33,232	\$41,121	\$43,771
# of adjustments	N/A	8	10	8
# of adjustments over 1 %	N/A	2	2	2
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52044 00230	52528 00170	46495 00210	49156 00470
<b>Address</b>	346 IDAHO AVE MASSAPEQUA, NY 11758	447 NO CENTRAL DR MASSAPEQUA, NY 11758	21 MARTIN RD BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 08, 2017	Jul 25, 2017	Dec 19, 2017
Sale Price	N/A	\$495,500	\$480,000	\$537,000
adjRate	N/A	1.08647	1.07956	1.04567
Time Adjustment	N/A	\$42,846	\$38,190	\$24,524
Time Adjusted Sale Price	N/A	\$538,346	\$518,190	\$561,524
Total % Adjustment	N/A	-2.00 %	4.45 %	-4.81 %
Total Dollar Adjustment	N/A	-\$10,770	\$23,082	-\$27,015
Adjusted Sales Price	\$525,000	\$527,576	\$541,271	\$534,510
Adj Sales Price / SQFT	\$0.00	\$297.06	\$304.77	\$300.96
Gross \$ Adjustment	N/A	\$55,793	\$50,473	\$66,325
# of adjustments	N/A	10	10	10
# of adjustments over 1 %	N/A	3	3	4

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TENTATIVE