

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	48008 00160	52052 18960			48046 00570			52062 12500		
Address	178 NORTH ATLANTA AVE MASSAPEQUA, NY 11758	241 NORTH UTICA AVE MASSAPEQUA, NY 11758			192 UTICA AVE MASSAPEQUA, NY 11758			286 N UTICA AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1080	1056	\$3,581	0.66 %	936	\$21,550	4.27 %	1240	-\$19,287	-3.96 %
Basement	526	526	0	0.00 %	526	0	0.00 %	526	0	0.00 %
Quality	C	C+	-\$20,702	-3.81 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-89.95	1954-90.98	-\$6,115	-1.13 %	1956-91.31	-\$7,503	-1.49 %	1956-91.31	-\$7,248	-1.49 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-240	-\$1,507	-0.28 %	Att-200	0	0.00 %	Att-250	-\$1,677	-0.34 %
Terrace Or Patio	0	Pto-280	-\$2,667	-0.49 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-14	Op-14	0	0.00 %	Op-14	0	0.00 %	Op-418	-\$7,649	-1.57 %
Wood Deck	180	0	\$4,114	0.76 %	216	-\$495	-0.10 %	0	\$3,690	0.76 %
Shed	0	0	0	0.00 %	40	-\$227	-0.04 %	0	0	0.00 %
Land Size	7000	7000	0	0.00 %	7000	0	0.00 %	7000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	48008 00160	48050 00390			52053 19030			48007 00500		
Address	178 NORTH ATLANTA AVE MASSAPEQUA, NY 11758	195 DELAWARE AVE MASSAPEQUA, NY 11758			220 UTICA AVE MASSAPEQUA, NY 11758			179 NORTH ATLANTA AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1080	1020	\$9,282	1.69 %	1051	\$3,766	0.80 %	1013	\$10,024	1.89 %
Basement	526	526	0	0.00 %	648	-\$3,910	-0.83 %	508	\$682	0.13 %
Quality	C	C	0	0.00 %	C+	-\$17,967	-3.81 %	C	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	2-0-6	-\$4,831	-0.91 %
Year Built Depreciation	1956-89.95	1956-91.31	-\$8,193	-1.49 %	1956-91.31	-\$7,012	-1.49 %	1956-91.31	-\$7,889	-1.49 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$8,699	1.64 %
Fireplace	0	0	0	0.00 %	2	-\$2,066	-0.44 %	0	0	0.00 %
Parking	Att-200	Att-600	-\$12,244	-2.22 %	Att-200	0	0.00 %	Att-200	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-170	-\$1,703	-0.36 %	0	0	0.00 %
Porch	Op-14	Op-14	0	0.00 %	0	\$613	0.13 %	Op-14	0	0.00 %
Wood Deck	180	348	-\$2,141	-0.39 %	0	\$3,570	0.76 %	288	-\$1,420	-0.27 %
Shed	0	0	0	0.00 %	88	-\$446	-0.09 %	0	0	0.00 %
Land Size	7000	9000	-\$10,494	-1.91 %	7000	0	0.00 %	8000	-\$5,393	-1.02 %

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Address	178 NORTH ATLANTA AVE MASSAPEQUA, NY 11758	241 NORTH UTICA AVE MASSAPEQUA, NY 11758			192 UTICA AVE MASSAPEQUA, NY 11758			286 N UTICA AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 14, 2017			Mar 29, 2016			Sep 28, 2017		
Sale Price	N/A	\$507,000			\$432,500			\$460,000		
adjRate	N/A	1.07110			1.16586			1.05891		
Time Adjustment	N/A	\$36,046			\$71,733			\$27,097		
Time Adjusted Sale Price	N/A	\$543,046			\$504,233			\$487,097		
Total % Adjustment	N/A	-4.29 %			2.64 %			-6.60 %		
Total Dollar Adjustment	N/A	-\$23,297			\$13,325			-\$32,171		
Adjusted Sales Price	\$469,000	\$519,750			\$517,558			\$454,925		
Adj Sales Price / SQFT	\$0.00	\$481.25			\$479.22			\$421.23		
Gross \$ Adjustment	N/A	\$38,685			\$29,774			\$39,551		
# of adjustments	N/A	6			4			5		
# of adjustments over 1 %	N/A	2			2			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	48008 00160	48050 00390			52053 19030			48007 00500		
Address	178 NORTH ATLANTA AVE MASSAPEQUA, NY 11758	195 DELAWARE AVE MASSAPEQUA, NY 11758			220 UTICA AVE MASSAPEQUA, NY 11758			179 NORTH ATLANTA AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 22, 2018			Jul 20, 2017			Jul 07, 2017		
Sale Price	N/A	\$547,500			\$440,000			\$495,000		
adjRate	N/A	1.00574			1.07110			1.07110		
Time Adjustment	N/A	\$3,143			\$31,283			\$35,193		
Time Adjusted Sale Price	N/A	\$550,643			\$471,283			\$530,193		
Total % Adjustment	N/A	-4.32 %			-5.34 %			-0.02 %		
Total Dollar Adjustment	N/A	-\$23,791			-\$25,154			-\$128		
Adjusted Sales Price	\$469,000	\$526,852			\$446,129			\$530,065		
Adj Sales Price / SQFT	\$0.00	\$487.83			\$413.08			\$490.80		
Gross \$ Adjustment	N/A	\$42,354			\$41,052			\$38,939		

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# of adjustments	N/A	5	9	7
# of adjustments over 1 %	N/A	4	2	4