

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52349 00220	52349 00260			52394 00010			52349 00130		
Address	29 THORNE AVE MASSAPEQUA, NY 11758	41 THORNE AVE MASSAPEQUA, NY 11758			96 WILLIAM RD MASSAPEQUA, NY 11758			38 MIDLAWN DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1098	1098	0	0.00 %	1022	\$9,658	2.12 %	1298	-\$21,397	-4.78 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,927	-0.38 %	1953-90.64	-\$3,452	-0.76 %	1951-90.30	-\$1,713	-0.38 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$7,354	-1.61 %	Alum/Vinyl	-\$7,232	-1.61 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Att-200	0	0.00 %	Att-312	-\$3,308	-0.74 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-382	Op-36	\$6,755	1.34 %	Op-70	\$5,070	1.11 %	Op-252	\$1,519	0.34 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6300	10500	-\$19,327	-3.84 %	7000	-\$3,660	-0.80 %	7000	-\$3,599	-0.80 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52349 00220	49214 00240			52352 00010			46506 00090		
Address	29 THORNE AVE MASSAPEQUA, NY 11758	48 WEST ZORANNE DR FARMINGDALE, NY 11735			12 IRVING PL MASSAPEQUA, NY 11758			9 KAY AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1098	1176	-\$9,699	-1.99 %	1098	0	0.00 %	1079	\$2,022	0.51 %
Attic	0	336	\$7,103	1.46 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Cape	\$400	0.08 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,866	-0.38 %	1951-90.30	-\$1,872	-0.38 %	1953-90.64	-\$2,993	-0.76 %
Ext Wall	Composition	Composition	0	0.00 %	Alum/Vinyl	-\$7,904	-1.61 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$22,894	-4.68 %	Cntrl Ht	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Att-200	0	0.00 %	0	\$6,745	1.71 %
Terrace Or Patio	0	0	0	0.00 %	Pto-150	-\$1,628	-0.33 %	0	0	0.00 %
Porch	Op-382	0	\$8,032	1.65 %	Op-202	\$2,471	0.50 %	0	\$6,500	1.65 %
Shed	0	0	0	0.00 %	100	-\$521	-0.11 %	0	0	0.00 %
Land Size	6300	6000	\$1,827	0.37 %	6000	\$1,832	0.37 %	7150	-\$3,809	-0.96 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Mar 28, 2017	Jul 10, 2017	Jul 27, 2017
Sale Price	N/A	\$455,000	\$422,000	\$415,000
adjRate	N/A	1.10747	1.07956	1.07956
Time Adjustment	N/A	\$48,897	\$33,575	\$33,018
Time Adjusted Sale Price	N/A	\$503,897	\$455,575	\$448,018
Total % Adjustment	N/A	-2.88 %	0.06 %	-7.98 %
Total Dollar Adjustment	N/A	-\$14,499	\$261	-\$35,731
Adjusted Sales Price	\$428,000	\$489,398	\$455,836	\$412,288
Adj Sales Price / SQFT	\$0.00	\$445.72	\$415.15	\$375.49
Gross \$ Adjustment	N/A	\$28,009	\$29,194	\$38,769
# of adjustments	N/A	3	5	6
# of adjustments over 1 %	N/A	2	3	2

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Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52349 00220	49214 00240	52352 00010	46506 00090
Address	29 THORNE AVE MASSAPEQUA, NY 11758	48 WEST ZORANNE DR FARMINGDALE, NY 11735	12 IRVING PL MASSAPEQUA, NY 11758	9 KAY AVE BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 20, 2018	Jun 29, 2018	May 10, 2018
Sale Price	N/A	\$485,000	\$486,500	\$390,000
adjRate	N/A	1.00640	1.00640	1.01284
Time Adjustment	N/A	\$3,104	\$3,114	\$5,008
Time Adjusted Sale Price	N/A	\$488,104	\$489,614	\$395,008
Total % Adjustment	N/A	1.19 %	-6.23 %	2.14 %
Total Dollar Adjustment	N/A	\$5,796	-\$30,515	\$8,464
Adjusted Sales Price	\$428,000	\$493,900	\$459,098	\$403,472
Adj Sales Price / SQFT	\$0.00	\$449.82	\$418.12	\$367.46
Gross \$ Adjustment	N/A	\$28,927	\$39,123	\$22,068
# of adjustments	N/A	6	7	5
# of adjustments over 1 %	N/A	3	2	2

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TENTATIVE