

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	48064 01920	52093 00790			48020 00520			48028 00570		
Address	192 NORTH HICKORY ST MASSAPEQUA, NY 11758	205 PINE ST MASSAPEQUA, NY 11758			87 MAPLE ST MASSAPEQUA, NY 11758			107 PINE ST NMASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1742	1593	\$13,512	2.65 %	1404	\$29,092	6.51 %	1559	\$17,260	3.30 %
Upper Living Area	0	372	\$4,050	0.79 %	0	0	0.00 %	501	\$5,341	1.02 %
Rec Room	1000	372	\$11,924	2.34 %	752	\$3,642	0.82 %	750	\$4,302	0.82 %
Style	Ranch	Cape	\$418	0.08 %	Ranch	0	0.00 %	Modified Ranch	-\$11,675	-2.23 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-0-6	\$9,189	2.06 %	3-0-9	0	0.00 %
Year Built Depreciation	1956-87.80	1953-88.53	-\$4,243	-0.83 %	1956-89.25	-\$7,286	-1.63 %	1958-89.61	-\$10,561	-2.02 %
Ext Wall	Mas/Frame	Alum/Vinyl	\$2,808	0.55 %	Alum/Vinyl	\$2,460	0.55 %	Alum/Vinyl	\$2,880	0.55 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,836	0.54 %
Fireplace	0	2	-\$2,235	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-210	Att-200	\$362	0.07 %	Att-210	0	0.00 %	Att-200	\$371	0.07 %
Porch	Op-134	Op-40/Ep-24	\$1,869	0.37 %	Ep-12	\$3,353	0.75 %	Op-50	\$2,404	0.46 %
Wood Deck	233	0	\$4,590	0.90 %	240	-\$77	-0.02 %	325	-\$1,065	-0.20 %
Land Size	7000	6000	\$6,055	1.19 %	7000	0	0.00 %	7500	-\$2,756	-0.53 %

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	48064 01920	48082 15850			48527 00090			48528 00120		
Address	192 NORTH HICKORY ST MASSAPEQUA, NY 11758	120 NORTH EAST BLVD MASSAPEQUA, NY 11758			24 LESLIE LN MASSAPEQUA, NY 11758			100 OAK ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1742	1719	\$2,256	0.39 %	1722	\$1,609	0.34 %	1680	\$4,615	1.07 %
Upper Living Area	0	683	\$7,591	1.31 %	630	\$5,849	1.23 %	420	\$3,815	0.88 %
Rec Room	1000	683	\$6,163	1.06 %	0	\$20,659	4.34 %	0	\$18,809	4.34 %
Style	Ranch	Cape	\$475	0.08 %	Cape	\$390	0.08 %	Cape	\$355	0.08 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-0-6	\$9,785	2.06 %	2-0-6	\$8,909	2.06 %
Year Built Depreciation	1956-87.80	1959-89.95	-\$13,898	-2.40 %	1953-88.53	-\$3,958	-0.83 %	1953-88.53	-\$3,603	-0.83 %
Ext Wall	Mas/Frame	Frame	\$9,373	1.62 %	Alum/Vinyl	\$2,619	0.55 %	Alum/Vinyl	\$2,385	0.55 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,085	-0.44 %	0	0	0.00 %
Parking	Att-210	Att-286	-\$2,935	-0.51 %	Att-200	\$338	0.07 %	0	\$7,709	1.78 %
Porch	Op-134	Op-16	\$4,143	0.72 %	Op-160	-\$520	-0.11 %	0	\$3,740	0.86 %
Wood Deck	233	531	-\$3,140	-0.54 %	48	\$3,000	0.63 %	0	\$3,898	0.90 %
Land Size	7000	7000	-\$15,606	-2.69 %	7920	-\$4,477	-0.94 %	7200	-\$933	-0.22 %

Nassau County Comparable Sales Report

Sales Comparison

Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	48064 01920	52093 00790	48020 00520	48028 00570
Address	192 NORTH HICKORY ST MASSAPEQUA, NY 11758	205 PINE ST MASSAPEQUA, NY 11758	87 MAPLE ST MASSAPEQUA, NY 11758	107 PINE ST NMASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 10, 2018	Jan 25, 2018	Mar 26, 2018
Sale Price	N/A	\$510,000	\$430,000	\$510,000
adjRate	N/A	1.00000	1.03902	1.02585
Time Adjustment	N/A	\$	\$16,779	\$13,182
Time Adjusted Sale Price	N/A	\$510,000	\$446,779	\$523,182
Total % Adjustment	N/A	7.67 %	9.04 %	1.78 %
Total Dollar Adjustment	N/A	\$39,110	\$40,373	\$9,338
Adjusted Sales Price	\$556,000	\$549,110	\$487,152	\$532,520
Adj Sales Price / SQFT	\$0.00	\$315.22	\$279.65	\$305.69
Gross \$ Adjustment	N/A	\$52,066	\$55,099	\$61,453
# of adjustments	N/A	11	7	11
# of adjustments over 1 %	N/A	3	3	4

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	48064 01920	48082 15850	48527 00090	48528 00120
Address	192 NORTH HICKORY ST MASSAPEQUA, NY 11758	120 NORTH EAST BLVD MASSAPEQUA, NY 11758	24 LESLIE LN MASSAPEQUA, NY 11758	100 OAK ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 11, 2017	Aug 12, 2015	Oct 04, 2016
Sale Price	N/A	\$547,000	\$390,000	\$380,000
adjRate	N/A	1.05910	1.21992	1.13986
Time Adjustment	N/A	\$32,326	\$85,768	\$53,148
Time Adjusted Sale Price	N/A	\$579,326	\$475,768	\$433,148
Total % Adjustment	N/A	-0.96 %	6.98 %	11.47 %
Total Dollar Adjustment	N/A	-\$5,578	\$33,209	\$49,698
Adjusted Sales Price	\$556,000	\$573,748	\$508,978	\$482,846
Adj Sales Price / SQFT	\$0.00	\$329.36	\$292.18	\$277.18
Gross \$ Adjustment	N/A	\$65,581	\$55,290	\$58,771
# of adjustments	N/A	10	12	11
# of adjustments over 1 %	N/A	5	3	4

Nassau County Comparable Sales Report

TENTATIVE