

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52146 00320	52182 10190			52366 00140			52138 0006A		
<b>Address</b>	15 BEDFORD AVE MASSAPEQUA, NY 11758	108 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			343 NORTH HICKORY ST MASSAPEQUA, NY 11758			15 RHODE ISLAND AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1025	1025	0	0.00 %	1039	-\$1,842	-0.40 %	1056	-\$4,366	-0.87 %
Rec Room	769	769	0	0.00 %	0	\$16,558	3.56 %	528	\$4,540	0.90 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-4	-\$6,670	-1.43 %	1-0-3	0	0.00 %
Year Built Depreciation	1960-88.53	1958-89.61	-\$4,892	-1.20 %	1953-88.53	0	0.00 %	1950-88.17	\$2,089	0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	Att-250	Det-264	\$5,002	1.22 %	Att-200	\$1,607	0.35 %	Att-308	-\$1,867	-0.37 %
Terrace Or Patio	0	Pto-100	-\$1,019	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Ep-15	-\$644	-0.14 %	Ep-192	-\$5,556	-1.10 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	432	-\$6,457	-1.28 %
Land Size	6000	4000	\$12,890	3.15 %	6000	0	0.00 %	8000	-\$10,962	-2.18 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52146 00320	52402 00090			52185 13280			52143 32450		
<b>Address</b>	15 BEDFORD AVE MASSAPEQUA, NY 11758	562 HAWTHORNE ST MASSAPEQUA, NY 11758			84 HAMILTON AVE MASSAPEQUA, NY 11758			147 RHODE ISLAND AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1025	1013	\$1,320	0.34 %	1047	-\$2,837	-0.62 %	1057	-\$4,539	-0.90 %
Rec Room	769	0	\$13,624	3.56 %	0	\$16,310	3.56 %	793	-\$419	-0.08 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	2-0-6	-\$17,347	-3.42 %
Year Built Depreciation	1960-88.53	1953-88.53	0	0.00 %	1954-88.89	-\$1,864	-0.41 %	1960-89.95	-\$8,014	-1.58 %
Ext Wall	Alum/Vinyl	Composition	\$6,279	1.64 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	Att-250	Att-200	\$1,322	0.35 %	Att-220	\$936	0.20 %	Att-210	\$1,391	0.27 %
Terrace Or Patio	0	Pto-100	-\$954	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-42	-\$1,317	-0.34 %	0	0	0.00 %	Op-126	-\$4,154	-0.82 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	100	-\$2,481	-0.49 %
Land Size	6000	7200	-\$5,305	-1.39 %	10000	-\$17,573	-3.84 %	6000	0	0.00 %

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## Sales Comparison

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<b>Address</b>	15 BEDFORD AVE MASSAPEQUA, NY 11758	108 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	343 NORTH HICKORY ST MASSAPEQUA, NY 11758	15 RHODE ISLAND AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	Aug 31, 2017	Mar 02, 2017	Jun 29, 2018
<b>Sale Price</b>	N/A	\$381,100	\$420,000	\$500,000
<b>adjRate</b>	N/A	1.07270	1.10747	1.00640
<b>Time Adjustment</b>	N/A	\$27,705	\$45,135	\$3,200
<b>Time Adjusted Sale Price</b>	N/A	\$408,805	\$465,135	\$503,200
<b>Total % Adjustment</b>	N/A	2.93 %	1.94 %	-4.49 %
<b>Total Dollar Adjustment</b>	N/A	\$11,980	\$9,009	-\$22,579
<b>Adjusted Sales Price</b>	\$437,000	\$420,785	\$474,144	\$480,621
<b>Adj Sales Price / SQFT</b>	\$0.00	\$410.52	\$462.58	\$468.90
<b>Gross \$ Adjustment</b>	N/A	\$23,803	\$27,322	\$35,836
<b># of adjustments</b>	N/A	4	5	7
<b># of adjustments over 1 %</b>	N/A	3	2	3

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52146 00320	52402 00090	52185 13280	52143 32450
<b>Address</b>	15 BEDFORD AVE MASSAPEQUA, NY 11758	562 HAWTHORNE ST MASSAPEQUA, NY 11758	84 HAMILTON AVE MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
<b>Sale Date</b>	N/A	May 10, 2017	Sep 26, 2016	Dec 27, 2017
<b>Sale Price</b>	N/A	\$350,000	\$400,000	\$485,000
<b>adjRate</b>	N/A	1.09342	1.14540	1.04567
<b>Time Adjustment</b>	N/A	\$32,698	\$58,162	\$22,149
<b>Time Adjusted Sale Price</b>	N/A	\$382,698	\$458,162	\$507,149
<b>Total % Adjustment</b>	N/A	3.91 %	-1.10 %	-7.01 %
<b>Total Dollar Adjustment</b>	N/A	\$14,969	-\$5,028	-\$35,563
<b>Adjusted Sales Price</b>	\$437,000	\$397,668	\$453,134	\$471,586
<b>Adj Sales Price / SQFT</b>	\$0.00	\$387.97	\$442.08	\$460.08
<b>Gross \$ Adjustment</b>	N/A	\$30,122	\$39,519	\$38,345
<b># of adjustments</b>	N/A	7	5	7
<b># of adjustments over 1 %</b>	N/A	3	2	2

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TENTATIVE