

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52333 00080	52137 00180			52336 00060			52117 00950		
Address	5 POPLAR ST MASSAPEQUA, NY 11758	51 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			14 DOVER AVE MASSAPEQUA, NY 11758			232 KINGS AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1447	1441	\$683	0.12 %	1207	\$27,188	5.45 %	1370	\$9,027	1.61 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	420	\$4,932	0.88 %
Attic	0	346	\$8,381	1.49 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Cape	\$460	0.08 %	Ranch	0	0.00 %	Cape	\$459	0.08 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-1-5	\$5,150	0.92 %
Year Built Depreciation	1951-87.80	1954-88.89	-\$6,935	-1.24 %	1951-88.17	-\$2,098	-0.42 %	1954-88.89	-\$6,918	-1.24 %
Ext Wall	Composition	Composition	0	0.00 %	Composition	0	0.00 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$3,027	-0.54 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	0	\$2,471	0.44 %	0	\$2,197	0.44 %	0	\$2,465	0.44 %
Parking	Att-200	Att-273	-\$2,776	-0.49 %	Att-200	0	0.00 %	Att-200	0	0.00 %
Terrace Or Patio	0	Pto-470	-\$3,631	-0.65 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	50	-\$1,553	-0.28 %	0	0	0.00 %	0	0	0.00 %
Land Size	7200	8000	-\$4,510	-0.80 %	6000	\$7,017	1.41 %	6500	\$4,402	0.79 %
Traffic	Medium	Light	-\$15,458	-2.75 %	Light	-\$13,744	-2.75 %	Light	-\$15,420	-2.75 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52333 00080	52085 00110			52137 00580			52329 00040		
Address	5 POPLAR ST MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758			50 ONTARIO AVE MASSAPEQUA, NY 11758			575 SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1447	1531	-\$7,951	-1.64 %	1625	-\$19,771	-3.34 %	1273	\$19,761	3.82 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	420	\$4,559	0.88 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Cape	\$425	0.08 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C-	\$14,890	2.88 %
Bathrooms And Fixtures	2-0-6	1-1-5	\$4,468	0.92 %	1-2-7	-\$4,569	-0.77 %	2-0-6	0	0.00 %
Year Built Depreciation	1951-87.80	1958-89.61	-\$9,807	-2.02 %	1956-89.25	-\$9,665	-1.63 %	1951-88.17	-\$2,175	-0.42 %
Ext Wall	Composition	Mas/Frame	-\$10,459	-2.15 %	Composition	0	0.00 %	Composition	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,619	-0.54 %	Cntrl Ht	-\$3,196	-0.54 %	Cntrl Ht	-\$2,791	-0.54 %
Fireplace	2	2	0	0.00 %	0	\$2,609	0.44 %	0	\$2,279	0.44 %
Parking	Att-200	Att-260	-\$1,993	-0.41 %	Att-275	-\$3,006	-0.51 %	Att-200	0	0.00 %
Terrace Or Patio	0	Pto-460	-\$3,109	-0.64 %	0	0	0.00 %	Pto-160	-\$1,797	-0.35 %
Porch	0	0	0	0.00 %	Op-35	-\$1,733	-0.29 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7200	7000	\$1,049	0.22 %	7200	0	0.00 %	7500	-\$1,615	-0.31 %
Traffic	Medium	Light	-\$13,377	-2.75 %	Light	-\$16,319	-2.75 %	Light	-\$14,253	-2.75 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 25, 2017	Jan 17, 2017	Aug 13, 2018
Sale Price	N/A	\$520,000	\$445,000	\$560,000
adjRate	N/A	1.07956	1.12169	1.00000
Time Adjustment	N/A	\$41,372	\$54,150	\$
Time Adjusted Sale Price	N/A	\$561,372	\$499,150	\$560,000
Total % Adjustment	N/A	-4.61 %	4.12 %	0.73 %
Total Dollar Adjustment	N/A	-\$25,894	\$20,560	\$4,099
Adjusted Sales Price	\$463,000	\$535,478	\$519,710	\$564,099
Adj Sales Price / SQFT	\$0.00	\$370.06	\$359.16	\$389.84
Gross \$ Adjustment	N/A	\$49,885	\$52,244	\$48,775
# of adjustments	N/A	11	5	8
# of adjustments over 1 %	N/A	3	3	3
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
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Address	5 POPLAR ST MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758	50 ONTARIO AVE MASSAPEQUA, NY 11758	575 SUFFOLK AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 13, 2017	Dec 02, 2016	Dec 08, 2017
Sale Price	N/A	\$450,000	\$525,000	\$495,000
adjRate	N/A	1.07956	1.12887	1.04567
Time Adjustment	N/A	\$35,803	\$67,654	\$22,606
Time Adjusted Sale Price	N/A	\$485,803	\$592,654	\$517,606
Total % Adjustment	N/A	-9.02 %	-9.39 %	3.73 %
Total Dollar Adjustment	N/A	-\$43,799	-\$55,651	\$19,282
Adjusted Sales Price	\$463,000	\$442,004	\$537,004	\$536,888
Adj Sales Price / SQFT	\$0.00	\$305.46	\$371.12	\$371.04
Gross \$ Adjustment	N/A	\$54,832	\$60,869	\$64,544
# of adjustments	N/A	9	8	10
# of adjustments over 1 %	N/A	4	3	3

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TENTATIVE