

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52257 19350	52255 17900			52176 00060			52199 24270		
Address	68 CONNECTICUT AVE MASSAPEQUA, NY 11758	59 EUCLID AVE MASSAPEQUA, NY 11758			611 CENTRAL AVE MASSAPEQUA, NY 11758			107 CONNECTICUT AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1247	1260	-\$1,297	-0.27 %	1220	\$2,801	0.57 %	1218	\$2,804	0.62 %
Bsmt Type	None	Full	-\$19,673	-4.10 %	None	0	0.00 %	None	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-1-5	-\$14,617	-2.99 %	2-0-6	-\$18,366	-4.03 %
Ext Wall	Composition	Alum/Vinyl	-\$4,703	-0.98 %	Alum/Vinyl	-\$4,792	-0.98 %	Composition	0	0.00 %
Land Size	8000	8000	0	0.00 %	8000	0	0.00 %	6000	\$14,616	3.21 %
Year Built Depreciation	1949-93.27	1950-93.27	0	0.00 %	1949-93.27	0	0.00 %	1951-93.27	0	0.00 %
Parking	Att-220	Att-240	-\$679	-0.14 %	Att-250	-\$1,030	-0.21 %	Att-250	-\$959	-0.21 %
Porch	Ep-20	0	\$957	0.20 %	0	\$975	0.20 %	0	\$908	0.20 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52257 19350	52174 02760			52177 04930			52177 04960		
Address	68 CONNECTICUT AVE MASSAPEQUA, NY 11758	83 CONNECTICUT AVE MASSAPEQUA, NY 11758			84 BALTIMORE AVE MASSAPEQUA, NY 11758			86 BALTIMORE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1247	1210	\$3,341	0.79 %	1210	\$3,233	0.79 %	1210	\$3,613	0.79 %
Bsmt Type	None	None	0	0.00 %	None	0	0.00 %	None	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Ext Wall	Composition	Alum/Vinyl	-\$4,149	-0.98 %	Mas/Frame	-\$4,015	-0.98 %	Mas/Frame	-\$4,487	-0.98 %
Land Size	8000	6000	\$13,594	3.21 %	6000	\$13,156	3.21 %	6000	\$14,700	3.21 %
Year Built Depreciation	1949-93.27	1950-93.27	0	0.00 %	1950-93.27	0	0.00 %	1960-93.93	-\$3,201	-0.70 %
Parking	Att-220	0	\$8,105	1.91 %	0	\$7,843	1.91 %	0	\$8,764	1.91 %
Porch	Ep-20	0	\$844	0.20 %	0	\$817	0.20 %	0	\$913	0.20 %
Wood Deck	0	90	-\$1,036	-0.24 %	381	-\$3,165	-0.77 %	195	-\$2,149	-0.47 %
Misc Cost Items	0	2554	-\$2,554	-0.60 %	0	0	0.00 %	0	0	0.00 %

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Characteristics	Subject Characteristics	Comparable No. 1	Comparable No. 2	Comparable No. 3
Parcel ID #	52257 19350	52255 17900	52176 00060	52199 24270
Address	68 CONNECTICUT AVE MASSAPEQUA, NY 11758	59 EUCLID AVE MASSAPEQUA, NY 11758	611 CENTRAL AVE MASSAPEQUA, NY 11758	107 CONNECTICUT AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 15, 2017	Jun 24, 2016	Jul 14, 2017
Sale Price	N/A	\$450,000	\$432,000	\$429,000
adjRate	N/A	1.06685	1.13229	1.06155
Time Adjustment	N/A	\$30,082	\$57,148	\$26,405
Time Adjusted Sale Price	N/A	\$480,082	\$489,148	\$455,405
Total % Adjustment	N/A	-5.29 %	-3.41 %	-0.22 %
Total Dollar Adjustment	N/A	-\$25,394	-\$16,662	-\$998
Adjusted Sales Price	\$443,000	\$454,687	\$472,486	\$454,407
Adj Sales Price / SQFT	\$0.00	\$364.62	\$378.90	\$364.40
Gross \$ Adjustment	N/A	\$27,308	\$24,214	\$37,653
# of adjustments	N/A	5	5	5
# of adjustments over 1 %	N/A	1	1	2

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52257 19350	52174 02760	52177 04930	52177 04960
Address	68 CONNECTICUT AVE MASSAPEQUA, NY 11758	83 CONNECTICUT AVE MASSAPEQUA, NY 11758	84 BALTIMORE AVE MASSAPEQUA, NY 11758	86 BALTIMORE AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Oct 06, 2017	Sep 15, 2017	Mar 29, 2018
Sale Price	N/A	\$405,000	\$390,000	\$449,000
adjRate	N/A	1.04582	1.05104	1.02011
Time Adjustment	N/A	\$18,556	\$19,904	\$9,029
Time Adjusted Sale Price	N/A	\$423,556	\$409,904	\$458,029
Total % Adjustment	N/A	4.28 %	4.36 %	3.96 %
Total Dollar Adjustment	N/A	\$18,144	\$17,869	\$18,153
Adjusted Sales Price	\$443,000	\$441,700	\$427,773	\$476,182
Adj Sales Price / SQFT	\$0.00	\$354.21	\$343.04	\$381.86
Gross \$ Adjustment	N/A	\$33,623	\$32,230	\$37,827
# of adjustments	N/A	7	6	7
# of adjustments over 1 %	N/A	2	2	2

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TENTATIVE