

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52352 00040	52349 00260			52394 00010			52349 00130		
Address	2 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	1114	1098	\$2,136	0.42 %	1022	\$11,630	2.55 %	1298	-\$19,588	-4.37 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	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	Alum/Vinyl	Composition	\$8,268	1.64 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	Att-280	Att-200	\$2,732	0.54 %	Att-200	\$2,470	0.54 %	Att-312	-\$897	-0.20 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-45	Op-36	\$332	0.07 %	Op-70	-\$724	-0.16 %	Op-252	-\$4,135	-0.92 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	10200	10500	-\$1,117	-0.22 %	7000	\$13,323	2.92 %	7000	\$13,102	2.92 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52352 00040	52310 00080			46312 00260			49025 01280		
Address	2 THORNE AVE MASSAPEQUA, NY 11758	4319 AVA RD BETHPAGE, NY 11714			30 ROOSEVELT DR BETHPAGE, NY 11714			51 WINDHORST AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1114	1206	-\$8,829	-2.29 %	1152	-\$4,515	-0.98 %	1122	-\$917	-0.21 %
Upper Living Area	0	0	0	0.00 %	384	\$3,774	0.82 %	0	0	0.00 %
No Basement	Full	None	\$27,018	7.02 %	Full	0	0.00 %	Full	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$379	0.08 %	Ranch	0	0.00 %
Year Built Depreciation	1951-89.95	1950-90.30	-\$1,472	-0.38 %	1951-90.30	-\$1,769	-0.38 %	1961-92.29	-\$11,124	-2.54 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$7,589	1.64 %	Alum/Vinyl	0	0.00 %
Parking	Att-280	Att-280	0	0.00 %	Att-292	-\$352	-0.08 %	Att-222	\$1,696	0.39 %
Terrace Or Patio	0	0	0	0.00 %	Pto-120	-\$1,317	-0.28 %	Pto-112	-\$1,189	-0.27 %
Porch	Op-45	Op-112	-\$1,489	-0.39 %	0	\$1,698	0.37 %	0	\$1,610	0.37 %
Shed	0	0	0	0.00 %	40	-\$208	-0.04 %	0	0	0.00 %
Land Size	10200	10064	\$396	0.10 %	9345	\$3,111	0.67 %	10000	\$666	0.15 %

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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	2.07 %			5.10 %			-2.95 %		
Total Dollar Adjustment	N/A	\$10,424			\$23,247			-\$13,232		
Adjusted Sales Price	\$450,000	\$514,321			\$478,822			\$434,787		
Adj Sales Price / SQFT	\$0.00	\$461.69			\$429.82			\$390.29		
Gross \$ Adjustment	N/A	\$16,512			\$31,598			\$39,435		
# of adjustments	N/A	6			5			5		
# of adjustments over 1 %	N/A	1			2			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 15, 2018			Feb 10, 2017			Jun 08, 2016		
Sale Price	N/A	\$380,000			\$415,000			\$377,500		
adjRate	N/A	1.01284			1.11455			1.16219		
Time Adjustment	N/A	\$4,880			\$47,539			\$61,225		
Time Adjusted Sale Price	N/A	\$384,880			\$462,539			\$438,725		
Total % Adjustment	N/A	4.06 %			1.81 %			-2.11 %		
Total Dollar Adjustment	N/A	\$15,624			\$8,391			-\$9,258		
Adjusted Sales Price	\$450,000	\$400,504			\$470,930			\$429,467		
Adj Sales Price / SQFT	\$0.00	\$359.52			\$422.74			\$385.52		
Gross \$ Adjustment	N/A	\$39,203			\$24,712			\$17,202		
# of adjustments	N/A	5			10			6		
# of adjustments over 1 %	N/A	2			1			1		

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TENTATIVE