

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52026 00300	52025 00430			52028 00600			52069 04830		
Address	291 WISCONSIN AVE MASSAPEQUA, NY 11758	303 N MICHIGAN AVE N MASSAPEQUA, NY 11758			287 WYOMING AVE MASSAPEQUA, NY 11758			300 UTICA AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1068	1068	0	0.00 %	1103	-\$4,898	-0.94 %	1017	\$6,310	1.44 %
Basement	267	267	0	0.00 %	263	\$179	0.03 %	526	-\$8,731	-1.99 %
Style	Split Level	Split Level	0	0.00 %	Split Level	0	0.00 %	Split Level	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-6	-\$4,755	-0.91 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-89.95	1956-91.31	-\$8,002	-1.49 %	1956-91.31	-\$7,764	-1.49 %	1956-91.31	-\$6,514	-1.49 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,857	-0.55 %	Alum/Vinyl	0	0.00 %
Parking	Det-480	0	\$10,133	1.88 %	0	\$9,831	1.88 %	Att-200	\$760	0.17 %
Terrace Or Patio	0	Pto-252	-\$2,484	-0.46 %	0	0	0.00 %	Pto-240	-\$1,964	-0.45 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-14/Ep-81	-\$2,971	-0.68 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	260	-\$4,185	-0.96 %
Land Size	7000	7500	-\$2,833	-0.53 %	7000	0	0.00 %	7000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52026 00300	49240 00110			52043 00770			52069 05820		
Address	291 WISCONSIN AVE MASSAPEQUA, NY 11758	8 BYRON LN BETHPAGE, NY 11714			341 BOSTON AVE MASSAPEQUA, NY 11758			315 ALBANY AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1068	1104	-\$5,260	-0.96 %	1075	-\$818	-0.19 %	966	\$14,888	2.98 %
Basement	267	756	-\$18,935	-3.47 %	0	\$11,120	2.60 %	526	-\$9,966	-1.99 %
Style	Split Level	Split Level	0	0.00 %	Ranch	\$25,793	6.02 %	Split Level	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-89.95	1955-90.98	-\$6,139	-1.13 %	1955-90.98	-\$4,823	-1.13 %	1956-91.31	-\$7,436	-1.49 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$2,985	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Parking	Det-480	Att-336	-\$3,872	-0.71 %	Att-252	-\$790	-0.18 %	Att-200	\$868	0.17 %
Terrace Or Patio	0	Pto-100	-\$1,359	-0.25 %	0	0	0.00 %	Pto-270	-\$2,403	-0.48 %
Porch	0	Ep-240	-\$6,905	-1.27 %	0	0	0.00 %	Op-14	-\$649	-0.13 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7000	7100	-\$592	-0.11 %	7000	0	0.00 %	7000	0	0.00 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 23, 2017	Dec 12, 2017	Jun 11, 2018
Sale Price	N/A	\$495,000	\$499,000	\$435,000
adjRate	N/A	1.08647	1.04567	1.00640
Time Adjustment	N/A	\$42,803	\$22,789	\$2,784
Time Adjusted Sale Price	N/A	\$537,803	\$521,789	\$437,784
Total % Adjustment	N/A	-0.59 %	-1.97 %	-3.95 %
Total Dollar Adjustment	N/A	-\$3,187	-\$10,263	-\$17,294
Adjusted Sales Price	\$478,000	\$534,617	\$511,525	\$420,490
Adj Sales Price / SQFT	\$0.00	\$500.58	\$478.96	\$393.72
Gross \$ Adjustment	N/A	\$23,452	\$30,283	\$31,434
# of adjustments	N/A	4	6	7
# of adjustments over 1 %	N/A	2	2	3

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52026 00300	49240 00110	52043 00770	52069 05820
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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 27, 2017	Nov 22, 2017	Jun 23, 2016
Sale Price	N/A	\$505,000	\$407,000	\$430,000
adjRate	N/A	1.07956	1.05236	1.16219
Time Adjustment	N/A	\$40,179	\$21,311	\$69,740
Time Adjusted Sale Price	N/A	\$545,179	\$428,311	\$499,740
Total % Adjustment	N/A	-8.45 %	7.12 %	-0.94 %
Total Dollar Adjustment	N/A	-\$46,047	\$30,482	-\$4,698
Adjusted Sales Price	\$478,000	\$499,132	\$458,793	\$495,042
Adj Sales Price / SQFT	\$0.00	\$467.35	\$429.58	\$463.52
Gross \$ Adjustment	N/A	\$46,047	\$43,344	\$36,210
# of adjustments	N/A	8	5	6
# of adjustments over 1 %	N/A	3	3	3

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TENTATIVE