

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52083 00700	52083 00600			52138 00420			52366 00140		
Address	254 NORTH BEECH ST MASSAPEQUA, NY 11758	261 PINE ST MASSAPEQUA, NY 11758			58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			343 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1042	1042	0	0.00 %	1109	-\$7,173	-1.81 %	1039	\$392	0.08 %
Attic	298	298	0	0.00 %	317	\$288	0.07 %	0	-\$6,011	-1.29 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$381	-0.08 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-0-4	\$9,567	2.06 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,719	-1.24 %	1951-88.17	-\$1,669	-0.42 %	1953-88.53	-\$3,870	-0.83 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Att-255	-\$1,499	-0.38 %	Att-200	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	Pto-60	-\$665	-0.17 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Ep-15	-\$644	-0.14 %
Wood Deck	0	120	-\$2,603	-0.56 %	0	0	0.00 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52083 00700	52085 00230			52088 00660			52143 32450		
Address	254 NORTH BEECH ST MASSAPEQUA, NY 11758	303 NORTH LINDEN ST MASSAPEQUA, NY 11758			235 PINE ST MASSAPEQUA, NY 11758			147 RHODE ISLAND AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1042	1190	-\$17,370	-3.81 %	1210	-\$40,544	-4.28 %	1057	-\$2,115	-0.42 %
Attic	298	340	\$725	0.16 %	346	\$1,718	0.18 %	0	-\$6,554	-1.29 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	793	-\$17,838	-3.52 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Ranch	-\$416	-0.08 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,633	-1.24 %	1956-89.25	-\$15,459	-1.63 %	1960-89.95	-\$12,167	-2.40 %
Fireplace	0	2	-\$1,998	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-220	-\$642	-0.14 %	Att-240	-\$2,630	-0.28 %	Att-210	-\$360	-0.07 %
Terrace Or Patio	0	0	0	0.00 %	Pto-322	-\$5,035	-0.53 %	0	0	0.00 %
Porch	0	0	0	0.00 %	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	6600	-\$3,315	-0.73 %	9000	-\$28,974	-3.06 %	6000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 12, 2018			Oct 12, 2017			Mar 02, 2017		
Sale Price	N/A	\$460,000			\$375,000			\$420,000		
adjRate	N/A	1.00640			1.05910			1.10747		
Time Adjustment	N/A	\$2,944			\$22,161			\$45,135		
Time Adjusted Sale Price	N/A	\$462,944			\$397,161			\$465,135		
Total % Adjustment	N/A	-1.80 %			-2.70 %			-0.20 %		
Total Dollar Adjustment	N/A	-\$8,322			-\$10,717			-\$948		
Adjusted Sales Price	\$428,000	\$454,622			\$386,444			\$464,188		
Adj Sales Price / SQFT	\$0.00	\$436.30			\$370.87			\$445.48		
Gross \$ Adjustment	N/A	\$8,322			\$11,293			\$20,865		
# of adjustments	N/A	2			5			6		
# 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 #	52083 00700	52085 00230			52088 00660			52143 32450		
Address	254 NORTH BEECH ST MASSAPEQUA, NY 11758	303 NORTH LINDEN ST MASSAPEQUA, NY 11758			235 PINE ST MASSAPEQUA, NY 11758			147 RHODE ISLAND AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 21, 2016			Oct 10, 2017			Dec 27, 2017		
Sale Price	N/A	\$399,999			\$895,000			\$485,000		
adjRate	N/A	1.13986			1.05910			1.04567		
Time Adjustment	N/A	\$55,945			\$52,892			\$22,149		
Time Adjusted Sale Price	N/A	\$455,944			\$947,892			\$507,149		
Total % Adjustment	N/A	-6.19 %			-9.59 %			-9.09 %		
Total Dollar Adjustment	N/A	-\$28,233			-\$90,923			-\$46,085		
Adjusted Sales Price	\$428,000	\$427,712			\$856,969			\$461,064		
Adj Sales Price / SQFT	\$0.00	\$410.47			\$822.43			\$442.48		
Gross \$ Adjustment	N/A	\$29,682			\$94,360			\$46,085		
# of adjustments	N/A	6			6			8		
# of adjustments over 1 %	N/A	2			3			3		

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TENTATIVE