

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52471 00290	52471 00240			52471 00070			52471 00060		
Address	4 SUSSEX AVE MASSAPEQUA, NY 11758	14 SUSSEX AVE MASSAPEQUA, NY 11758			7 WEBSTER AVE MASSAPEQUA, NY 11758			5 WEBSTER AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1450	1450	0	0.00 %	1259	\$22,020	4.22 %	1243	\$25,993	4.61 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Attic	414	414	0	0.00 %	207	-\$4,106	-0.79 %	207	-\$4,436	-0.79 %
Basement	496	496	0	0.00 %	518	-\$825	-0.16 %	496	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	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	1950-87.80	1956-89.25	-\$10,277	-1.63 %	1954-88.89	-\$6,450	-1.24 %	1954-88.89	-\$6,969	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Frame	\$5,988	1.06 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-242	0	\$12,629	2.00 %	0	\$10,465	2.00 %	Att-275	-\$1,224	-0.22 %
Terrace Or Patio	Pto-407	Pto-180	\$1,436	0.23 %	Pto-180	\$1,190	0.23 %	Pto-180	\$1,286	0.23 %
Porch	Op-21	0	\$1,144	0.18 %	0	\$948	0.18 %	Op-21	0	0.00 %
Wood Deck	441	0	\$8,283	1.31 %	0	\$6,863	1.31 %	0	\$7,415	1.31 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6500	6600	-\$736	-0.12 %	6200	\$1,892	0.36 %	6000	\$3,468	0.61 %
Section Block	52 471	52 471	0	0.00 %	52 471	0	0.00 %	52 471	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52471 00290	52463 00200			52471 00280			52463 00030		
Address	4 SUSSEX AVE MASSAPEQUA, NY 11758	2 MARLBORO AVE MASSAPEQUA, NY 11758			6 SUSSEX AVE MASSAPEQUA, NY 11758			20 MARLBORO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1450	1450	0	0.00 %	1554	-\$13,243	-2.01 %	1450	0	0.00 %
Upper Living Area	0	0	0	0.00 %	518	\$6,929	1.05 %	0	0	0.00 %
Attic	414	414	0	0.00 %	0	-\$11,311	-1.71 %	414	0	0.00 %
Basement	496	496	0	0.00 %	518	-\$1,043	-0.16 %	300	\$8,483	1.53 %
Rec Room	0	300	-\$9,906	-1.60 %	0	0	0.00 %	0	0	0.00 %
Bathrooms And Fixtures	1-1-5	2-0-7	-\$10,397	-1.68 %	1-1-5	0	0.00 %	2-0-6	-\$5,044	-0.91 %
Year Built Depreciation	1950-87.80	1954-88.89	-\$7,667	-1.24 %	1956-89.25	-\$10,769	-1.63 %	1954-88.89	-\$6,838	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Frame	\$7,010	1.06 %	Composition	\$9,082	1.64 %
Fireplace	0	2	-\$2,720	-0.44 %	2	-\$2,894	-0.44 %	0	0	0.00 %
Parking	Att-242	0	\$12,439	2.00 %	Att-210	\$1,457	0.22 %	0	\$11,094	2.00 %
Terrace Or Patio	Pto-407	0	\$3,757	0.61 %	Pto-192	\$1,400	0.21 %	0	\$3,350	0.61 %
Porch	Op-21	0	\$1,126	0.18 %	Op-21	0	0.00 %	Op-15	\$236	0.04 %
Wood Deck	441	528	-\$803	-0.13 %	0	\$8,680	1.31 %	180	\$3,059	0.55 %
Pool	0	0	0	0.00 %	576	-\$23,026	-3.49 %	0	0	0.00 %
Land Size	6500	6800	-\$2,140	-0.34 %	6400	\$784	0.12 %	6200	\$2,006	0.36 %
Section Block	52 471	52 463	\$37,413	6.03 %	52 471	0	0.00 %	52 463	\$33,367	6.03 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 28, 2017			Jan 31, 2017			Sep 14, 2016		
Sale Price	N/A	\$580,000			\$465,500			\$492,500		
adjRate	N/A	1.08647			1.12169			1.14540		
Time Adjustment	N/A	\$50,153			\$56,645			\$71,611		
Time Adjusted Sale Price	N/A	\$630,153			\$522,145			\$564,111		
Total % Adjustment	N/A	1.98 %			6.13 %			5.59 %		
Total Dollar Adjustment	N/A	\$12,479			\$31,997			\$31,521		
Adjusted Sales Price	\$585,000	\$642,632			\$554,142			\$595,632		
Adj Sales Price / SQFT	\$0.00	\$443.19			\$382.17			\$410.78		
Gross \$ Adjustment	N/A	\$34,505			\$54,759			\$56,778		
# of adjustments	N/A	6			9			8		
# of adjustments over 1 %	N/A	3			4			4		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52471 00290	52463 00200			52471 00280			52463 00030		
Address	4 SUSSEX AVE MASSAPEQUA, NY 11758	2 MARLBORO AVE MASSAPEQUA, NY 11758			6 SUSSEX AVE MASSAPEQUA, NY 11758			20 MARLBORO AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 16, 2018			Nov 14, 2017			Jun 20, 2018		
Sale Price	N/A	\$605,000			\$627,500			\$550,000		
adjRate	N/A	1.02585			1.05236			1.00640		
Time Adjustment	N/A	\$15,637			\$32,857			\$3,520		
Time Adjusted Sale Price	N/A	\$620,637			\$660,357			\$553,520		
Total % Adjustment	N/A	3.40 %			-5.46 %			10.62 %		
Total Dollar Adjustment	N/A	\$21,101			-\$36,028			\$58,796		
Adjusted Sales Price	\$585,000	\$641,738			\$624,330			\$612,316		
Adj Sales Price / SQFT	\$0.00	\$442.58			\$430.57			\$422.29		
Gross \$ Adjustment	N/A	\$88,368			\$88,547			\$82,560		
# of adjustments	N/A	10			12			10		
# of adjustments over 1 %	N/A	5			7			5		

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TENTATIVE