

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52384 00210	52454 00010			49212 00030			49156 00470		
Address	63 DANIEL RD MASSAPEQUA, NY 11758	988 JONEL LN MASSAPEQUA, NY 11758			6 MARLON AVE BETHPAGE, NY 11714			140 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2264	1900	\$20,302	5.26 %	2017	\$20,143	3.44 %	1952	\$24,886	4.43 %
Upper Living Area	816	884	\$355	0.09 %	792	-\$195	-0.03 %	840	\$184	0.03 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Basement	63	66	-\$118	-0.03 %	0	\$3,892	0.66 %	0	\$3,728	0.66 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$4,520	-0.77 %	2-0-6	0	0.00 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$2,925	-0.76 %	1933-89.95	0	0.00 %	1953-90.64	-\$4,255	-0.76 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Att-280	-\$3,161	-0.54 %	Att-220	-\$791	-0.14 %
Terrace Or Patio	0	Pto-108	-\$1,018	-0.26 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Op-264	-\$5,090	-1.32 %	0	0	0.00 %	Op-48	-\$2,172	-0.39 %
Wood Deck	140	312	-\$1,701	-0.44 %	0	\$3,716	0.63 %	398	-\$3,374	-0.60 %
Land Size	7800	7215	\$2,311	0.60 %	6000	\$11,894	2.03 %	6000	\$11,394	2.03 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52384 00210	46495 00160			49215 00160			52318 00110		
Address	63 DANIEL RD MASSAPEQUA, NY 11758	9 MARTIN RD SBETHPAGE, NY 11714			17 ZORANNE DR FARMINGDALE, NY 11735			4160 LUDWIG LN BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2264	2404	-\$9,885	-1.74 %	2006	\$18,729	3.60 %	2093	\$11,267	2.32 %
Upper Living Area	816	850	\$264	0.05 %	840	\$171	0.03 %	768	-\$325	-0.07 %
No Basement	Full	Full	0	0.00 %	Full	0	0.00 %	None	\$34,044	7.02 %
Basement	63	0	\$3,773	0.66 %	0	\$3,452	0.66 %	0	\$3,220	0.66 %
Quality	C	C+	-\$21,664	-3.81 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-7	-\$4,009	-0.77 %	2-0-7	-\$3,739	-0.77 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$2,173	-0.38 %	1951-90.30	-\$1,988	-0.38 %	1950-90.30	-\$1,855	-0.38 %
Fireplace	0	0	0	0.00 %	2	-\$2,279	-0.44 %	2	-\$2,126	-0.44 %
Parking	Att-200	0	\$9,703	1.71 %	0	\$8,879	1.71 %	0	\$8,281	1.71 %
Terrace Or Patio	0	Pto-16	-\$295	-0.05 %	Pto-370	-\$2,977	-0.57 %	Pto-221	-\$2,070	-0.43 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-162	-\$4,718	-0.97 %
Wood Deck	140	192	-\$890	-0.16 %	0	\$3,296	0.63 %	0	\$3,074	0.63 %
Land Size	7800	6900	\$5,359	0.94 %	5280	\$15,769	3.03 %	7440	\$1,758	0.36 %

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Address	63 DANIEL RD MASSAPEQUA, NY 11758	988 JONEL LN MASSAPEQUA, NY 11758	6 MARLON AVE BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 22, 2018	Jul 28, 2017	Dec 19, 2017
Sale Price	N/A	\$386,000	\$543,000	\$537,000
adjRate	N/A	1.00000	1.07956	1.04567
Time Adjustment	N/A	\$	\$43,202	\$24,524
Time Adjusted Sale Price	N/A	\$386,000	\$586,202	\$561,524
Total % Adjustment	N/A	3.14 %	5.42 %	5.27 %
Total Dollar Adjustment	N/A	\$12,117	\$31,769	\$29,600
Adjusted Sales Price	\$581,000	\$398,117	\$617,971	\$591,124
Adj Sales Price / SQFT	\$0.00	\$175.85	\$272.96	\$261.10
Gross \$ Adjustment	N/A	\$33,820	\$47,520	\$50,783
# of adjustments	N/A	8	7	8
# of adjustments over 1 %	N/A	2	2	2

Sales Comparison

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Address	63 DANIEL RD MASSAPEQUA, NY 11758	9 MARTIN RD SBETHPAGE, NY 11714	17 ZORANNE DR FARMINGDALE, NY 11735	4160 LUDWIG LN BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Nov 02, 2017	Sep 17, 2018	Sep 07, 2017
Sale Price	N/A	\$540,000	\$520,000	\$455,000
adjRate	N/A	1.05236	1.00000	1.06588
Time Adjustment	N/A	\$28,275	\$	\$29,973
Time Adjusted Sale Price	N/A	\$568,275	\$520,000	\$484,973
Total % Adjustment	N/A	-2.78 %	7.51 %	9.65 %
Total Dollar Adjustment	N/A	-\$15,808	\$39,042	\$46,812
Adjusted Sales Price	\$581,000	\$552,467	\$559,042	\$531,785
Adj Sales Price / SQFT	\$0.00	\$244.02	\$246.93	\$234.89
Gross \$ Adjustment	N/A	\$54,006	\$61,550	\$76,476
# of adjustments	N/A	9	10	12
# of adjustments over 1 %	N/A	3	3	3

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TENTATIVE