

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52077 00050	52086 00530			52098 01440			52111 02400		
<b>Address</b>	265 N BEECH ST MASSAPEQUA, NY 11758	224 NORTH LINDEN ST MASSAPEQUA, NY 11758			211 NORTH WALNUT ST MASSAPEQUA, NY 11758			270 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1666	1607	\$5,917	1.06 %	1695	-\$3,519	-0.50 %	1640	\$2,119	0.46 %
Upper Living Area	0	480	\$5,500	0.99 %	0	0	0.00 %	0	0	0.00 %
Rec Room	890	0	\$22,223	3.98 %	486	\$10,385	1.49 %	0	\$18,296	3.98 %
Style	Ranch	Cape	\$458	0.08 %	Ranch	0	0.00 %	Ranch	0	0.00 %
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	1962-89.25	1950-88.17	\$6,870	1.23 %	1956-89.25	0	0.00 %	1979-93.56	-\$21,151	-4.60 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Frame	\$4,879	1.06 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	2	2	0	0.00 %	2	0	0.00 %	2	0	0.00 %
Parking	Att-546	Att-484	\$1,694	0.30 %	Att-210	\$13,610	1.95 %	Att-231	\$8,267	1.80 %
Terrace Or Patio	Pto-432	Pto-155	\$1,574	0.28 %	0	\$4,362	0.62 %	0	\$2,868	0.62 %
Porch	Op-35	Op-15/Ep-15	\$172	0.03 %	Op-16	\$1,018	0.15 %	Op-55	-\$654	-0.14 %
Wood Deck	0	628	-\$8,667	-1.55 %	455	-\$9,221	-1.32 %	0	0	0.00 %
Shed	0	0	0	0.00 %	52	-\$404	-0.06 %	0	0	0.00 %
Misc Cost Items	3000	0	\$3,000	0.54 %	0	\$3,000	0.43 %	0	\$3,000	0.65 %
Land Size	10000	10000	0	0.00 %	7000	\$19,350	2.77 %	7384	\$10,796	2.35 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52077 00050	52111 02120			52085 00110			52223 00930		
<b>Address</b>	265 N BEECH ST MASSAPEQUA, NY 11758	244 HAWTHORNE ST MASSAPEQUA, NY 11758			235 LINDEN ST MASSAPEQUA, NY 11758			257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1666	1664	\$215	0.04 %	1531	\$12,155	2.50 %	1567	\$7,892	1.81 %
Upper Living Area	0	638	\$7,611	1.24 %	0	0	0.00 %	663	\$5,589	1.28 %
Rec Room	890	0	\$24,402	3.98 %	0	\$19,340	3.98 %	0	\$17,380	3.98 %
Style	Ranch	Cape	\$503	0.08 %	Ranch	0	0.00 %	Cape	\$358	0.08 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-5	\$4,468	0.92 %	2-0-6	0	0.00 %
Year Built Depreciation	1962-89.25	1954-87.80	\$10,162	1.66 %	1958-89.61	-\$1,915	-0.39 %	1956-89.25	0	0.00 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,660	-0.55 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$23,831	4.91 %	Cntrl Ht	\$21,416	4.91 %
Fireplace	2	0	\$2,699	0.44 %	2	0	0.00 %	0	\$1,922	0.44 %
Parking	Att-546	Att-220	\$11,499	1.88 %	Att-260	\$7,778	1.60 %	Att-210	\$8,501	1.95 %
Terrace Or Patio	Pto-432	0	\$3,825	0.62 %	Pto-460	-\$97	-0.02 %	0	\$2,725	0.62 %
Porch	Op-35	Op-120	-\$3,062	-0.50 %	0	\$1,425	0.29 %	0	\$1,281	0.29 %
Wood Deck	0	152	-\$4,096	-0.67 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Misc Cost Items	3000	0	\$3,000	0.49 %	0	\$3,000	0.62 %	0	\$3,000	0.69 %
Land Size	10000	7200	\$15,613	2.55 %	7000	\$13,449	2.77 %	7000	\$12,087	2.77 %

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<b>Address</b>	265 N BEECH ST MASSAPEQUA, NY 11758	224 NORTH LINDEN ST MASSAPEQUA, NY 11758	211 NORTH WALNUT ST MASSAPEQUA, NY 11758	270 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sales Comparison				
Sale Date	N/A	Aug 01, 2016	Feb 20, 2015	Mar 31, 2017
Sale Price	N/A	\$485,000	\$565,000	\$415,000
adjRate	N/A	1.15097	1.23711	1.10747
Time Adjustment	N/A	\$73,220	\$133,965	\$44,598
Time Adjusted Sale Price	N/A	\$558,220	\$698,965	\$459,598
Total % Adjustment	N/A	6.94 %	5.52 %	6.18 %
Total Dollar Adjustment	N/A	\$38,740	\$38,582	\$28,420
Adjusted Sales Price	\$597,000	\$596,961	\$737,547	\$488,018
Adj Sales Price / SQFT	\$0.00	\$358.32	\$442.71	\$292.93
Gross \$ Adjustment	N/A	\$56,075	\$64,868	\$72,031
# of adjustments	N/A	10	9	9
# of adjustments over 1 %	N/A	4	4	5
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
<b>Parcel ID #</b>	52077 00050	52111 02120	52085 00110	52223 00930
<b>Address</b>	265 N BEECH ST MASSAPEQUA, NY 11758	244 HAWTHORNE ST MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758
<b>Sale Type</b>	N/A	Valid	Valid	Valid
Sales Comparison				
Sale Date	N/A	Jul 01, 2016	Jul 13, 2017	Aug 22, 2017
Sale Price	N/A	\$530,000	\$450,000	\$407,000
adjRate	N/A	1.15656	1.07956	1.07270
Time Adjustment	N/A	\$82,979	\$35,803	\$29,588
Time Adjusted Sale Price	N/A	\$612,979	\$485,803	\$436,588
Total % Adjustment	N/A	11.81 %	16.63 %	18.82 %
Total Dollar Adjustment	N/A	\$72,372	\$80,773	\$82,151
Adjusted Sales Price	\$597,000	\$685,351	\$566,576	\$518,738
Adj Sales Price / SQFT	\$0.00	\$411.38	\$340.08	\$311.37
Gross \$ Adjustment	N/A	\$86,687	\$90,117	\$82,151
# of adjustments	N/A	12	11	11
# of adjustments over 1 %	N/A	5	5	6

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TENTATIVE