

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
<b>Parcel ID #</b>	52059 00380	52119 00620			52418 00040			52337 00140		
<b>Address</b>	189 TORONTO AVE MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758			4063 WICKS AVE SEAFORD, NY 11783			560 OAK ST MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1416	1500	-\$7,694	-1.67 %	1260	\$14,605	3.47 %	1428	-\$1,355	-0.25 %
Upper Living Area	408	420	\$98	0.02 %	420	\$89	0.02 %	612	\$1,863	0.34 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	612	0	\$13,680	2.97 %	0	\$12,498	2.97 %	612	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	1949-87.80	1954-88.89	-\$5,687	-1.24 %	1953-88.53	-\$3,499	-0.83 %	1953-88.53	-\$4,573	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	-\$2,964	-0.54 %
Parking	0	0	0	0.00 %	Det-280	-\$3,735	-0.89 %	Det-480	-\$9,066	-1.65 %
Terrace Or Patio	0	Pto-100	-\$1,148	-0.25 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Ep-108	-\$3,138	-0.75 %	Op-15	-\$762	-0.14 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	525	-\$7,811	-1.42 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	7800	-\$10,931	-1.99 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52059 00380	52059 00380			52115 01010			52117 00950		
<b>Address</b>	189 TORONTO AVE MASSAPEQUA, NY 11758	189 TORONTO AVE MASSAPEQUA, NY 11758			854 CENTRAL AVE MASSAPEQUA, NY 11758			232 KINGS AVE MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1416	1416	0	0.00 %	1376	\$4,501	0.84 %	1370	\$5,435	0.97 %
Upper Living Area	408	408	0	0.00 %	0	-\$4,558	-0.85 %	420	\$119	0.02 %
Attic	0	0	0	0.00 %	336	\$7,784	1.46 %	0	0	0.00 %
Rec Room	612	0	\$12,045	2.97 %	420	\$4,176	0.78 %	0	\$16,640	2.97 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	2-0-6	0	0.00 %	1-1-5	\$5,150	0.92 %
Year Built Depreciation	1949-87.80	1949-87.80	0	0.00 %	1954-88.89	-\$6,608	-1.24 %	1954-88.89	-\$6,918	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$9,189	1.64 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-200	-\$9,401	-1.68 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-24	-\$1,102	-0.21 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	200	-\$4,318	-0.81 %	0	0	0.00 %
Land Size	6000	6000	0	0.00 %	6000	0	0.00 %	6500	-\$3,421	-0.61 %

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Address	189 TORONTO AVE MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	560 OAK ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Aug 30, 2016	Mar 14, 2018	Oct 27, 2017
Sale Price	N/A	\$400,000	\$410,000	\$519,000
adjRate	N/A	1.15097	1.02585	1.05910
Time Adjustment	N/A	\$60,388	\$10,597	\$30,671
Time Adjusted Sale Price	N/A	\$460,388	\$420,597	\$549,671
Total % Adjustment	N/A	-0.16 %	4.00 %	-6.48 %
Total Dollar Adjustment	N/A	-\$752	\$16,820	-\$35,598
Adjusted Sales Price	\$474,000	\$459,636	\$437,417	\$514,074
Adj Sales Price / SQFT	\$0.00	\$324.60	\$308.91	\$363.05
Gross \$ Adjustment	N/A	\$28,307	\$37,564	\$39,324
# of adjustments	N/A	5	6	8
# of adjustments over 1 %	N/A	3	2	3

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52059 00380	52059 00380	52115 01010	52117 00950
Address	189 TORONTO AVE MASSAPEQUA, NY 11758	189 TORONTO AVE MASSAPEQUA, NY 11758	854 CENTRAL AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Sep 17, 2013	Jul 05, 2016	Aug 13, 2018
Sale Price	N/A	\$307,000	\$462,500	\$560,000
adjRate	N/A	1.32043	1.15656	1.00000
Time Adjustment	N/A	\$98,373	\$72,411	\$
Time Adjusted Sale Price	N/A	\$405,373	\$534,911	\$560,000
Total % Adjustment	N/A	2.97 %	-0.02 %	3.00 %
Total Dollar Adjustment	N/A	\$12,045	-\$124	\$16,791
Adjusted Sales Price	\$474,000	\$417,418	\$534,787	\$576,791
Adj Sales Price / SQFT	\$0.00	\$294.79	\$377.67	\$407.34
Gross \$ Adjustment	N/A	\$12,045	\$33,047	\$56,273
# of adjustments	N/A	1	7	8
# of adjustments over 1 %	N/A	1	2	4

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TENTATIVE