

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52118 00350	52115 00300			52120 00440			52088 00660		
Address	833 N CENTRAL AVE MASSAPEQUA, NY 11758	212 QUEENS AVE MASSAPEQUA, NY 11758			235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758			235 PINE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1546	1540	\$594	0.11 %	1267	\$28,372	5.99 %	1210	\$70,424	7.43 %
Attic	354	0	-\$7,830	-1.50 %	354	0	0.00 %	346	-\$280	-0.03 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Cape	Ranch	-\$428	-0.08 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	3-0-9	3-0-9	0	0.00 %	2-0-6	\$9,737	2.06 %	2-0-6	\$19,495	2.06 %
Year Built Depreciation	1956-87.80	1960-89.95	-\$12,521	-2.40 %	1956-89.25	-\$7,721	-1.63 %	1956-89.25	-\$15,459	-1.63 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-546	Att-252	\$8,637	1.65 %	Att-260	\$7,580	1.60 %	Att-240	\$16,460	1.74 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-322	-\$5,035	-0.53 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	10000	8000	\$8,994	1.72 %	8000	\$8,158	1.72 %	9000	\$7,677	0.81 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52118 00350	52085 00110			52137 00180			52115 00260		
Address	833 N CENTRAL AVE MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758			51 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758			216 QUEENS AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1546	1531	\$1,387	0.29 %	1441	\$11,666	2.08 %	1552	-\$574	-0.11 %
Attic	354	0	-\$7,287	-1.50 %	346	-\$166	-0.03 %	0	-\$7,607	-1.50 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	440	-\$11,214	-2.21 %
Style	Cape	Ranch	-\$398	-0.08 %	Cape	0	0.00 %	Bungalow, Cottage	-\$8,334	-1.64 %
Bathrooms And Fixtures	3-0-9	1-1-5	\$14,551	3.00 %	2-0-6	\$11,546	2.06 %	2-0-6	\$10,430	2.06 %
Year Built Depreciation	1956-87.80	1958-89.61	-\$9,807	-2.02 %	1954-88.89	-\$6,935	-1.24 %	1940-87.80	0	0.00 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$2,660	-0.55 %	Composition	\$9,211	1.64 %	Alum/Vinyl	0	0.00 %
Fireplace	0	2	-\$2,129	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-546	Att-260	\$7,778	1.60 %	Att-273	\$8,505	1.52 %	0	\$19,075	3.76 %
Terrace Or Patio	0	Pto-460	-\$3,109	-0.64 %	Pto-470	-\$3,631	-0.65 %	0	0	0.00 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-25	-\$1,086	-0.21 %
Wood Deck	0	0	0	0.00 %	50	-\$1,553	-0.28 %	40	-\$1,154	-0.23 %
Land Size	10000	7000	\$13,449	2.77 %	8000	\$9,673	1.72 %	8000	\$8,738	1.72 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 23, 2015	Oct 20, 2017	Oct 10, 2017
Sale Price	N/A	\$425,000	\$447,000	\$895,000
adjRate	N/A	1.22809	1.05910	1.05910
Time Adjustment	N/A	\$96,939	\$26,416	\$52,892
Time Adjusted Sale Price	N/A	\$521,939	\$473,416	\$947,892
Total % Adjustment	N/A	-0.49 %	9.74 %	9.84 %
Total Dollar Adjustment	N/A	-\$2,554	\$46,125	\$93,283
Adjusted Sales Price	\$519,000	\$519,384	\$519,542	\$1,041,175
Adj Sales Price / SQFT	\$0.00	\$335.95	\$336.06	\$673.46
Gross \$ Adjustment	N/A	\$39,003	\$61,567	\$134,830
# of adjustments	N/A	6	5	7
# of adjustments over 1 %	N/A	4	5	4

Sales Comparison

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 13, 2017	Jul 25, 2017	Feb 24, 2017
Sale Price	N/A	\$450,000	\$520,000	\$455,000
adjRate	N/A	1.07956	1.07956	1.11455
Time Adjustment	N/A	\$35,803	\$41,372	\$52,122
Time Adjusted Sale Price	N/A	\$485,803	\$561,372	\$507,122
Total % Adjustment	N/A	2.42 %	6.83 %	1.63 %
Total Dollar Adjustment	N/A	\$11,775	\$38,317	\$8,274
Adjusted Sales Price	\$519,000	\$497,578	\$599,689	\$515,396
Adj Sales Price / SQFT	\$0.00	\$321.85	\$387.90	\$333.37
Gross \$ Adjustment	N/A	\$62,556	\$62,887	\$68,213
# of adjustments	N/A	10	9	9
# of adjustments over 1 %	N/A	5	6	6

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TENTATIVE