

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52125 00110	52105 00530			52327 00140			52119 00620		
Address	212 NORTH MANHATTAN AVE NORTH MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1638	1784	-\$17,045	-2.47 %	1830	-\$16,672	-3.19 %	1500	\$12,004	2.61 %
Upper Living Area	816	672	-\$1,426	-0.21 %	427	-\$3,142	-0.60 %	420	-\$2,823	-0.61 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Cape	\$24,295	4.65 %	Cape	\$21,397	4.65 %
Year Built Depreciation	1954-87.80	1932-87.80	0	0.00 %	1951-88.17	-\$2,197	-0.42 %	1954-88.89	-\$5,687	-1.24 %
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	\$2,496	0.54 %
Fireplace	2	0	\$3,043	0.44 %	0	\$2,301	0.44 %	0	\$2,027	0.44 %
Parking	0	Att-308	-\$16,455	-2.38 %	0	0	0.00 %	0	0	0.00 %
Terrace Or Patio	Pto-195	Pto-100	\$1,010	0.15 %	0	\$2,072	0.40 %	Pto-100	\$673	0.15 %
Porch	Op-175	0	\$7,157	1.04 %	0	\$5,413	1.04 %	0	\$4,767	1.04 %
Wood Deck	0	559	-\$10,136	-1.47 %	0	0	0.00 %	0	0	0.00 %
Shed	140	0	\$995	0.14 %	0	\$753	0.14 %	0	\$663	0.14 %
Land Size	6000	8000	-\$15,057	-2.18 %	6000	0	0.00 %	6000	0	0.00 %
Location	Commercial	0	-\$30,465	-4.41 %	School	-\$23,041	-4.41 %	0	-\$20,293	-4.41 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52125 00110	52184 12490			52223 00930			52115 00260		
Address	212 NORTH MANHATTAN AVE NORTH MASSAPEQUA, NY 11758	114 TORONTO AVE MASSAPEQUA, NY 11758			257 NORTH CHESTNUT ST 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	1638	1617	\$2,004	0.38 %	1567	\$5,695	1.30 %	1552	\$8,062	1.59 %
Upper Living Area	816	384	-\$3,589	-0.68 %	663	-\$960	-0.22 %	0	-\$7,510	-1.48 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	440	-\$11,214	-2.21 %
Style	Colonial	Cape	\$24,634	4.65 %	Cape	\$20,291	4.65 %	Bungalow, Cottage	\$14,848	2.93 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$6,548	-1.24 %	1956-89.25	-\$7,120	-1.63 %	1940-87.80	0	0.00 %
Ext Wall	Alum/Vinyl	Composition	\$8,697	1.64 %	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	0	0.00 %
Fireplace	2	0	\$2,333	0.44 %	0	\$1,922	0.44 %	0	\$2,233	0.44 %
Parking	0	Att-70	-\$3,496	-0.66 %	Att-210	-\$7,634	-1.75 %	0	0	0.00 %
Terrace Or Patio	Pto-195	0	\$2,101	0.40 %	0	\$1,730	0.40 %	0	\$2,010	0.40 %
Porch	Op-175	Op-112	\$1,467	0.28 %	0	\$4,521	1.04 %	Op-25	\$4,154	0.82 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	40	-\$1,154	-0.23 %
Shed	140	0	\$763	0.14 %	0	\$629	0.14 %	0	\$730	0.14 %
Land Size	6000	8000	-\$11,547	-2.18 %	7000	-\$5,122	-1.17 %	8000	-\$11,048	-2.18 %
Location	Commercial	0	-\$23,363	-4.41 %	0	-\$19,244	-4.41 %	0	-\$22,353	-4.41 %

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Address	212 NORTH MANHATTAN AVE NORTH MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758			574 SUFFOLK AVE MASSAPEQUA, NY 11758			211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 21, 2018			Feb 10, 2017			Aug 30, 2016		
Sale Price	N/A	\$691,161			\$469,000			\$400,000		
adjRate	N/A	1.00000			1.11455			1.15097		
Time Adjustment	N/A	\$			\$53,725			\$60,388		
Time Adjusted Sale Price	N/A	\$691,161			\$522,725			\$460,388		
Total % Adjustment	N/A	-11.34 %			-1.95 %			3.31 %		
Total Dollar Adjustment	N/A	-\$78,380			-\$10,219			\$15,222		
Adjusted Sales Price	\$489,000	\$612,781			\$512,507			\$475,610		
Adj Sales Price / SQFT	\$0.00	\$374.10			\$312.89			\$290.36		
Gross \$ Adjustment	N/A	\$102,789			\$79,885			\$72,830		
# of adjustments	N/A	10			9			10		
# of adjustments over 1 %	N/A	6			4			5		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 28, 2016			Aug 22, 2017			Feb 24, 2017		
Sale Price	N/A	\$465,000			\$407,000			\$455,000		
adjRate	N/A	1.13986			1.07270			1.11455		
Time Adjustment	N/A	\$65,037			\$29,588			\$52,122		
Time Adjusted Sale Price	N/A	\$530,037			\$436,588			\$507,122		
Total % Adjustment	N/A	-1.23 %			-1.21 %			-4.19 %		
Total Dollar Adjustment	N/A	-\$6,543			-\$5,292			-\$21,242		
Adjusted Sales Price	\$489,000	\$523,494			\$431,295			\$485,879		

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Adj Sales Price / SQFT	\$0.00	\$319.59	\$263.31	\$296.63
Gross \$ Adjustment	N/A	\$90,541	\$74,868	\$85,316
# of adjustments	N/A	12	11	11
# of adjustments over 1 %	N/A	5	7	6