

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52185 14320	52085 00340			52347 00180			52087 00660		
Address	78 HAMILTON AVE MASSAPEQUA, NY 11758	238 NORTH POPLAR ST MASSAPEQUA, NY 11758			24 SHEEP PASTURE LN MASSAPEQUA, NY 11758			951 NORTH BAY AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2571	2265	\$23,504	4.29 %	2059	\$44,942	7.23 %	1947	\$49,219	9.00 %
Upper Living Area	1138	753	-\$2,717	-0.50 %	764	-\$2,980	-0.48 %	711	-\$3,038	-0.56 %
Attic	0	0	0	0.00 %	0	0	0.00 %	48	\$1,280	0.23 %
Basement	11	27	-\$932	-0.17 %	0	\$737	0.12 %	0	\$648	0.12 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Modified Ranch	\$12,223	2.23 %	Modified Ranch	\$13,844	2.23 %	Cape	\$25,409	4.65 %
Bathrooms And Fixtures	2-1-9	2-1-9	0	0.00 %	2-0-7	\$7,889	1.27 %	2-0-7	\$6,942	1.27 %
Year Built Depreciation	1968-90.30	1956-89.25	\$6,439	1.17 %	1954-88.89	\$9,820	1.58 %	1954-88.89	\$8,642	1.58 %
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	0	0.00 %
Fireplace	2	0	\$2,415	0.44 %	0	\$2,735	0.44 %	0	\$2,407	0.44 %
Parking	Det-440	Att-198	-\$855	-0.16 %	Att-200	-\$1,058	-0.17 %	Att-180	-\$138	-0.03 %
Terrace Or Patio	Pto-270	0	\$2,650	0.48 %	Pto-168	\$763	0.12 %	Pto-360	-\$458	-0.08 %
Porch	0	Op-36	-\$1,645	-0.30 %	Op-36	-\$1,864	-0.30 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	52	-\$1,778	-0.29 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	30	-\$212	-0.03 %	0	0	0.00 %
Land Size	7000	7500	-\$2,890	-0.53 %	6000	\$7,375	1.19 %	7000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52185 14320	52118 00860			52115 01020			52079 00050		
Address	78 HAMILTON AVE MASSAPEQUA, NY 11758	271 SUFFOLK AVE MASSAPEQUA, NY 11758			238 QUEENS AVE MASSAPEQUA, NY 11758			267 NORTH POPLAR ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	2571	3340	-\$67,288	-11.51 %	2073	\$39,405	7.02 %	2514	\$5,756	1.05 %
Upper Living Area	1138	840	-\$2,190	-0.37 %	840	-\$2,103	-0.37 %	740	-\$2,807	-0.51 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Basement	11	0	\$693	0.12 %	0	\$665	0.12 %	147	-\$7,417	-1.36 %
Rec Room	0	630	-\$17,250	-2.95 %	0	0	0.00 %	0	0	0.00 %
Style	Colonial	Colonial	0	0.00 %	Colonial	0	0.00 %	Cape	\$25,391	4.65 %
Bathrooms And Fixtures	2-1-9	3-0-10	-\$3,083	-0.53 %	2-0-7	\$7,126	1.27 %	2-1-9	0	0.00 %
Year Built Depreciation	1968-90.30	1954-88.89	\$9,238	1.58 %	1954-88.89	\$8,870	1.58 %	1955-89.25	\$6,413	1.17 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,991	-0.55 %
Heat System	Cntrl Ht	Cntrl Ht	\$3,168	0.54 %	Cntrl Ht	\$3,042	0.54 %	Cntrl Ht	0	0.00 %
Fireplace	2	0	\$2,573	0.44 %	0	\$2,470	0.44 %	2	0	0.00 %
Parking	Det-440	0	\$8,966	1.53 %	Att-638	-\$14,332	-2.55 %	Att-420	-\$8,310	-1.52 %
Terrace Or Patio	Pto-270	0	\$2,824	0.48 %	0	\$2,711	0.48 %	Pto-428	-\$749	-0.14 %
Porch	0	0	0	0.00 %	Op-281	-\$7,680	-1.37 %	0	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	800	-\$23,366	-4.28 %
Shed	0	0	0	0.00 %	132	-\$766	-0.14 %	0	0	0.00 %
Land Size	7000	7200	-\$1,259	-0.22 %	7000	0	0.00 %	12500	-\$23,722	-4.34 %

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Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jun 15, 2018	Oct 06, 2016	Aug 01, 2016
Sale Price	N/A	\$545,000	\$545,000	\$475,000
adjRate	N/A	1.00640	1.13986	1.15097
Time Adjustment	N/A	\$3,488	\$76,226	\$71,711
Time Adjusted Sale Price	N/A	\$548,488	\$621,226	\$546,711
Total % Adjustment	N/A	6.96 %	12.91 %	16.63 %
Total Dollar Adjustment	N/A	\$38,192	\$80,214	\$90,914
Adjusted Sales Price	\$606,000	\$586,680	\$701,439	\$637,625
Adj Sales Price / SQFT	\$0.00	\$228.19	\$272.83	\$248.01
Gross \$ Adjustment	N/A	\$56,271	\$95,995	\$98,182
# of adjustments	N/A	10	13	10
# of adjustments over 1 %	N/A	3	5	4

Sales Comparison

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Parcel ID #	52185 14320	52118 00860	52115 01020	52079 00050
Address	78 HAMILTON AVE MASSAPEQUA, NY 11758	271 SUFFOLK AVE MASSAPEQUA, NY 11758	238 QUEENS AVE MASSAPEQUA, NY 11758	267 NORTH POPLAR ST MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Apr 08, 2016	Aug 21, 2015	Sep 14, 2015
Sale Price	N/A	\$498,000	\$460,000	\$450,000
adjRate	N/A	1.17351	1.21992	1.21402
Time Adjustment	N/A	\$86,407	\$101,163	\$96,308
Time Adjusted Sale Price	N/A	\$584,407	\$561,163	\$546,308
Total % Adjustment	N/A	-10.88 %	7.02 %	-5.82 %
Total Dollar Adjustment	N/A	-\$63,609	\$39,410	-\$31,802
Adjusted Sales Price	\$606,000	\$520,799	\$600,573	\$514,506
Adj Sales Price / SQFT	\$0.00	\$202.57	\$233.60	\$200.12
Gross \$ Adjustment	N/A	\$118,532	\$89,171	\$106,922
# of adjustments	N/A	11	11	10
# of adjustments over 1 %	N/A	4	5	7

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TENTATIVE