

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52047 00940	49156 00980			46318 00380			46255 00580		
Address	359 KENTUCKY AVE MASSAPEQUA, NY 11758	32 CEDAR DR FARMINGDALE, NY 11735			40 LINCOLN BLVD BETHPAGE, NY 11714			63 ROOSEVELT DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1364	1324	\$4,158	0.87 %	1338	\$2,458	0.56 %	1414	-\$5,196	-1.05 %
Upper Living Area	396	372	-\$206	-0.04 %	446	\$383	0.09 %	408	\$106	0.02 %
Basement	0	0	0	0.00 %	0	0	0.00 %	18	-\$958	-0.19 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	300	-\$7,918	-1.60 %
Year Built Depreciation	1954-89.95	1948-89.95	0	0.00 %	1951-90.30	-\$1,665	-0.38 %	1949-89.95	0	0.00 %
Ext Wall	Alum/Vinyl	Mas/Frame	-\$2,604	-0.55 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	-\$2,565	-0.54 %	Cntrl Ht	-\$2,348	-0.54 %	Cntrl Ht	-\$2,675	-0.54 %
Fireplace	2	0	\$2,094	0.44 %	0	\$1,917	0.44 %	0	\$2,184	0.44 %
Parking	Att-242	Det-392	\$3,047	0.64 %	Att-200	\$1,271	0.29 %	Att-200	\$1,447	0.29 %
Terrace Or Patio	0	0	0	0.00 %	Pto-136	-\$1,354	-0.31 %	0	0	0.00 %
Porch	Op-32	0	\$1,285	0.27 %	0	\$1,177	0.27 %	0	\$1,341	0.27 %
Wood Deck	216	0	\$4,074	0.86 %	0	\$3,730	0.86 %	182	\$459	0.09 %
Land Size	5800	5500	\$1,938	0.41 %	7200	-\$7,151	-1.64 %	6000	-\$1,286	-0.26 %
Section Block	52 047	49 156	\$26,891	5.65 %	46 318	\$24,623	5.65 %	46 255	\$28,049	5.65 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52047 00940	49211 00130			49185 00210			49156 00490		
Address	359 KENTUCKY AVE MASSAPEQUA, NY 11758	3 MARLON AVE BETHPAGE, NY 11714			137 E ZORANNE DR FARMINGDALE, NY 11735			136 EAST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1364	1572	-\$20,122	-4.07 %	1260	\$9,941	2.35 %	1480	-\$13,066	-2.36 %
Upper Living Area	396	396	0	0.00 %	420	\$181	0.04 %	420	\$236	0.04 %
Basement	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	420	-\$11,785	-2.13 %
Year Built Depreciation	1954-89.95	1953-90.64	-\$3,750	-0.76 %	1953-90.64	-\$3,210	-0.76 %	1953-90.64	-\$4,197	-0.76 %
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	-\$2,669	-0.54 %	Cntrl Ht	-\$2,284	-0.54 %	Cntrl Ht	-\$2,987	-0.54 %
Fireplace	2	2	0	0.00 %	0	\$1,865	0.44 %	2	0	0.00 %
Parking	Att-242	Att-322	-\$2,522	-0.51 %	Att-374	-\$3,443	-0.81 %	Att-200	\$1,616	0.29 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-32	Ep-27	\$155	0.03 %	Ep-260	-\$4,495	-1.06 %	Ep-154	-\$3,815	-0.69 %
Wood Deck	216	306	-\$1,029	-0.21 %	0	\$3,629	0.86 %	0	\$4,745	0.86 %
Land Size	5800	6138	-\$2,142	-0.43 %	6000	-\$1,098	-0.26 %	6000	-\$1,436	-0.26 %
Section Block	52 047	49 211	\$27,981	5.65 %	49 185	\$23,950	5.65 %	49 156	\$31,319	5.65 %

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Address	359 KENTUCKY AVE MASSAPEQUA, NY 11758	32 CEDAR DR FARMINGDALE, NY 11735			40 LINCOLN BLVD BETHPAGE, NY 11714			63 ROOSEVELT DR BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 19, 2017			May 22, 2018			Aug 24, 2017		
Sale Price	N/A	\$435,000			\$430,000			\$462,500		
adjRate	N/A	1.09342			1.01284			1.07270		
Time Adjustment	N/A	\$40,639			\$5,522			\$33,622		
Time Adjusted Sale Price	N/A	\$475,639			\$435,522			\$496,122		
Total % Adjustment	N/A	8.01 %			5.29 %			3.13 %		
Total Dollar Adjustment	N/A	\$38,113			\$23,042			\$15,553		
Adjusted Sales Price	\$497,000	\$513,752			\$458,563			\$511,676		
Adj Sales Price / SQFT	\$0.00	\$376.65			\$336.19			\$375.13		
Gross \$ Adjustment	N/A	\$48,863			\$48,078			\$51,620		
# of adjustments	N/A	10			11			11		
# of adjustments over 1 %	N/A	1			2			3		

Sales Comparison

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Parcel ID #	52047 00940	49211 00130			49185 00210			49156 00490		
Address	359 KENTUCKY AVE MASSAPEQUA, NY 11758	3 MARLON AVE BETHPAGE, NY 11714			137 E ZORANNE DR FARMINGDALE, NY 11735			136 EAST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 16, 2016			Oct 02, 2017			Mar 08, 2018		
Sale Price	N/A	\$430,000			\$399,990			\$540,000		
adjRate	N/A	1.15097			1.05910			1.02585		
Time Adjustment	N/A	\$64,917			\$23,638			\$13,957		
Time Adjusted Sale Price	N/A	\$494,917			\$423,628			\$553,957		
Total % Adjustment	N/A	-0.83 %			5.91 %			0.11 %		
Total Dollar Adjustment	N/A	-\$4,096			\$25,035			\$630		
Adjusted Sales Price	\$497,000	\$490,821			\$448,663			\$554,587		
Adj Sales Price / SQFT	\$0.00	\$359.84			\$328.93			\$406.59		
Gross \$ Adjustment	N/A	\$60,369			\$54,095			\$75,202		
# of adjustments	N/A	8			10			10		
# of adjustments over 1 %	N/A	2			3			3		

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TENTATIVE