

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52350 00200	52350 00230			52388 00100			52038 00260		
Address	22 DANIEL RD MASSAPEQUA, NY 11758	40 DANIEL RD MASSAPEQUA, NY 11758			12 GAIL DR MASSAPEQUA, NY 11758			315 BOSTON AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1213	1213	0	0.00 %	1148	\$9,607	1.62 %	1370	-\$12,851	-3.50 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	1-1-5	0	0.00 %	1-1-5	0	0.00 %
Year Built Depreciation	1956-89.95	1955-90.98	-\$5,304	-1.13 %	1953-90.64	-\$4,483	-0.76 %	1960-91.97	-\$8,057	-2.19 %
Parking	Att-200	Att-200	0	0.00 %	Att-210	-\$420	-0.07 %	Att-220	-\$517	-0.14 %
Porch	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Wood Deck	75	0	\$1,840	0.39 %	528	-\$6,153	-1.04 %	0	\$1,435	0.39 %
Land Size	8701	6000	\$13,595	2.89 %	7000	\$9,936	1.68 %	8000	\$2,371	0.65 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52350 00200	52043 00770			46259 00060			52376 00020		
Address	22 DANIEL RD MASSAPEQUA, NY 11758	341 BOSTON AVE MASSAPEQUA, NY 11758			29 BYRON ST BETHPAGE, NY 11714			2 MOHAWK DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1213	1075	\$15,399	3.60 %	1249	-\$3,781	-0.85 %	1182	\$3,404	0.76 %
Attic	0	0	0	0.00 %	357	\$6,811	1.53 %	0	0	0.00 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	729	-\$14,788	-3.30 %
Style	Ranch	Ranch	0	0.00 %	Cape	\$364	0.08 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-1-5	1-1-5	0	0.00 %	2-0-6	-\$4,045	-0.91 %	2-0-6	-\$4,081	-0.91 %
Year Built Depreciation	1956-89.95	1955-90.98	-\$4,823	-1.13 %	1950-90.30	-\$1,698	-0.38 %	1953-90.64	-\$3,393	-0.76 %
Parking	Att-200	Att-252	-\$1,531	-0.36 %	Att-200	0	0.00 %	Att-252	-\$1,601	-0.36 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Op-128	-\$3,710	-0.83 %
Wood Deck	75	0	\$1,673	0.39 %	200	-\$1,864	-0.42 %	0	\$1,749	0.39 %
Land Size	8701	7000	\$7,193	1.68 %	6000	\$12,814	2.89 %	6500	\$10,112	2.26 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	May 14, 2018			Jan 09, 2018			Oct 02, 2018		
Sale Price	N/A	\$465,000			\$569,434			\$367,500		
adjRate	N/A	1.01284			1.03902			1.00000		
Time Adjustment	N/A	\$5,971			\$22,219			\$		
Time Adjusted Sale Price	N/A	\$470,971			\$591,653			\$367,500		
Total % Adjustment	N/A	2.15 %			1.43 %			-4.79 %		
Total Dollar Adjustment	N/A	\$10,131			\$8,487			-\$17,619		
Adjusted Sales Price	\$465,000	\$481,102			\$600,140			\$349,881		
Adj Sales Price / SQFT	\$0.00	\$396.62			\$494.76			\$288.44		
Gross \$ Adjustment	N/A	\$20,738			\$30,599			\$25,232		
# of adjustments	N/A	3			5			5		
# of adjustments over 1 %	N/A	2			3			2		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Nov 22, 2017			Feb 15, 2018			Jun 26, 2018		
Sale Price	N/A	\$407,000			\$430,000			\$445,000		
adjRate	N/A	1.05236			1.03241			1.00640		
Time Adjustment	N/A	\$21,311			\$13,937			\$2,848		
Time Adjusted Sale Price	N/A	\$428,311			\$443,937			\$447,848		
Total % Adjustment	N/A	4.18 %			1.94 %			-2.75 %		
Total Dollar Adjustment	N/A	\$17,910			\$8,602			-\$12,309		
Adjusted Sales Price	\$465,000	\$446,221			\$452,539			\$435,539		
Adj Sales Price / SQFT	\$0.00	\$367.87			\$373.07			\$359.06		
Gross \$ Adjustment	N/A	\$30,619			\$31,377			\$42,839		
# of adjustments	N/A	5			7			8		
# of adjustments over 1 %	N/A	3			2			2		

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TENTATIVE