

# Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52502 00420	52502 00050			52329 00270			52503 00030		
Address	4103 BAYBERRY LN SEAFORD, NY 11783	4094 MEADOW LN SEAFORD, NY 11783			232 NORMANDY RD MASSAPEQUA, NY 11758			4124 BAYBERRY LN SEAFORD, NY 11783		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1338	1338	0	0.00 %	1440	-\$8,449	-2.13 %	1338	0	0.00 %
Basement	330	330	0	0.00 %	356	-\$833	-0.21 %	330	0	0.00 %
Bathrooms And Fixtures	2-1-8	2-1-8	0	0.00 %	2-1-8	0	0.00 %	2-1-8	0	0.00 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$7,335	-1.24 %	1954-88.89	-\$4,910	-1.24 %	1954-88.89	-\$7,174	-1.24 %
Ext Wall	Brick	Brick	0	0.00 %	Mas/Frame	\$2,725	0.69 %	Mas/Frame	\$3,981	0.69 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$1,742	-0.44 %	0	0	0.00 %
Terrace Or Patio	Pto-192	0	\$2,330	0.39 %	Pto-200	-\$41	-0.01 %	0	\$2,279	0.39 %
Porch	Op-32	Op-32/Ep-240	-\$6,492	-1.09 %	Op-60	-\$788	-0.20 %	Op-197	-\$4,860	-0.84 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	24	-\$159	-0.03 %
Land Size	6800	6800	0	0.00 %	7575	-\$3,271	-0.82 %	6100	\$4,850	0.84 %
Location	0	0	0	0.00 %	0	0	0.00 %	Commercial	\$26,778	4.61 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52502 00420	52122 00860			52328 00160			52478 00520		
Address	4103 BAYBERRY LN SEAFORD, NY 11783	12 NOTTINGHILL DR MASSAPEQUA, NY 11758			309 RICHMOND AVE MASSAPEQUA, NY 11758			7 ROSEWOOD DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1338	1332	\$729	0.13 %	1332	\$786	0.13 %	1488	-\$15,869	-3.06 %
Basement	330	325	\$226	0.04 %	308	\$1,080	0.18 %	368	-\$1,580	-0.30 %
Bathrooms And Fixtures	2-1-8	2-0-6	\$8,064	1.45 %	2-1-8	0	0.00 %	2-1-8	0	0.00 %
Year Built Depreciation	1954-87.80	1956-89.25	-\$9,039	-1.63 %	1956-89.25	-\$9,745	-1.63 %	1956-89.25	-\$8,458	-1.63 %
Ext Wall	Brick	Brick	0	0.00 %	Brick	0	0.00 %	Mas/Frame	\$3,555	0.69 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$27,942	-4.68 %	Cntrl Ht	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$2,273	-0.44 %
Terrace Or Patio	Pto-192	Pto-352	-\$927	-0.17 %	Pto-200	-\$61	-0.01 %	Pto-150	\$304	0.06 %
Porch	Op-32	0	\$1,498	0.27 %	0	\$1,615	0.27 %	0	\$1,402	0.27 %
Wood Deck	0	352	-\$6,348	-1.15 %	0	0	0.00 %	0	0	0.00 %
Shed	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	6800	7000	-\$1,229	-0.22 %	7000	-\$1,325	-0.22 %	9200	-\$11,866	-2.29 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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## Sales Comparison

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<b>Parcel ID #</b>	52502 00420	52502 00050			52329 00270			52503 00030		
<b>Address</b>	4103 BAYBERRY LN SEAFORD, NY 11783	4094 MEADOW LN SEAFORD, NY 11783			232 NORMANDY RD MASSAPEQUA, NY 11758			4124 BAYBERRY LN SEAFORD, NY 11783		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Jul 21, 2017			Feb 28, 2018			Feb 26, 2018		
<b>Sale Price</b>	N/A	\$550,000			\$385,000			\$562,500		
<b>adjRate</b>	N/A	1.07956			1.03241			1.03241		
<b>Time Adjustment</b>	N/A	\$43,759			\$12,479			\$18,232		
<b>Time Adjusted Sale Price</b>	N/A	\$593,759			\$397,479			\$580,732		
<b>Total % Adjustment</b>	N/A	-1.94 %			-4.35 %			4.42 %		
<b>Total Dollar Adjustment</b>	N/A	-\$11,497			-\$17,309			\$25,694		
<b>Adjusted Sales Price</b>	\$545,000	\$582,262			\$380,170			\$606,426		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$435.17			\$284.13			\$453.23		
<b>Gross \$ Adjustment</b>	N/A	\$16,157			\$22,758			\$50,082		
<b># of adjustments</b>	N/A	3			8			7		
<b># of adjustments over 1 %</b>	N/A	2			2			2		

## Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
<b>Parcel ID #</b>	52502 00420	52122 00860			52328 00160			52478 00520		
<b>Address</b>	4103 BAYBERRY LN SEAFORD, NY 11783	12 NOTTINGHILL DR MASSAPEQUA, NY 11758			309 RICHMOND AVE MASSAPEQUA, NY 11758			7 ROSEWOOD DR MASSAPEQUA, NY 11758		
<b>Sale Type</b>	N/A	Valid			Valid			Valid		
<b>Sale Date</b>	N/A	Sep 14, 2017			Jun 01, 2017			Dec 14, 2017		
<b>Sale Price</b>	N/A	\$520,000			\$550,000			\$496,000		
<b>adjRate</b>	N/A	1.06588			1.08647			1.04567		
<b>Time Adjustment</b>	N/A	\$34,255			\$47,559			\$22,652		
<b>Time Adjusted Sale Price</b>	N/A	\$554,255			\$597,559			\$518,652		
<b>Total % Adjustment</b>	N/A	-1.27 %			-5.96 %			-6.71 %		
<b>Total Dollar Adjustment</b>	N/A	-\$7,025			-\$35,592			-\$34,785		
<b>Adjusted Sales Price</b>	\$545,000	\$547,230			\$561,967			\$483,867		
<b>Adj Sales Price / SQFT</b>	\$0.00	\$408.99			\$420.01			\$361.63		
<b>Gross \$ Adjustment</b>	N/A	\$28,059			\$42,555			\$45,308		
<b># of adjustments</b>	N/A	8			7			8		
<b># of adjustments over 1 %</b>	N/A	3			2			3		

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TENTATIVE