

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52414 00100	52414 00110			52028 00600			52490 00220		
Address	30 WISCONSIN AVE MASSAPEQUA, NY 11758	28 WISCONSIN AVE MASSAPEQUA, NY 11758			287 WYOMING AVE MASSAPEQUA, NY 11758			12 HAMPTON RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1208	1342	-\$18,621	-3.03 %	1103	\$14,062	2.69 %	1208	0	0.00 %
Basement	302	302	0	0.00 %	263	\$1,721	0.33 %	302	0	0.00 %
Quality	C	C	0	0.00 %	C	0	0.00 %	C+	-\$18,169	-3.81 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-6	0	0.00 %	2-0-6	0	0.00 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$6,922	-1.13 %	1956-91.31	-\$7,764	-1.49 %	1954-90.98	-\$5,367	-1.13 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$2,857	-0.55 %	Alum/Vinyl	0	0.00 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-18	Op-18	0	0.00 %	0	\$859	0.16 %	Op-18	0	0.00 %
Wood Deck	0	108	-\$3,191	-0.52 %	0	0	0.00 %	216	-\$4,048	-0.85 %
Land Size	7000	7000	0	0.00 %	7000	0	0.00 %	6603	\$2,135	0.45 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52414 00100	52490 00010			52025 00430			52441 00270		
Address	30 WISCONSIN AVE MASSAPEQUA, NY 11758	14 NORTH WISCONSIN AVE MASSAPEQUA, NY 11758			303 N MICHIGAN AVE N MASSAPEQUA, NY 11758			13 WISCONSIN AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1208	1208	0	0.00 %	1068	\$19,727	3.67 %	1208	0	0.00 %
Basement	302	302	0	0.00 %	267	\$1,590	0.30 %	604	-\$11,136	-2.23 %
Quality	C	C+	-\$18,720	-3.81 %	C	0	0.00 %	C	0	0.00 %
Bathrooms And Fixtures	2-0-6	2-0-6	0	0.00 %	1-1-5	\$4,946	0.92 %	3-0-9	-\$10,046	-2.02 %
Year Built Depreciation	1954-89.95	1954-90.98	-\$5,530	-1.13 %	1956-91.31	-\$8,002	-1.49 %	1954-90.98	-\$5,614	-1.13 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Terrace Or Patio	0	Pto-200	-\$1,970	-0.40 %	Pto-252	-\$2,484	-0.46 %	Pto-204	-\$2,025	-0.41 %
Porch	Op-18	Op-18	0	0.00 %	0	\$885	0.16 %	Op-18	0	0.00 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Land Size	7000	6500	\$2,794	0.57 %	7500	-\$2,833	-0.53 %	7200	-\$1,074	-0.22 %

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Address	30 WISCONSIN AVE MASSAPEQUA, NY 11758	28 WISCONSIN AVE MASSAPEQUA, NY 11758			287 WYOMING AVE MASSAPEQUA, NY 11758			12 HAMPTON RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 29, 2017			Dec 12, 2017			Oct 20, 2017		
Sale Price	N/A	\$555,000			\$499,000			\$450,000		
adjRate	N/A	1.10747			1.04567			1.05910		
Time Adjustment	N/A	\$59,643			\$22,789			\$26,594		
Time Adjusted Sale Price	N/A	\$614,643			\$521,789			\$476,594		
Total % Adjustment	N/A	-4.67 %			1.15 %			-5.34 %		
Total Dollar Adjustment	N/A	-\$28,734			\$6,022			-\$25,448		
Adjusted Sales Price	\$493,000	\$585,909			\$527,810			\$451,145		
Adj Sales Price / SQFT	\$0.00	\$485.02			\$436.93			\$373.46		
Gross \$ Adjustment	N/A	\$28,734			\$27,263			\$29,719		
# of adjustments	N/A	3			5			4		
# of adjustments over 1 %	N/A	2			2			2		

Sales Comparison

Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52414 00100	52490 00010			52025 00430			52441 00270		
Address	30 WISCONSIN AVE MASSAPEQUA, NY 11758	14 NORTH WISCONSIN AVE MASSAPEQUA, NY 11758			303 N MICHIGAN AVE N MASSAPEQUA, NY 11758			13 WISCONSIN AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Dec 16, 2016			Jun 23, 2017			Aug 15, 2018		
Sale Price	N/A	\$435,000			\$495,000			\$498,500		
adjRate	N/A	1.12887			1.08647			1.00000		
Time Adjustment	N/A	\$56,056			\$42,803			\$		
Time Adjusted Sale Price	N/A	\$491,056			\$537,803			\$498,500		
Total % Adjustment	N/A	-4.77 %			2.57 %			-6.00 %		
Total Dollar Adjustment	N/A	-\$23,426			\$13,828			-\$29,895		
Adjusted Sales Price	\$493,000	\$467,630			\$551,631			\$468,605		
Adj Sales Price / SQFT	\$0.00	\$387.11			\$456.65			\$387.92		
Gross \$ Adjustment	N/A	\$29,014			\$40,467			\$29,895		
# of adjustments	N/A	4			7			5		
# of adjustments over 1 %	N/A	2			2			3		

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TENTATIVE