

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52069 05070	49240 00220			52394 00230			49185 00250		
Address	288 UTICA AVE MASSAPEQUA, NY 11758	49 ELIZABETH DR BETHPAGE, NY 11714			161 DANIEL RD MASSAPEQUA, NY 11758			129 ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1804	1252	\$58,680	11.27 %	1319	\$50,287	9.59 %	2040	-\$15,446	-3.53 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	840	\$6,721	1.54 %
Attic	0	209	\$4,950	0.95 %	0	0	0.00 %	0	0	0.00 %
No Basement	Full	1/2 Bsmt/Crawl	0	0.00 %	Full	0	0.00 %	Full	0	0.00 %
Basement	526	518	\$296	0.06 %	980	-\$14,585	-2.78 %	0	\$20,486	4.68 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Split Level	Split Level	0	0.00 %	Split Level	0	0.00 %	Colonial	\$6,107	1.40 %
Quality	C+	C+	0	0.00 %	C+	0	0.00 %	C	\$17,334	3.96 %
Bathrooms And Fixtures	2-1-9	2-0-7	\$6,610	1.27 %	3-0-10	-\$2,767	-0.53 %	3-0-10	-\$2,308	-0.53 %
Year Built Depreciation	1956-89.95	1953-90.64	-\$3,944	-0.76 %	1956-91.31	-\$7,802	-1.49 %	1953-90.64	-\$3,314	-0.76 %
Fireplace	0	0	0	0.00 %	4	-\$4,587	-0.87 %	2	-\$1,917	-0.44 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Att-264	-\$9,219	-2.11 %
Terrace Or Patio	0	0	0	0.00 %	Pto-150	-\$1,743	-0.33 %	0	0	0.00 %
Porch	Op-38	Ep-238	-\$4,936	-0.95 %	0	\$1,657	0.32 %	Op-60	-\$668	-0.15 %
Wood Deck	248	0	\$4,875	0.94 %	0	\$4,912	0.94 %	100	\$1,937	0.44 %
Shed	120	0	\$653	0.13 %	0	\$658	0.13 %	0	\$549	0.13 %
Land Size	7000	8584	-\$8,066	-1.55 %	7350	-\$1,955	-0.37 %	6000	\$5,193	1.19 %
Location	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52069 05070	49201 00130			49214 00340			52376 00510		
Address	288 UTICA AVE MASSAPEQUA, NY 11758	23 GINNY LN BETHPAGE, NY 11714			6 CAROL PL BETHPAGE, NY 11714			39 JACQUELINE RD MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1804	2034	-\$17,801	-3.45 %	2030	-\$17,904	-3.39 %	1571	\$18,160	4.13 %
Upper Living Area	0	828	\$7,846	1.52 %	792	\$7,754	1.47 %	0	0	0.00 %
Attic	0	0	0	0.00 %	0	0	0.00 %	389	\$7,270	1.65 %
No Basement	Full	None	\$36,236	7.02 %	Full	0	0.00 %	Full	0	0.00 %
Basement	526	0	\$24,179	4.68 %	0	\$24,717	4.68 %	0	\$20,609	4.68 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	872	-\$16,597	-3.77 %
Style	Split Level	Colonial	\$7,208	1.40 %	Colonial	\$7,369	1.40 %	Cape	\$26,880	6.11 %
Quality	C+	C	\$20,459	3.96 %	C	\$20,914	3.96 %	C	\$17,439	3.96 %
Bathrooms And Fixtures	2-1-9	2-0-7	\$6,555	1.27 %	2-0-7	\$6,701	1.27 %	3-0-10	-\$2,322	-0.53 %
Year Built Depreciation	1956-89.95	1951-90.30	-\$1,974	-0.38 %	1953-90.64	-\$3,998	-0.76 %	1953-90.64	-\$3,334	-0.76 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	2	-\$1,929	-0.44 %
Parking	0	0	0	0.00 %	Att-294	-\$12,114	-2.30 %	Att-210	-\$7,694	-1.75 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	Pto-81	-\$935	-0.21 %
Porch	Op-38	Op-200	-\$4,143	-0.80 %	0	\$1,667	0.32 %	Op-21	\$591	0.13 %
Wood Deck	248	0	\$4,835	0.94 %	112	\$2,100	0.40 %	120	\$1,624	0.37 %
Shed	120	0	\$648	0.13 %	0	\$662	0.13 %	0	\$552	0.13 %
Land Size	7000	5916	\$6,693	1.30 %	6500	\$3,003	0.57 %	4200	\$10,819	2.46 %
Location	0	0	0	0.00 %	0	0	0.00 %	MajorHwy	\$9,681	2.20 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Mar 22, 2017			Feb 26, 2014			Aug 23, 2016		
Sale Price	N/A	\$470,000			\$405,000			\$380,000		
adjRate	N/A	1.10747			1.29475			1.15097		
Time Adjustment	N/A	\$50,509			\$119,372			\$57,369		
Time Adjusted Sale Price	N/A	\$520,509			\$524,372			\$437,369		
Total % Adjustment	N/A	11.36 %			4.59 %			5.82 %		
Total Dollar Adjustment	N/A	\$59,119			\$24,074			\$25,456		
Adjusted Sales Price	\$589,000	\$579,628			\$548,447			\$462,824		
Adj Sales Price / SQFT	\$0.00	\$321.30			\$304.02			\$256.55		
Gross \$ Adjustment	N/A	\$93,011			\$90,952			\$91,198		
# of adjustments	N/A	9			10			13		
# of adjustments over 1 %	N/A	3			3			7		
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Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Feb 26, 2018			Dec 30, 2014			Aug 27, 2018		
Sale Price	N/A	\$500,000			\$425,000			\$440,000		
adjRate	N/A	1.03241			1.24164			1.00000		
Time Adjustment	N/A	\$16,206			\$102,696			\$		
Time Adjusted Sale Price	N/A	\$516,206			\$527,696			\$440,000		
Total % Adjustment	N/A	17.58 %			7.75 %			18.37 %		
Total Dollar Adjustment	N/A	\$90,741			\$40,871			\$80,814		
Adjusted Sales Price	\$589,000	\$606,947			\$568,567			\$520,814		
Adj Sales Price / SQFT	\$0.00	\$336.45			\$315.17			\$288.70		
Gross \$ Adjustment	N/A	\$138,578			\$108,904			\$146,433		
# of adjustments	N/A	12			12			16		
# of adjustments over 1 %	N/A	8			7			9		

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TENTATIVE