

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52349 00040	52352 00010			52376 00310			52353 00090		
Address	74 MIDLAWN DR MASSAPEQUA, NY 11758	12 IRVING PL MASSAPEQUA, NY 11758			31 JACQUELINE RD MASSAPEQUA, NY 11758			15 LEE CT MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1098	1098	0	0.00 %	1136	-\$4,918	-0.99 %	1084	\$1,709	0.38 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Rec Room	824	0	\$18,383	3.75 %	0	\$18,649	3.75 %	813	\$169	0.04 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Ranch	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,872	-0.38 %	1954-90.98	-\$5,593	-1.13 %	1953-90.64	-\$3,445	-0.76 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	2	-\$2,177	-0.44 %	0	0	0.00 %
Parking	Att-200	Att-200	0	0.00 %	Det-308	\$3,397	0.68 %	Att-220	-\$640	-0.14 %
Terrace Or Patio	0	Pto-150	-\$1,628	-0.33 %	Pto-350	-\$2,761	-0.56 %	0	0	0.00 %
Porch	Op-42	Op-202	-\$3,823	-0.78 %	0	\$1,716	0.35 %	Op-96	-\$1,501	-0.33 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Pool	0	0	0	0.00 %	0	0	0.00 %	405	-\$12,478	-2.74 %
Shed	0	100	-\$521	-0.11 %	0	0	0.00 %	0	0	0.00 %
Land Size	6732	6000	\$4,334	0.89 %	6500	\$1,335	0.27 %	7480	-\$3,653	-0.80 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52349 00040	52376 00130			52394 00010			49023 01520		
Address	74 MIDLAWN DR MASSAPEQUA, NY 11758	24 MOHAWK DR MASSAPEQUA, NY 11758			96 WILLIAM RD MASSAPEQUA, NY 11758			96 WINDHORST AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1098	1188	-\$11,844	-2.28 %	1022	\$9,658	2.12 %	1142	-\$8,172	-1.14 %
Attic	0	0	0	0.00 %	0	0	0.00 %	326	\$10,137	1.42 %
Rec Room	824	729	\$1,708	0.33 %	0	\$17,105	3.75 %	408	\$11,446	1.60 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Cape	\$587	0.08 %
Bathrooms And Fixtures	1-0-3	1-1-5	-\$13,168	-2.53 %	1-0-3	0	0.00 %	1-0-3	0	0.00 %
Year Built Depreciation	1951-89.95	1953-90.64	-\$3,940	-0.76 %	1953-90.64	-\$3,452	-0.76 %	1952-90.64	-\$5,420	-0.76 %
Heat System	Cntrl HtAC	Cntrl HtAC	0	0.00 %	Cntrl Ht	\$22,348	4.91 %	Cntrl HtAC	0	0.00 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Att-200	Att-210	-\$369	-0.07 %	Att-200	0	0.00 %	Att-220	-\$1,007	-0.14 %
Terrace Or Patio	0	Pto-72	-\$1,008	-0.19 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-42	Op-12/Ep-102	-\$2,252	-0.43 %	Op-70	-\$822	-0.18 %	Ep-120	-\$3,306	-0.46 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	160	-\$4,956	-0.69 %
Pool	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	0	100	-\$553	-0.11 %	0	0	0.00 %	0	0	0.00 %
Land Size	6732	6175	\$3,450	0.66 %	7000	-\$1,360	-0.30 %	5500	\$11,155	1.56 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jun 29, 2018			Dec 20, 2017			Dec 30, 2015		
Sale Price	N/A	\$486,500			\$475,000			\$380,000		
adjRate	N/A	1.00640			1.04567			1.19649		
Time Adjustment	N/A	\$3,114			\$21,693			\$74,665		
Time Adjusted Sale Price	N/A	\$489,614			\$496,693			\$454,665		
Total % Adjustment	N/A	3.04 %			1.94 %			-4.36 %		
Total Dollar Adjustment	N/A	\$14,874			\$9,648			-\$19,839		
Adjusted Sales Price	\$469,000	\$504,487			\$506,341			\$434,826		
Adj Sales Price / SQFT	\$0.00	\$459.46			\$461.15			\$396.02		
Gross \$ Adjustment	N/A	\$30,560			\$40,545			\$23,595		
# of adjustments	N/A	6			8			7		
# of adjustments over 1 %	N/A	1			2			1		

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Parcel ID #	52349 00040	52376 00130			52394 00010			49023 01520		
Address	74 MIDLAWN DR MASSAPEQUA, NY 11758	24 MOHAWK DR MASSAPEQUA, NY 11758			96 WILLIAM RD MASSAPEQUA, NY 11758			96 WINDHORST AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Aug 29, 2018			Jul 10, 2017			Sep 04, 2018		
Sale Price	N/A	\$520,000			\$422,000			\$715,291		
adjRate	N/A	1.00000			1.07956			1.00000		
Time Adjustment	N/A	\$			\$33,575			\$		
Time Adjusted Sale Price	N/A	\$520,000			\$455,575			\$715,291		
Total % Adjustment	N/A	-5.38 %			9.54 %			1.46 %		
Total Dollar Adjustment	N/A	-\$27,975			\$43,477			\$10,463		
Adjusted Sales Price	\$469,000	\$492,025			\$499,052			\$725,754		
Adj Sales Price / SQFT	\$0.00	\$448.11			\$454.51			\$660.98		
Gross \$ Adjustment	N/A	\$38,291			\$54,743			\$56,186		
# of adjustments	N/A	9			6			9		
# of adjustments over 1 %	N/A	2			3			4		

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TENTATIVE