

Nassau County Comparable Sales Report

| Sales Comparison | | | | | | | | | | |
|-------------------------|---|---|----------|---------|--|----------|---------|---|----------|---------|
| Characteristics | Subject Characteristics | Comparable No. 1 | | | Comparable No. 2 | | | Comparable No. 3 | | |
| Parcel ID # | 52121 00600 | 52074 32680 | | | 52087 00580 | | | 52327 00140 | | |
| Address | 215 NO RICHMOND AVE MASSAPEQUA, NY 11758 | 148 ONTARIO AVE MASSAPEQUA, NY 11758 | | | 241 NORTH BEECH ST MASSAPEQUA, NY 11758 | | | 574 SUFFOLK AVE MASSAPEQUA, NY 11758 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1893 | 2014 | -\$9,407 | -1.80 % | 1824 | \$3,760 | 1.09 % | 1830 | \$5,200 | 0.99 % |
| Upper Living Area | 638 | 540 | -\$808 | -0.15 % | 648 | \$52 | 0.02 % | 427 | -\$1,800 | -0.34 % |
| Attic | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Year Built Depreciation | 1956-87.80 | 1948-87.80 | 0 | 0.00 % | 1956-89.25 | -\$5,616 | -1.63 % | 1951-88.17 | -\$2,197 | -0.42 % |
| Fireplace | 2 | 2 | 0 | 0.00 % | 0 | \$1,516 | 0.44 % | 0 | \$2,301 | 0.44 % |
| Parking | Att-210 | Att-280 | -\$2,455 | -0.47 % | Det-552 | -\$474 | -0.14 % | 0 | \$9,303 | 1.78 % |
| Porch | Op-40 | Op-39/Ep-30 | -\$1,021 | -0.19 % | Op-253 | -\$3,312 | -0.96 % | 0 | \$1,729 | 0.33 % |
| Wood Deck | 224 | 270 | -\$575 | -0.11 % | 0 | \$3,021 | 0.88 % | 0 | \$4,585 | 0.88 % |
| Land Size | 7000 | 8000 | -\$5,328 | -1.02 % | 7000 | 0 | 0.00 % | 6000 | \$6,206 | 1.19 % |

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|-------------------------|---|--|-----------|---------|---|----------|---------|--|----------|---------|
| Characteristics | Subject Characteristics | Comparable No.4 | | | Comparable No.5 | | | Comparable No.6 | | |
| Parcel ID # | 52121 00600 | 52185 13550 | | | 52223 00930 | | | 52347 00040 | | |
| Address | 215 NO RICHMOND AVE MASSAPEQUA, NY 11758 | 110 HAMILTON AVE MASSAPEQUA, NY 11758 | | | 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 | | | 370 NORTH HICKORY ST MASSAPEQUA, NY 11758 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1893 | 2072 | -\$16,088 | -2.61 % | 1567 | \$24,811 | 5.68 % | 1770 | \$12,224 | 1.98 % |
| Upper Living Area | 638 | 780 | \$1,284 | 0.21 % | 663 | \$165 | 0.04 % | 723 | \$780 | 0.13 % |
| Attic | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 83.2 | \$2,460 | 0.40 % |
| Year Built Depreciation | 1956-87.80 | 1954-88.89 | -\$7,621 | -1.24 % | 1956-89.25 | -\$7,120 | -1.63 % | 1951-88.17 | -\$2,589 | -0.42 % |
| Fireplace | 2 | 2 | 0 | 0.00 % | 0 | \$1,922 | 0.44 % | 0 | \$2,712 | 0.44 % |
| Parking | Att-210 | Att-264 | -\$2,255 | -0.37 % | Att-210 | 0 | 0.00 % | Att-240 | -\$1,273 | -0.21 % |
| Porch | Op-40 | 0 | \$2,041 | 0.33 % | 0 | \$1,444 | 0.33 % | Op-40 | 0 | 0.00 % |
| Wood Deck | 224 | 451 | -\$2,760 | -0.45 % | 0 | \$3,830 | 0.88 % | 0 | \$5,404 | 0.88 % |
| Land Size | 7000 | 8000 | -\$6,275 | -1.02 % | 7000 | 0 | 0.00 % | 7500 | -\$3,246 | -0.53 % |

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|---------------------------|---|--|---|--|
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| Parcel ID # | 52121 00600 | 52074 32680 | 52087 00580 | 52327 00140 |
| Address | 215 NO RICHMOND AVE MASSAPEQUA, NY 11758 | 148 ONTARIO AVE MASSAPEQUA, NY 11758 | 241 NORTH BEECH ST MASSAPEQUA, NY 11758 | 574 SUFFOLK AVE MASSAPEQUA, NY 11758 |
| Sale Type | N/A | Valid | Valid | Valid |
| | | | | |
| Sale Date | N/A | Feb 06, 2017 | May 18, 2018 | Feb 10, 2017 |
| Sale Price | N/A | \$470,000 | \$340,000 | \$469,000 |
| adjRate | N/A | 1.11455 | 1.01284 | 1.11455 |
| Time Adjustment | N/A | \$53,840 | \$4,366 | \$53,725 |
| Time Adjusted Sale Price | N/A | \$523,840 | \$344,366 | \$522,725 |
| Total % Adjustment | N/A | -3.74 % | -0.31 % | 4.85 % |
| Total Dollar Adjustment | N/A | -\$19,593 | -\$1,053 | \$25,328 |
| Adjusted Sales Price | \$524,000 | \$504,247 | \$343,313 | \$548,053 |
| Adj Sales Price / SQFT | \$0.00 | \$266.37 | \$181.36 | \$289.52 |
| Gross \$ Adjustment | N/A | \$19,593 | \$17,752 | \$33,320 |
| # of adjustments | N/A | 6 | 7 | 8 |
| # 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 # | 52121 00600 | 52185 13550 | 52223 00930 | 52347 00040 |
| Address | 215 NO RICHMOND AVE MASSAPEQUA, NY 11758 | 110 HAMILTON AVE MASSAPEQUA, NY 11758 | 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 | 370 NORTH HICKORY ST MASSAPEQUA, NY 11758 |
| Sale Type | N/A | Valid | Valid | Valid |
| | | | | |
| Sale Date | N/A | Jan 27, 2017 | Aug 22, 2017 | Aug 14, 2015 |
| Sale Price | N/A | \$550,000 | \$407,000 | \$505,000 |
| adjRate | N/A | 1.12169 | 1.07270 | 1.21992 |
| Time Adjustment | N/A | \$66,927 | \$29,588 | \$111,059 |
| Time Adjusted Sale Price | N/A | \$616,927 | \$436,588 | \$616,059 |
| Total % Adjustment | N/A | -5.13 % | 5.74 % | 2.67 % |
| Total Dollar Adjustment | N/A | -\$31,675 | \$25,052 | \$16,473 |
| Adjusted Sales Price | \$524,000 | \$585,253 | \$461,640 | \$632,532 |
| Adj Sales Price / SQFT | \$0.00 | \$309.17 | \$243.87 | \$334.14 |
| Gross \$ Adjustment | N/A | \$38,324 | \$39,292 | \$30,688 |
| # of adjustments | N/A | 7 | 6 | 8 |
| # of adjustments over 1 % | N/A | 3 | 2 | 1 |

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TENTATIVE