

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52412 00150	52412 00150			52376 00100			49025 01210		
Address	21 SENECA DR MASSAPEQUA, NY 11758	21 SENECA DR MASSAPEQUA, NY 11758			18 MOHAWK DR MASSAPEQUA, NY 11758			59 SOUTH WINDHORST AVE BETHPAGE, NY 11714		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1332	1332	0	0.00 %	1324	\$828	0.18 %	1294	\$3,799	0.85 %
Upper Living Area	0	0	0	0.00 %	0	0	0.00 %	408	\$3,841	0.86 %
Attic	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Ranch	0	0.00 %	Ranch	0	0.00 %	Cape	\$367	0.08 %
Year Built Depreciation	1953-89.95	1953-90.64	-\$3,309	-0.76 %	1953-90.64	-\$3,557	-0.76 %	1951-90.30	-\$1,709	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	2	2	0	0.00 %	0	\$2,067	0.44 %	0	\$1,968	0.44 %
Parking	0	0	0	0.00 %	0	0	0.00 %	Det-280	-\$3,566	-0.80 %
Terrace Or Patio	0	0	0	0.00 %	Pto-144	-\$1,518	-0.32 %	Pto-264	-\$2,121	-0.47 %
Porch	Op-12	Op-12	0	0.00 %	Op-12	0	0.00 %	0	\$502	0.11 %
Wood Deck	134	0	\$2,681	0.61 %	48	\$1,620	0.35 %	0	\$2,744	0.61 %
Land Size	6014	6014	0	0.00 %	9020	-\$14,346	-3.06 %	6625	-\$3,299	-0.74 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52412 00150	49195 00100			52413 00020			52349 00130		
Address	21 SENECA DR MASSAPEQUA, NY 11758	29 PHYLISS DR BETHPAGE, NY 11714			5 ROSEMARY DR MASSAPEQUA, NY 11758			38 MIDLAWN DR MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1332	1310	\$2,024	0.49 %	1188	\$15,514	3.40 %	1298	\$3,401	0.76 %
Upper Living Area	0	0	0	0.00 %	396	\$3,820	0.84 %	0	0	0.00 %
Attic	0	374	\$6,621	1.60 %	0	0	0.00 %	0	0	0.00 %
Style	Ranch	Cape	\$340	0.08 %	Cape	\$374	0.08 %	Ranch	0	0.00 %
Year Built Depreciation	1953-89.95	1951-90.30	-\$1,585	-0.38 %	1953-90.64	-\$3,455	-0.76 %	1951-90.30	-\$1,713	-0.38 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	\$2,472	0.54 %	Cntrl Ht	0	0.00 %
Fireplace	2	0	\$1,825	0.44 %	0	\$2,007	0.44 %	0	\$1,972	0.44 %
Parking	0	Det-400	-\$5,665	-1.37 %	0	0	0.00 %	Att-312	-\$10,774	-2.40 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	Op-12	0	\$466	0.11 %	0	\$512	0.11 %	Op-252	-\$5,261	-1.17 %
Wood Deck	134	0	\$2,545	0.61 %	140	-\$91	-0.02 %	0	\$2,750	0.61 %
Land Size	6014	6000	\$74	0.02 %	6000	\$81	0.02 %	7000	-\$5,178	-1.16 %

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Address	21 SENECA DR MASSAPEQUA, NY 11758	21 SENECA DR MASSAPEQUA, NY 11758	18 MOHAWK DR MASSAPEQUA, NY 11758	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Dec 10, 2015	May 11, 2018	Jul 07, 2017
Sale Price	N/A	\$365,000	\$463,500	\$414,000
adjRate	N/A	1.19649	1.01284	1.07956
Time Adjustment	N/A	\$71,718	\$5,952	\$32,939
Time Adjusted Sale Price	N/A	\$436,718	\$469,452	\$446,939
Total % Adjustment	N/A	-0.14 %	-3.18 %	0.56 %
Total Dollar Adjustment	N/A	-\$628	-\$14,906	\$2,525
Adjusted Sales Price	\$449,000	\$436,090	\$454,546	\$449,463
Adj Sales Price / SQFT	\$0.00	\$327.39	\$341.25	\$337.43
Gross \$ Adjustment	N/A	\$5,990	\$23,936	\$23,915
# of adjustments	N/A	2	6	10
# of adjustments over 1 %	N/A	0	1	0
Sales Comparison				
Characteristics	Subject Characteristics	Comparable No.4	Comparable No.5	Comparable No.6
Parcel ID #	52412 00150	49195 00100	52413 00020	52349 00130
Address	21 SENECA DR MASSAPEQUA, NY 11758	29 PHYLISS DR BETHPAGE, NY 11714	5 ROSEMARY DR MASSAPEQUA, NY 11758	38 MIDLAWN DR MASSAPEQUA, NY 11758
Sale Type	N/A	Valid	Valid	Valid
Sale Date	N/A	Jul 31, 2017	Oct 31, 2016	Jul 27, 2017
Sale Price	N/A	\$384,000	\$400,000	\$415,000
adjRate	N/A	1.07956	1.13986	1.07956
Time Adjustment	N/A	\$30,552	\$55,946	\$33,018
Time Adjusted Sale Price	N/A	\$414,552	\$455,946	\$448,018
Total % Adjustment	N/A	1.60 %	4.66 %	-3.30 %
Total Dollar Adjustment	N/A	\$6,644	\$21,234	-\$14,803
Adjusted Sales Price	\$449,000	\$421,196	\$477,180	\$433,215
Adj Sales Price / SQFT	\$0.00	\$316.21	\$358.24	\$325.24
Gross \$ Adjustment	N/A	\$21,145	\$28,325	\$31,049
# of adjustments	N/A	9	9	7
# of adjustments over 1 %	N/A	2	1	3

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TENTATIVE