

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52348 00020	49195 00100			46299 00270			49156 00500		
Address	63 THORNE AVE MASSAPEQUA, NY 11758	29 PHYLISS DR BETHPAGE, NY 11714			11 LINCOLN BLVD BETHPAGE, NY 11714			134 EAST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1440	1310	\$11,631	2.81 %	1385	\$4,696	1.15 %	1416	\$2,818	0.49 %
Attic	330	374	\$673	0.16 %	327	-\$46	-0.01 %	336	\$128	0.02 %
Style	Cape	Cape	0	0.00 %	Cape	0	0.00 %	Cape	0	0.00 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-3	0	0.00 %	2-0-6	-\$19,562	-3.42 %
Year Built Depreciation	1951-89.95	1951-90.30	-\$1,585	-0.38 %	1953-90.64	-\$3,107	-0.76 %	1951-90.30	-\$2,187	-0.38 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Fireplace	2	0	\$1,825	0.44 %	0	\$1,805	0.44 %	2	0	0.00 %
Parking	Att-210	Det-400	\$1,612	0.39 %	Att-322	-\$2,987	-0.73 %	Att-200	\$406	0.07 %
Porch	0	0	0	0.00 %	0	0	0.00 %	Ep-180	-\$6,060	-1.06 %
Land Size	6000	6000	0	0.00 %	7535	-\$7,089	-1.73 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52348 00020	52042 00650			52349 00130			49214 00240		
Address	63 THORNE AVE MASSAPEQUA, NY 11758	338 BOSTON AVE MASSAPEQUA, NY 11758			38 MIDLAWN DR MASSAPEQUA, NY 11758			48 WEST ZORANNE DR FARMINGDALE, NY 11735		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1440	1383	\$6,178	1.19 %	1298	\$13,811	3.08 %	1176	\$29,783	6.10 %
Attic	330	395	\$1,239	0.24 %	0	-\$6,327	-1.41 %	336	\$110	0.02 %
Style	Cape	Cape	0	0.00 %	Ranch	-\$367	-0.08 %	Cape	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	1956-91.31	-\$7,737	-1.49 %	1951-90.30	-\$1,713	-0.38 %	1951-90.30	-\$1,866	-0.38 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Composition	\$8,009	1.64 %
Fireplace	2	0	\$2,289	0.44 %	0	\$1,972	0.44 %	0	\$2,149	0.44 %
Parking	Att-210	Att-312	-\$3,473	-0.67 %	Att-312	-\$2,992	-0.67 %	Att-200	\$346	0.07 %
Porch	0	Op-96	-\$3,501	-0.67 %	Op-252	-\$5,758	-1.29 %	0	0	0.00 %
Land Size	6000	7000	-\$6,101	-1.17 %	7000	-\$5,257	-1.17 %	6000	0	0.00 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Jul 31, 2017			Oct 05, 2018			Oct 25, 2017		
Sale Price	N/A	\$384,000			\$410,000			\$540,000		
adjRate	N/A	1.07956			1.00000			1.05910		
Time Adjustment	N/A	\$30,552			\$			\$31,912		
Time Adjusted Sale Price	N/A	\$414,552			\$410,000			\$571,912		
Total % Adjustment	N/A	3.41 %			-1.64 %			-4.28 %		
Total Dollar Adjustment	N/A	\$14,156			-\$6,727			-\$24,457		
Adjusted Sales Price	\$456,000	\$428,708			\$403,273			\$547,456		
Adj Sales Price / SQFT	\$0.00	\$297.71			\$280.05			\$380.18		
Gross \$ Adjustment	N/A	\$17,327			\$19,729			\$31,161		
# of adjustments	N/A	5			6			6		
# of adjustments over 1 %	N/A	1			2			2		
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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	Sep 27, 2018			Jul 27, 2017			Jun 20, 2018		
Sale Price	N/A	\$520,000			\$415,000			\$485,000		
adjRate	N/A	1.00000			1.07956			1.00640		
Time Adjustment	N/A	\$			\$33,018			\$3,104		
Time Adjusted Sale Price	N/A	\$520,000			\$448,018			\$488,104		
Total % Adjustment	N/A	-2.14 %			-1.48 %			7.89 %		
Total Dollar Adjustment	N/A	-\$11,106			-\$6,631			\$38,530		
Adjusted Sales Price	\$456,000	\$508,894			\$441,388			\$526,634		
Adj Sales Price / SQFT	\$0.00	\$353.40			\$306.52			\$365.72		
Gross \$ Adjustment	N/A	\$30,519			\$38,198			\$42,263		
# of adjustments	N/A	7			8			6		
# of adjustments over 1 %	N/A	3			4			2		

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TENTATIVE