

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52478 00010	52399 00320			52521 00050			52469 00170		
Address	8 WALNUT PL MASSAPEQUA, NY 11758	15 MARLBORO AVE MASSAPEQUA, NY 11758			13 NOTTINGHILL DR MASSAPEQUA, NY 11758			38 NORTH PINE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1228	1243	-\$1,719	-0.35 %	1212	\$2,433	0.38 %	1243	-\$1,987	-0.35 %
Attic	205	207	\$40	0.01 %	0	-\$5,860	-0.93 %	207	\$46	0.01 %
Basement	256	300	-\$1,805	-0.37 %	374	-\$6,127	-0.97 %	300	-\$2,087	-0.37 %
Bathrooms And Fixtures	1-0-4	1-0-3	\$7,056	1.45 %	1-1-5	-\$7,053	-1.11 %	1-0-3	\$8,156	1.45 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$5,992	-1.24 %	1956-89.25	-\$10,324	-1.63 %	1954-88.89	-\$6,925	-1.24 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Mas/Frame	-\$3,466	-0.55 %	Alum/Vinyl	0	0.00 %
Terrace Or Patio	Pto-731	0	\$3,876	0.80 %	Pto-220	\$2,344	0.37 %	Pto-280	\$1,706	0.30 %
Porch	Op-36/Ep-270	Ep-20	\$6,265	1.29 %	0	\$9,340	1.48 %	Op-15	\$7,483	1.33 %
Wood Deck	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Shed	150	0	\$742	0.15 %	154	-\$23	0.00 %	0	\$857	0.15 %
Land Size	7000	7420	-\$2,159	-0.45 %	7000	0	0.00 %	6300	\$4,540	0.81 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52478 00010	52399 00310			52478 00460			52469 00050		
Address	8 WALNUT PL MASSAPEQUA, NY 11758	27 RUTLAND RD MASSAPEQUA, NY 11758			412 QUEENS AVE MASSAPEQUA, NY 11758			62 PINE ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	1228	1243	-\$1,063	-0.35 %	1164	\$8,715	1.58 %	1243	-\$1,543	-0.35 %
Attic	205	207	\$25	0.01 %	0	-\$5,114	-0.93 %	207	\$36	0.01 %
Basement	256	300	-\$1,117	-0.37 %	263	-\$332	-0.06 %	300	-\$1,621	-0.37 %
Bathrooms And Fixtures	1-0-4	1-0-3	\$4,365	1.45 %	1-1-5	-\$6,155	-1.11 %	1-0-3	\$6,335	1.45 %
Year Built Depreciation	1954-87.80	1954-88.89	-\$3,706	-1.24 %	1956-89.25	-\$9,009	-1.63 %	1954-88.89	-\$5,379	-1.24 %
Ext Wall	Alum/Vinyl	Composition	\$4,922	1.64 %	Mas/Frame	-\$3,025	-0.55 %	Alum/Vinyl	0	0.00 %
Terrace Or Patio	Pto-731	0	\$2,398	0.80 %	Pto-210	\$2,112	0.38 %	0	\$3,480	0.80 %
Porch	Op-36/Ep-270	Ep-20	\$3,875	1.29 %	0	\$8,151	1.48 %	Op-155	\$2,255	0.52 %
Wood Deck	0	0	0	0.00 %	196	-\$4,400	-0.80 %	0	0	0.00 %
Shed	150	0	\$459	0.15 %	0	\$845	0.15 %	0	\$666	0.15 %
Land Size	7000	6500	\$1,707	0.57 %	7000	0	0.00 %	6000	\$5,169	1.19 %

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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 18, 2018			May 31, 2018			May 24, 2016		
Sale Price	N/A	\$485,000			\$625,000			\$480,000		
adjRate	N/A	1.00000			1.01284			1.16783		
Time Adjustment	N/A	\$			\$8,026			\$80,560		
Time Adjusted Sale Price	N/A	\$485,000			\$633,026			\$560,560		
Total % Adjustment	N/A	1.30 %			-2.96 %			2.10 %		
Total Dollar Adjustment	N/A	\$6,305			-\$18,735			\$11,790		
Adjusted Sales Price	\$508,000	\$491,305			\$614,291			\$572,350		
Adj Sales Price / SQFT	\$0.00	\$400.09			\$500.24			\$466.08		
Gross \$ Adjustment	N/A	\$29,654			\$46,968			\$33,787		
# of adjustments	N/A	9			9			9		
# of adjustments over 1 %	N/A	3			3			3		
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Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 14, 2018			Aug 14, 2017			Jan 14, 2016		
Sale Price	N/A	\$300,000			\$515,000			\$365,650		
adjRate	N/A	1.00000			1.07270			1.19070		
Time Adjustment	N/A	\$			\$37,439			\$69,730		
Time Adjusted Sale Price	N/A	\$300,000			\$552,439			\$435,380		
Total % Adjustment	N/A	3.95 %			-1.49 %			2.16 %		
Total Dollar Adjustment	N/A	\$11,865			-\$8,211			\$9,397		
Adjusted Sales Price	\$508,000	\$311,865			\$544,228			\$444,778		
Adj Sales Price / SQFT	\$0.00	\$253.96			\$443.18			\$362.20		
Gross \$ Adjustment	N/A	\$23,637			\$47,859			\$26,482		
# of adjustments	N/A	10			10			9		
# of adjustments over 1 %	N/A	4			4			3		

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TENTATIVE