

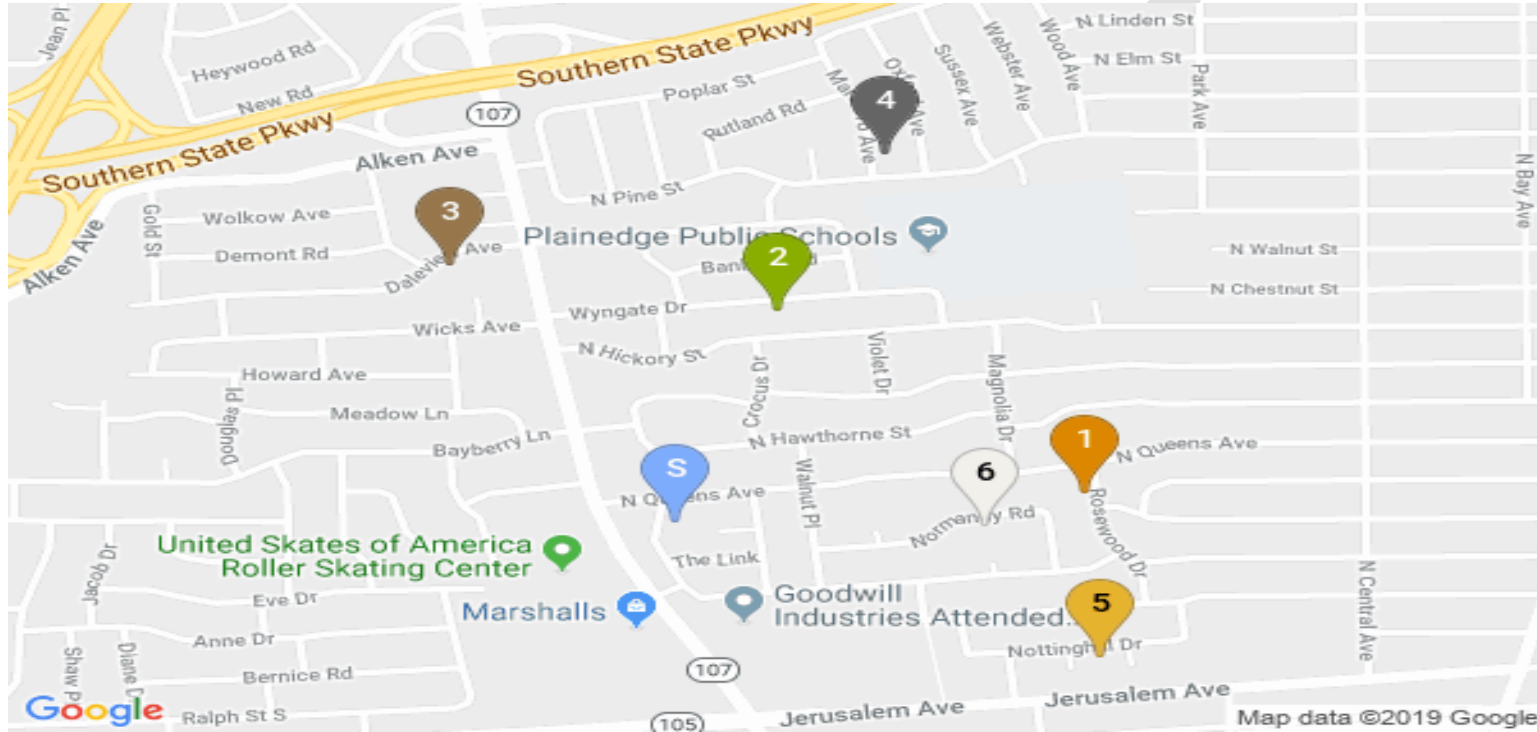
Nassau County Comparable Sales Report

S/B/L: 52/468/1

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	10 DOGWOOD PL MASSAPEQUA, NY 11758	15 ROSEWOOD DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758	4064 DALEVIEW AVE SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52468 00010	52478 00480	52366 00320	52418 00370
Sale Date		June 1, 2016	August 2, 2018	August 31, 2018
Sale Price		\$505,000	\$659,000	\$575,000
Time Adjustment Factor		1.16	1	1
Time Adjusted Sale Price		\$586,904	\$659,000	\$575,000
Total % Adjustment		0.79 %	2.83 %	-2.32 %
Adjusted Sales Price		\$591,534	\$677,630	\$561,642
	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	10 DOGWOOD PL MASSAPEQUA, NY 11758	2 MARLBORO AVE MASSAPEQUA, NY 11758	12 NOTTINGHILL DR MASSAPEQUA, NY 11758	232 NORMANDY RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52468 00010	52463 00200	52122 00860	52329 00270
Sale Date		March 16, 2018	September 14, 2017	February 28, 2018
Sale Price		\$605,000	\$520,000	\$385,000
Time Adjustment Factor		1.03	1.07	1.03
Time Adjusted Sale Price		\$620,637	\$554,255	\$397,479
Total % Adjustment		-0.12 %	2.68 %	-0.44 %
Adjusted Sales Price		\$619,920	\$569,110	\$395,712

Nassau County Comparable Sales Report

S/B/L: 52/468/1



A comprehensive search of sales in the immediate area was completed. The sales presented are most similar in terms of property characteristics related to the subject property. All of the sales are located in the same community and are in close proximity to the Subject Property. Market derived adjustments are applied to the comparable sales for differences as related to the Subject Property. With all relevant factors considered, the indicated market value is well supported with an effective date of valuation, January 2, 2019.

Subject Market Value:	<u> \$566,000 </u>	As of	<u> January 2, 2019 </u>
------------------------------	--------------------------------------	--------------	--