

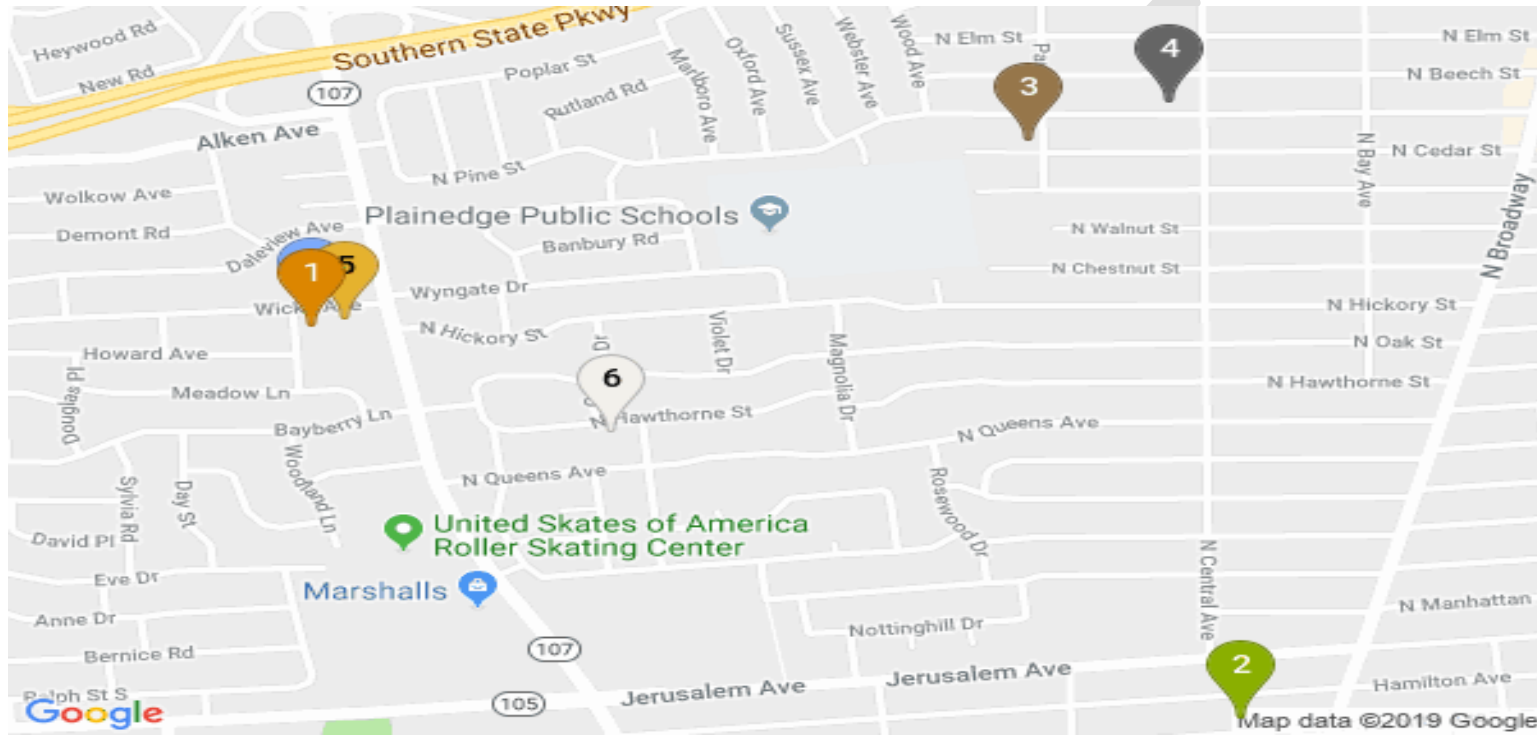
Nassau County Comparable Sales Report

S/B/L: 52/417/5

 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #1</p>	 <p style="text-align: center;">Sale #2</p>	<p style="text-align: center; background-color: #cccccc;">Image Not Found</p> <p style="text-align: center;">Sale #3</p>
Property Address	1069 JEROME ST SEAFORD, NY 11783	1077 JEROME ST SEAFORD, NY 11783	181 TORONTO AVE MASSAPEQUA, NY 11758	265 NORTH CEDAR ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52417 00050	52417 00060	52059 00440	52057 00480
Sale Date		June 11, 2018	January 18, 2018	July 20, 2016
Sale Price		\$457,500	\$367,000	\$380,000
Time Adjustment Factor		1.01	1.04	1.16
Time Adjusted Sale Price		\$460,428	\$381,320	\$439,494
Total % Adjustment		1.31 %	5.01 %	-5.71 %
Adjusted Sales Price		\$466,439	\$400,443	\$414,383
 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; background-color: #cccccc;">Image Not Found</p> <p style="text-align: center;">Sale #4</p>	 <p style="text-align: center;">Sale #5</p>	 <p style="text-align: center;">Sale #6</p>
Property Address	1069 JEROME ST SEAFORD, NY 11783	247 NORTH PINE ST MASSAPEQUA, NY 11758	4094 WICKS AVE SEAFORD, NY 11783	562 HAWTHORNE ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52417 00050	52083 00670	52417 00030	52402 00090
Sale Date		January 9, 2018	October 8, 2015	May 10, 2017
Sale Price		\$380,000	\$430,000	\$350,000
Time Adjustment Factor		1.04	1.21	1.09
Time Adjusted Sale Price		\$394,828	\$519,503	\$382,698
Total % Adjustment		-1.37 %	-5.20 %	2.07 %
Adjusted Sales Price		\$389,428	\$492,488	\$390,611

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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: \$428,000

As of January 2, 2019