

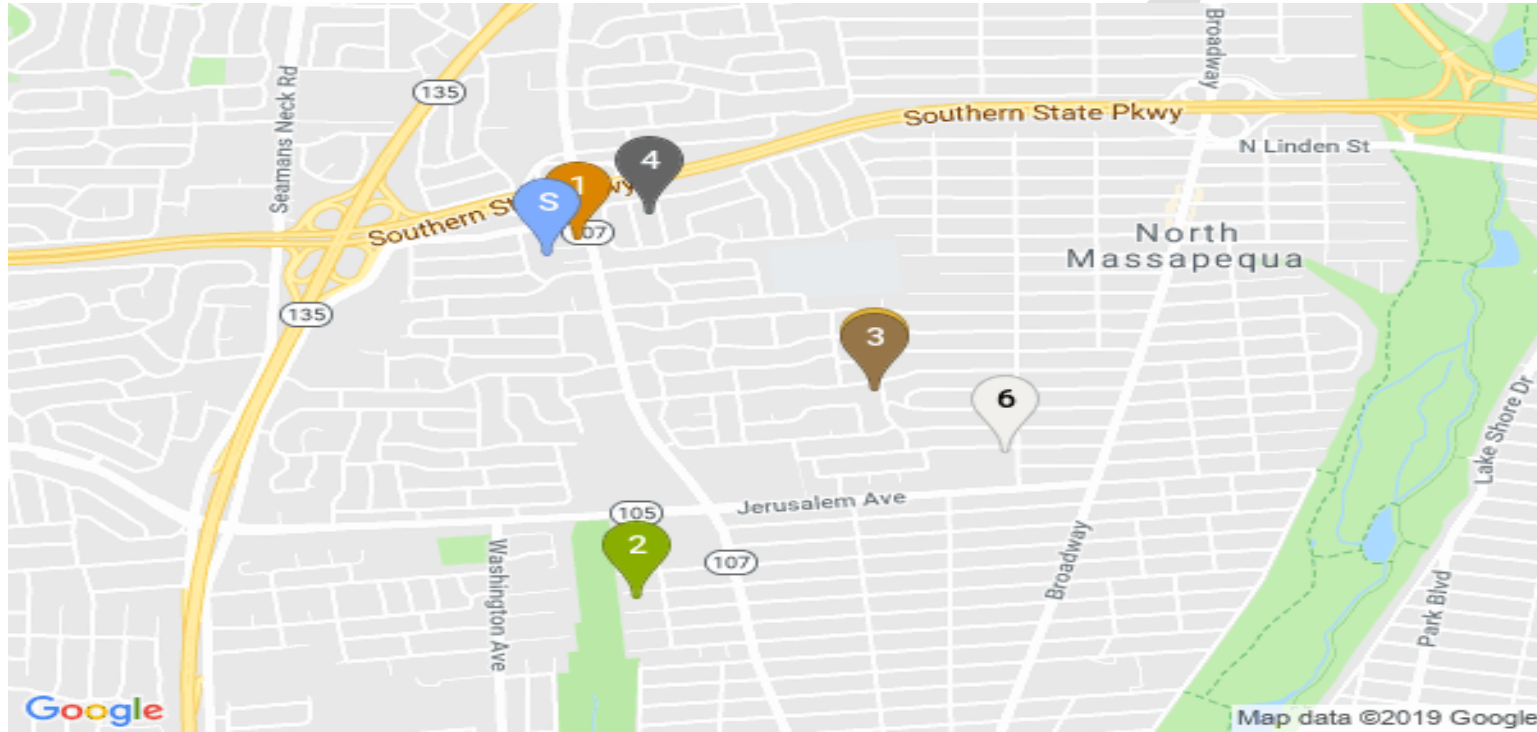
Nassau County Comparable Sales Report

S/B/L: 52/476/34

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	4066 SHERRY CT SEAFORD, NY 11783	4089 SHERREY CT SEAFORD, NY 11783	28 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	17 ROSEWOOD DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52476 00340	52476 00270	52146 00430	52478 00470
Sale Date		May 17, 2017	October 19, 2015	July 19, 2017
Sale Price		\$520,000	\$395,000	\$440,000
Time Adjustment Factor		1.09	1.21	1.08
Time Adjusted Sale Price		\$568,580	\$477,218	\$475,007
Total % Adjustment		2.21 %	5.34 %	5.67 %
Adjusted Sales Price		\$581,152	\$502,683	\$501,963
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	4066 SHERRY CT SEAFORD, NY 11783	11 GARDEN AVE MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52476 00340	52336 00120	52478 00460	52122 00320
Sale Date		August 8, 2018	August 14, 2017	November 13, 2015
Sale Price		\$570,000	\$515,000	\$485,000
Time Adjustment Factor		1	1.07	1.2
Time Adjusted Sale Price		\$570,000	\$552,439	\$583,117
Total % Adjustment		6.79 %	6.95 %	1.60 %
Adjusted Sales Price		\$608,702	\$590,813	\$592,475

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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: \$553,000

As of January 2, 2019