

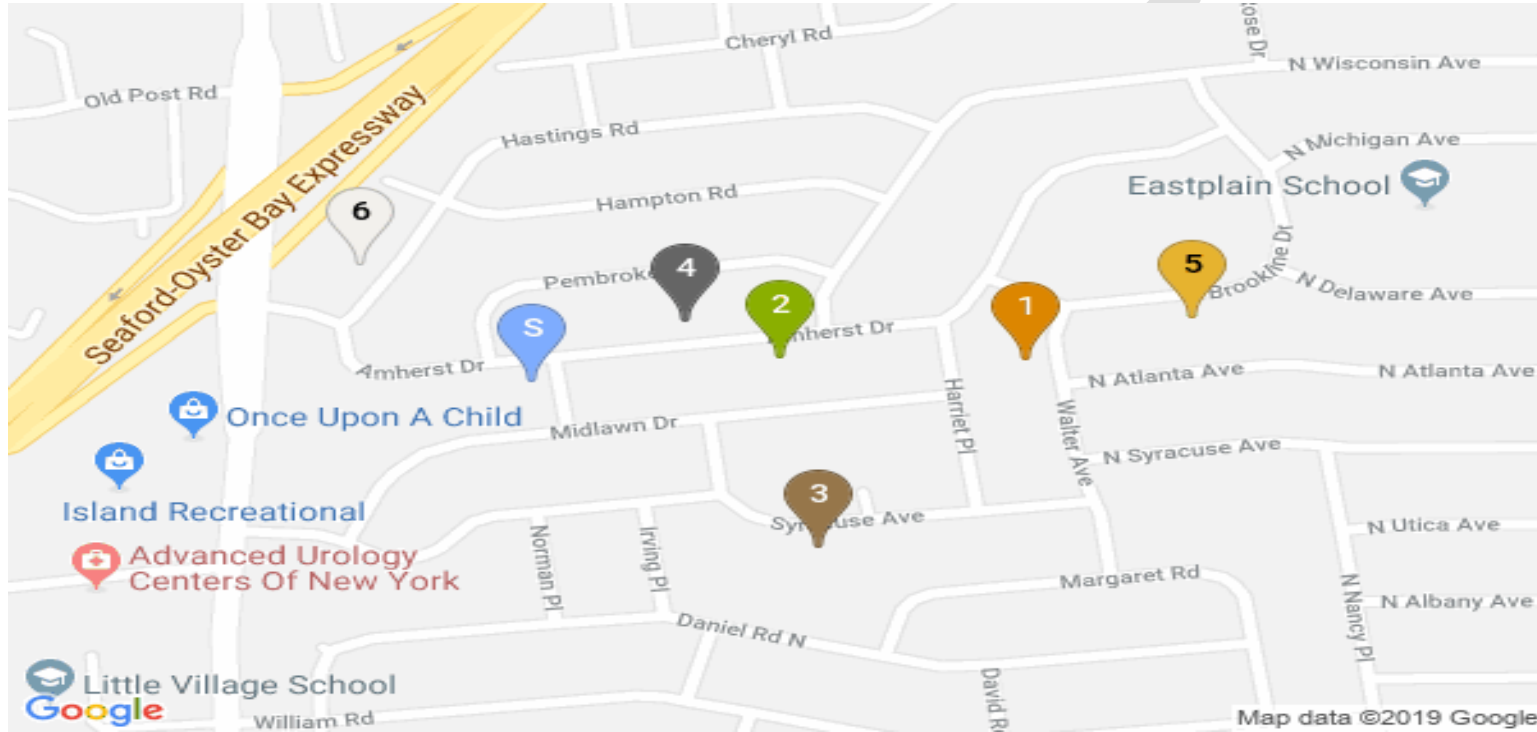
Nassau County Comparable Sales Report

S/B/L: 52/348/15

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1 RONA CT MASSAPEQUA, NY 11758	31 WALTER AVE MASSAPEQUA, NY 11758	35 AMHERST DR MASSAPEQUA, NY 11758	590 SYRACUSE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52348 00150	52343 00010	52354 00220	52352 00080
Sale Date		July 5, 2018	February 20, 2018	August 4, 2017
Sale Price		\$620,000	\$468,750	\$431,500
Time Adjustment Factor		1	1.03	1.07
Time Adjusted Sale Price		\$620,000	\$483,943	\$462,869
Total % Adjustment		2.29 %	4.37 %	4.75 %
Adjusted Sales Price		\$634,214	\$505,067	\$484,841
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1 RONA CT MASSAPEQUA, NY 11758	20 AMHERST DR MASSAPEQUA, NY 11758	13 BROOKLINE DR MASSAPEQUA, NY 11758	4 HASTINGS RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52348 00150	52437 00070	52344 00160	52390 00170
Sale Date		August 8, 2016	October 5, 2018	December 15, 2017
Sale Price		\$439,000	\$567,000	\$484,500
Time Adjustment Factor		1.15	1	1.05
Time Adjusted Sale Price		\$505,276	\$567,000	\$506,627
Total % Adjustment		4.52 %	9.36 %	5.35 %
Adjusted Sales Price		\$528,113	\$620,083	\$533,718

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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: \$530,000

As of January 2, 2019