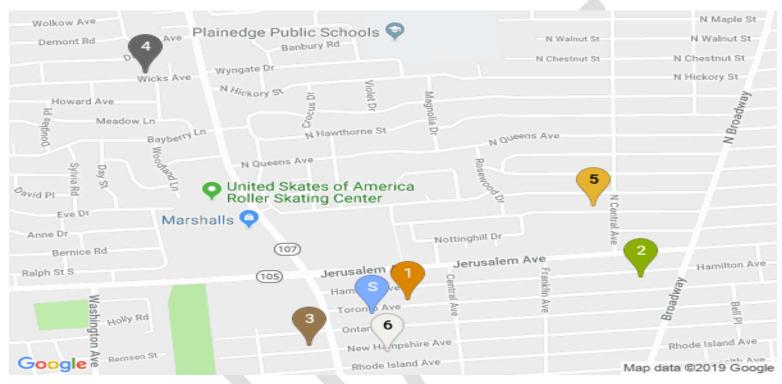
## Nassau County Comparable Sales Report S/B/L: 52/184/1214

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Image Not Found
Property Address	86 TORONTO AVE	95 TORONTO AVE MASSAPEQUA,	184 HAMILTON AVE	55 NEW HAMPSHIRE AVE
	MASSAPEQUA, NY 11758	NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12140	52185 13900	52059 35080	52137 00220
Sale Date		December 15, 2015	September 11, 2018	December 19, 2016
Sale Price		\$435,000	\$412,000	\$490,000
Time Adjustment Factor		1.2	1	1.13
Time Adjusted Sale Price		\$520,472	\$412,000	\$553,144
Total % Adjustment		-0.39 %	1.55 %	5.32 %
Adjusted Sales Price		\$518,435	\$418,392	\$582,549
	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
Subject	valued using mass appraisal	Sale #4	Not	Not
Subject Property Address	valued using mass appraisal	Sale #4  4063 WICKS AVE SEAFORD, NY 11783	Not Found	Not Found
<u> </u>	valued using mass appraisal techniques.  86 TORONTO AVE	4063 WICKS AVE SEAFORD, NY	Not Found Sale #5 235 NORTH RICHMOND AVE	Not Found Sale #6
Property Address	valued using mass appraisal techniques.  86 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	Not Found Sale #5 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	Not Found Sale #6 98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  86 TORONTO AVE MASSAPEQUA, NY 11758  OB-3018	4063 WICKS AVE SEAFORD, NY 11783 OB-3018	Not Found Sale #5 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #6 98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  86 TORONTO AVE MASSAPEQUA, NY 11758  OB-3018	4063 WICKS AVE SEAFORD, NY 11783 OB-3018 52418 00040	Not Found Sale #5 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440	Not Found Sale #6 98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018 52182 09960
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  86 TORONTO AVE MASSAPEQUA, NY 11758  OB-3018	4063 WICKS AVE SEAFORD, NY 11783 OB-3018 52418 00040 March 14, 2018	Not Found Sale #5 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440 October 20, 2017	Not Found Sale #6 98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018 52182 09960 April 17, 2017
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  86 TORONTO AVE MASSAPEQUA, NY 11758  OB-3018	4063 WICKS AVE SEAFORD, NY 11783  OB-3018  52418 00040  March 14, 2018  \$410,000	Not Found Sale #5 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440 October 20, 2017 \$447,000	Not Found Sale #6 98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018 52182 09960 April 17, 2017 \$480,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  86 TORONTO AVE MASSAPEQUA, NY 11758  OB-3018	4063 WICKS AVE SEAFORD, NY 11783  OB-3018  52418 00040  March 14, 2018  \$410,000  1.03	Not Found Sale #5 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440 October 20, 2017 \$447,000 1.06	Not Found Sale #6 98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018 52182 09960 April 17, 2017 \$480,000 1.1

## Nassau County Comparable Sales Report S/B/L: 52/184/1214



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:	\$488,000	As of	January 2, 2019	