

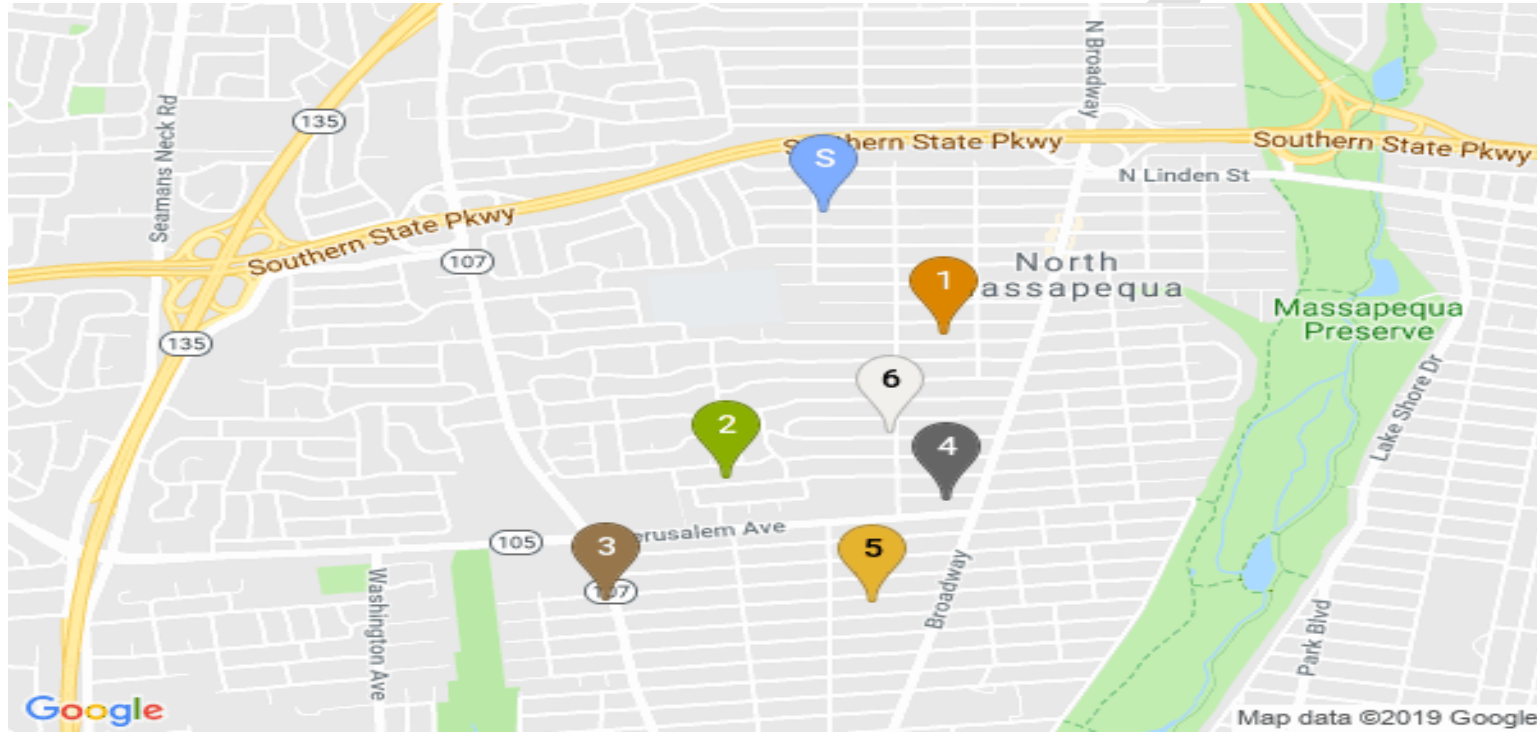
# Nassau County Comparable Sales Report

## S/B/L: 52/82/77

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	262 N ELM ST MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758	305 RICHMOND AVE MASSAPEQUA, NY 11758	HICKSVILLE RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52082 00770	52103 00540	52328 00170	52137 00760
Sale Date		April 16, 2018	March 26, 2018	July 26, 2016
Sale Price		\$842,356	\$655,000	\$680,000
Time Adjustment Factor		1.02	1.03	1.16
Time Adjusted Sale Price		\$858,633	\$671,930	\$786,464
Total % Adjustment		-19.19 %	-1.55 %	-17.99 %
<b>Adjusted Sales Price</b>		<b>\$693,832</b>	<b>\$661,502</b>	<b>\$644,992</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	262 N ELM ST MASSAPEQUA, NY 11758	206 MANHATTAN AVE MASSAPEQUA, NY 11758	158 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	245 NORTH NASSAU AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52082 00770	52125 00200	52143 31760	52116 01720
Sale Date		October 7, 2015	March 9, 2018	November 20, 2017
Sale Price		\$639,000	\$645,000	\$547,000
Time Adjustment Factor		1.21	1.03	1.05
Time Adjusted Sale Price		\$772,006	\$661,671	\$575,642
Total % Adjustment		-8.49 %	-12.86 %	0.77 %
<b>Adjusted Sales Price</b>		<b>\$706,491</b>	<b>\$576,548</b>	<b>\$580,101</b>

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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.

<b>Subject Market Value:</b> <u>          \$640,000          </u>	<b>As of</b> <u>          January 2, 2019          </u>
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