

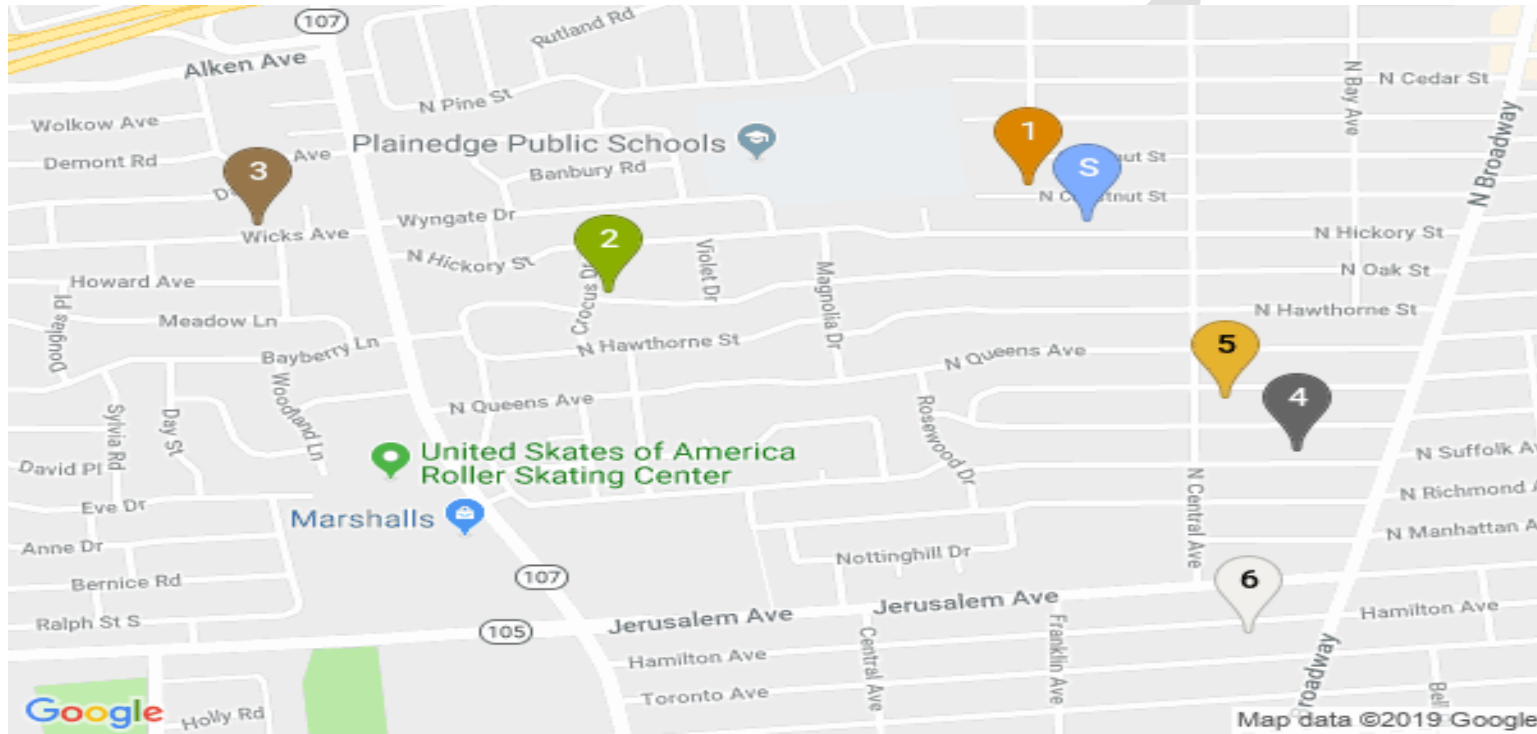
Nassau County Comparable Sales Report

S/B/L: 52/102/103

 Subject	Your property has been valued using mass appraisal techniques.	Comp Picture 1	 Sale #2	 Sale #3
Property Address	249 NORTH HICKORY ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52102 01030	52223 00930	52337 00140	52418 00040
Sale Date		August 22, 2017	October 27, 2017	March 14, 2018
Sale Price		\$407,000	\$519,000	\$410,000
Time Adjustment Factor		1.07	1.06	1.03
Time Adjusted Sale Price		\$436,588	\$549,671	\$420,597
Total % Adjustment		-3.58 %	-5.34 %	5.13 %
Adjusted Sales Price		\$420,944	\$520,343	\$442,178
 Subject	Your property has been valued using mass appraisal techniques.	Image Not Found	 Sale #5	 Sale #6
Property Address	249 NORTH HICKORY ST MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52102 01030	52119 00620	52117 00950	52059 35080
Sale Date		August 30, 2016	August 13, 2018	September 11, 2018
Sale Price		\$400,000	\$560,000	\$412,000
Time Adjustment Factor		1.15	1	1
Time Adjusted Sale Price		\$460,388	\$560,000	\$412,000
Total % Adjustment		0.93 %	4.09 %	-0.31 %
Adjusted Sales Price		\$464,665	\$582,889	\$410,703

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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: \$478,000

As of January 2, 2019