

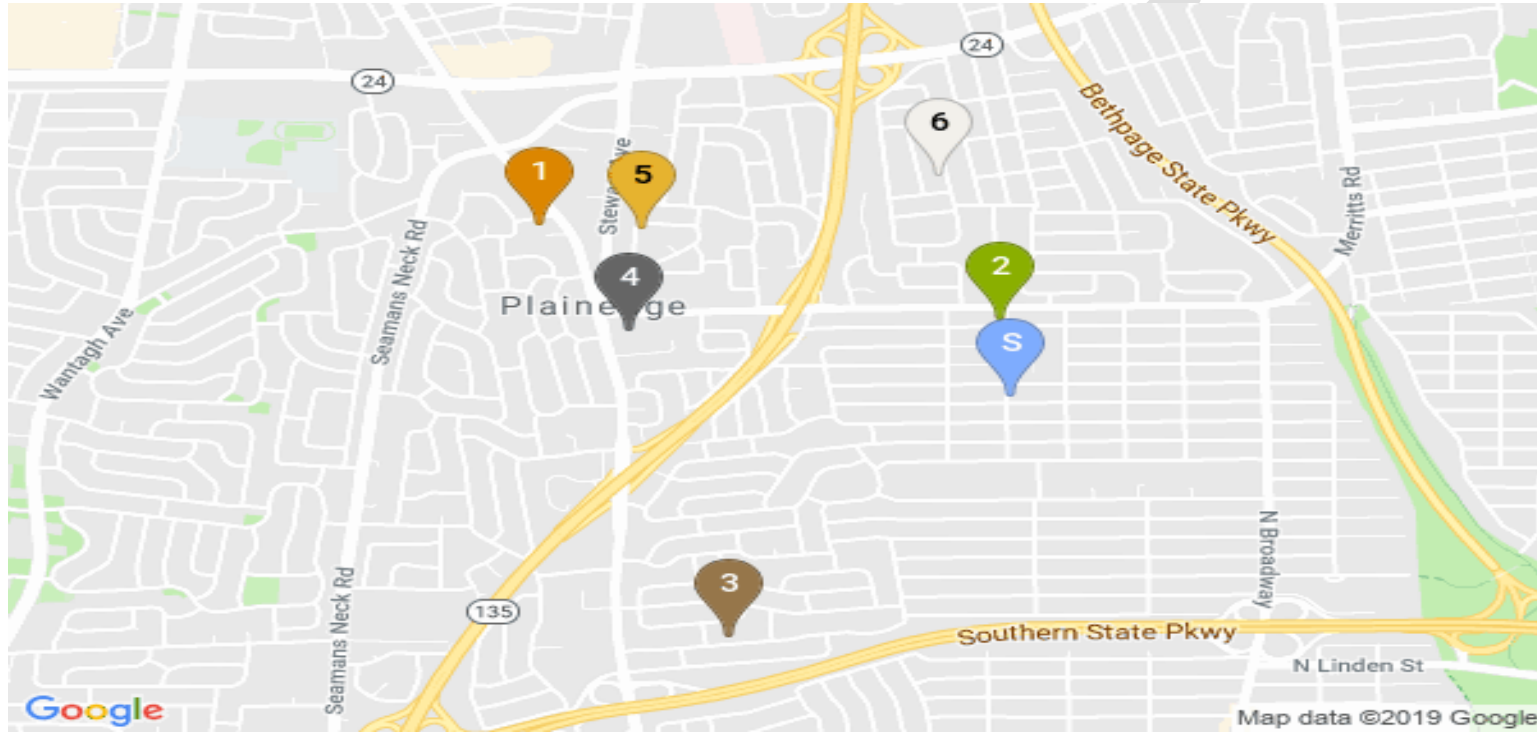
# Nassau County Comparable Sales Report

## S/B/L: 52/28/46

	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	307 WYOMING AVE MASSAPEQUA, NY 11758	4054 REARDON PL SEAFORD, NY 11783	325 NORTH VIRGINIA AVE MASSAPEQUA, NY 11758	415 BRIARWOOD RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52028 00460	52310 00250	52033 00260	52393 00120
Sale Date		July 24, 2015	March 21, 2014	September 28, 2018
Sale Price		\$455,000	\$575,000	\$675,000
Time Adjustment Factor		1.23	1.29	1
Time Adjusted Sale Price		\$557,761	\$739,620	\$675,000
Total % Adjustment		13.20 %	2.53 %	9.21 %
<b>Adjusted Sales Price</b>		<b>\$631,374</b>	<b>\$758,359</b>	<b>\$737,157</b>
	Your property has been valued using mass appraisal techniques.			Image Not Found
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	307 WYOMING AVE MASSAPEQUA, NY 11758	26-28 RITA CT MASSAPEQUA, NY 11758	20 VIRGINIA LN BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52028 00460	52376 00760	49188 00010	49185 00250
Sale Date		April 27, 2017	June 15, 2016	August 23, 2016
Sale Price		\$470,000	\$463,000	\$380,000
Time Adjustment Factor		1.1	1.16	1.15
Time Adjusted Sale Price		\$517,198	\$538,092	\$437,369
Total % Adjustment		-6.06 %	26.39 %	29.13 %
<b>Adjusted Sales Price</b>		<b>\$485,849</b>	<b>\$680,103</b>	<b>\$564,779</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.

**Subject Market Value:**           \$735,000                **As of**           January 2, 2019