

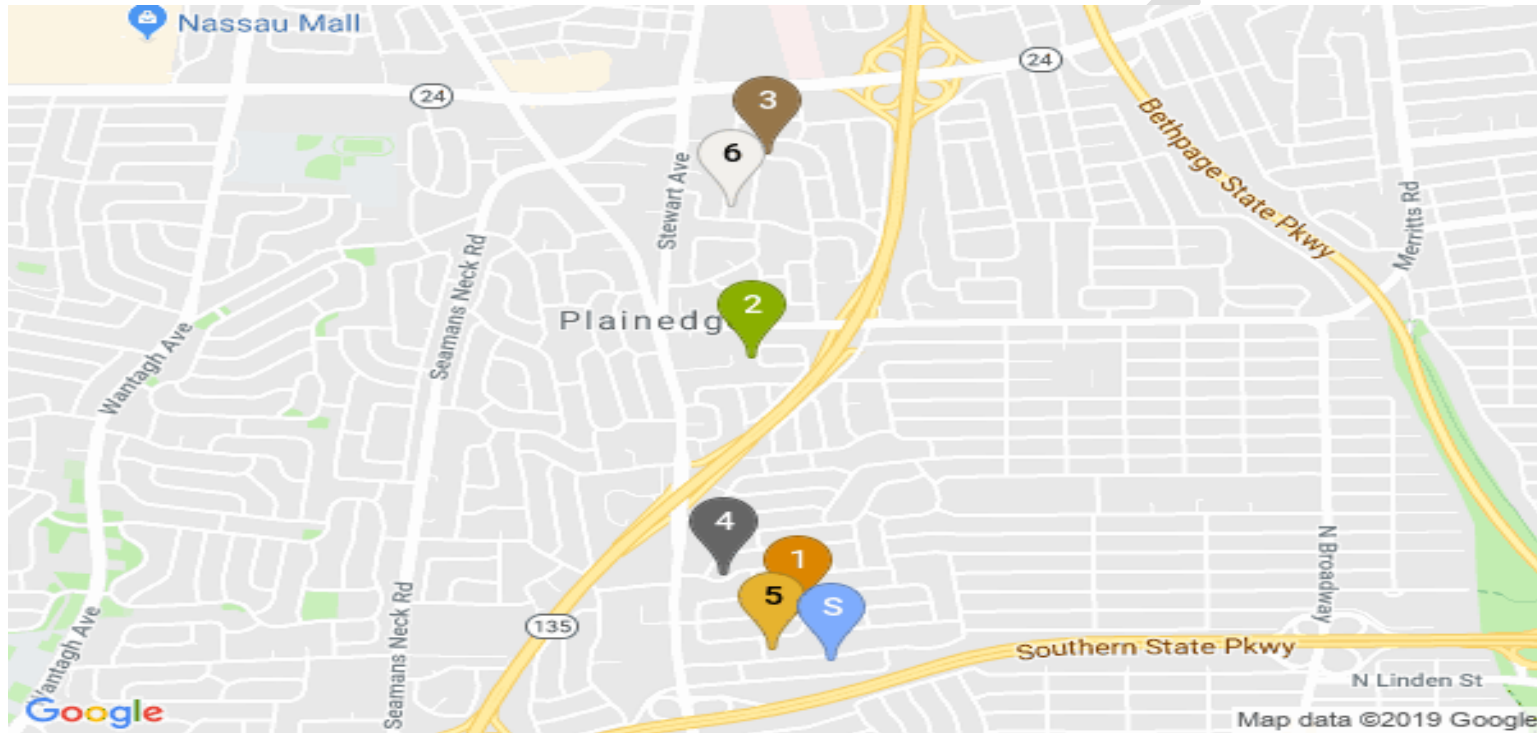
# Nassau County Comparable Sales Report

## S/B/L: 52/386/14

	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	402 BRIARWOOD RD MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758	1 ELIZABETH DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52386 00140	52394 00010	52376 00070	49194 00010
Sale Date		July 10, 2017	May 31, 2018	July 26, 2018
Sale Price		\$422,000	\$410,000	\$460,600
Time Adjustment Factor		1.08	1.01	1
Time Adjusted Sale Price		\$455,575	\$415,265	\$460,600
Total % Adjustment		-3.71 %	-1.09 %	-2.50 %
<b>Adjusted Sales Price</b>		<b>\$438,696</b>	<b>\$410,748</b>	<b>\$449,076</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	402 BRIARWOOD RD MASSAPEQUA, NY 11758	41 THORNE AVE MASSAPEQUA, NY 11758	992 GOLIATH RD MASSAPEQUA, NY 11758	53 SEITZ DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52386 00140	52349 00260	52393 00090	49196 00200
Sale Date		March 28, 2017	October 16, 2015	January 27, 2017
Sale Price		\$455,000	\$312,000	\$392,200
Time Adjustment Factor		1.11	1.21	1.12
Time Adjusted Sale Price		\$503,897	\$376,942	\$439,925
Total % Adjustment		-6.58 %	-2.52 %	-5.42 %
<b>Adjusted Sales Price</b>		<b>\$470,723</b>	<b>\$367,444</b>	<b>\$416,069</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:** \$412,000

**As of** January 2, 2019