

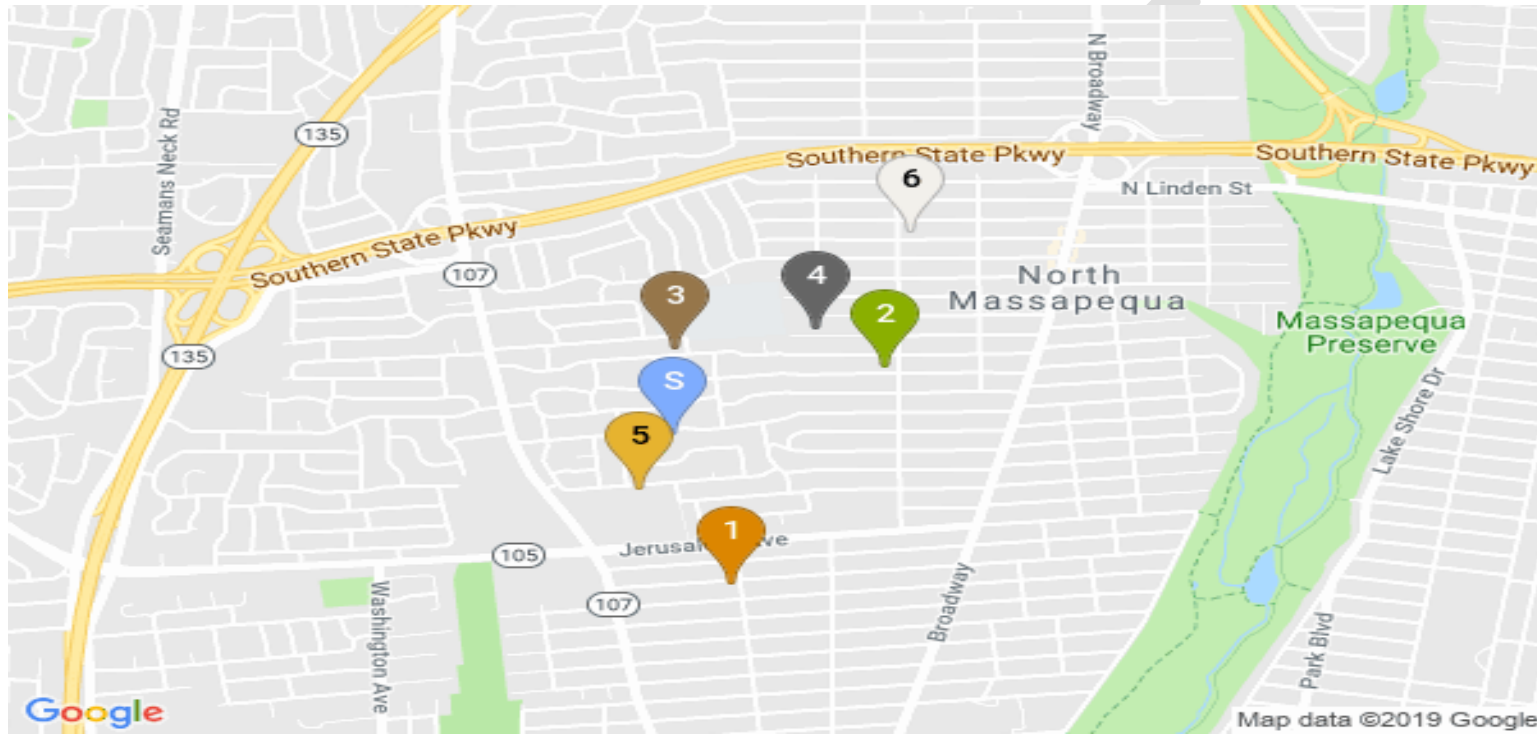
Nassau County Comparable Sales Report

S/B/L: 52/478/8

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	436 QUEENS AVE MASSAPEQUA, NY 11758	114 TORONTO AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758	329 NORTH HICKORY ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52478 00080	52184 12490	52105 00530	52366 00210
Sale Date		October 28, 2016	August 21, 2018	April 9, 2018
Sale Price		\$465,000	\$691,161	\$545,000
Time Adjustment Factor		1.14	1	1.02
Time Adjusted Sale Price		\$530,037	\$691,161	\$555,531
Total % Adjustment		9.34 %	-0.81 %	-1.27 %
Adjusted Sales Price		\$579,547	\$685,530	\$548,501
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	436 QUEENS AVE MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52478 00080	52223 00930	52327 00140	52087 00580
Sale Date		August 22, 2017	February 10, 2017	May 18, 2018
Sale Price		\$407,000	\$469,000	\$340,000
Time Adjustment Factor		1.07	1.11	1.01
Time Adjusted Sale Price		\$436,588	\$522,725	\$344,366
Total % Adjustment		9.39 %	8.68 %	3.53 %
Adjusted Sales Price		\$477,572	\$568,092	\$356,527

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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: \$543,000

As of January 2, 2019