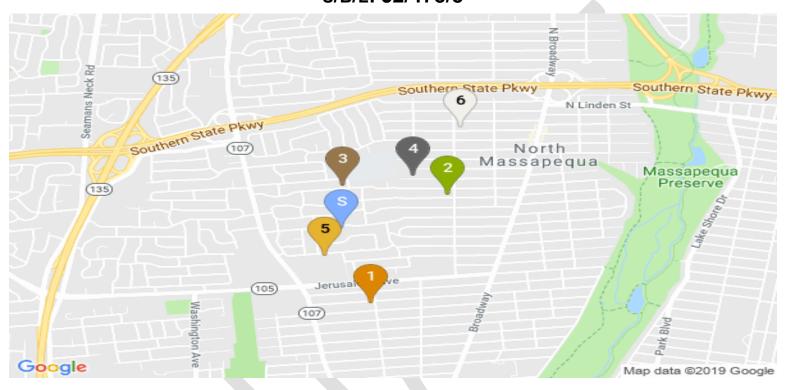
Nassau County Comparable Sales Report S/B/L: 52/478/8

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	436 QUEENS AVE	114 TORONTO AVE	231 NORTH OAK ST	329 NORTH HICKORY ST
	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	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.	Comp Picture 4	Image Not Found	
Subject	valued using mass appraisal		Not	Sale #6
Subject Property Address	valued using mass appraisal	Picture 4	Not Found	Sale #6 241 NORTH BEECH ST MASSAPEQUA, NY 11758
-	valued using mass appraisal techniques. 436 QUEENS AVE	Picture 4 Sale #4 257 NORTH CHESTNUT ST	Not Found Sale #5	241 NORTH BEECH ST
Property Address	valued using mass appraisal techniques. 436 QUEENS AVE MASSAPEQUA, NY 11758	Picture 4 Sale #4 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 436 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018	Picture 4 Sale #4 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 436 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018	Picture 4 Sale #4 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 OB-3018 52223 00930	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 436 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018	Picture 4 Sale #4 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 OB-3018 52223 00930 August 22, 2017	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580 May 18, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 436 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018	Picture 4 Sale #4 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 OB-3018 52223 00930 August 22, 2017 \$407,000	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017 \$469,000	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580 May 18, 2018 \$340,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 436 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018	Picture 4 Sale #4 257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758 OB-3018 52223 00930 August 22, 2017 \$407,000 1.07	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017 \$469,000 1.11	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580 May 18, 2018 \$340,000 1.01

Nassau County Comparable Sales Report S/B/L: 52/478/8



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	
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