

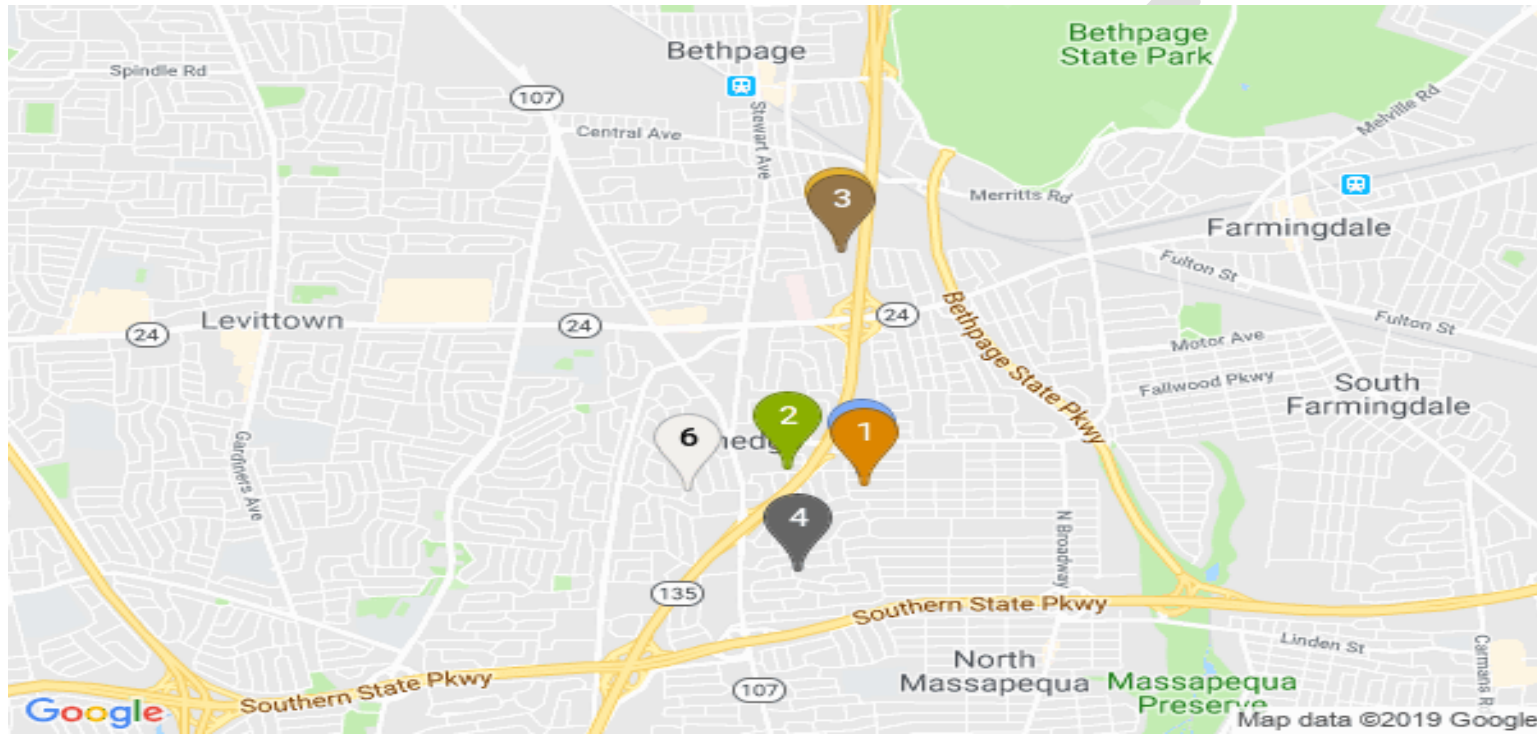
Nassau County Comparable Sales Report

S/B/L: 52/45/71

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	365 IDAHO AVE MASSAPEQUA, NY 11758	365 NORTH WYOMING AVE MASSAPEQUA, NY 11758	31 JACQUELINE RD MASSAPEQUA, NY 11758	88 WINDHORST AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52045 00710	52044 00660	52376 00310	49023 01560
Sale Date		December 29, 2016	December 20, 2017	August 20, 2018
Sale Price		\$340,000	\$475,000	\$410,000
Time Adjustment Factor		1.13	1.05	1
Time Adjusted Sale Price		\$383,814	\$496,693	\$410,000
Total % Adjustment		4.72 %	-5.88 %	4.00 %
Adjusted Sales Price		\$401,916	\$467,465	\$426,384
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	365 IDAHO AVE MASSAPEQUA, NY 11758	12 IRVING PL MASSAPEQUA, NY 11758	96 WINDHORST AVE BETHPAGE, NY 11714	4089 MAYWOOD DR SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52045 00710	52352 00010	49023 01520	52319 00200
Sale Date		June 29, 2018	September 4, 2018	September 30, 2016
Sale Price		\$486,500	\$715,291	\$395,000
Time Adjustment Factor		1.01	1	1.15
Time Adjusted Sale Price		\$489,614	\$715,291	\$452,435
Total % Adjustment		-4.78 %	-6.30 %	-0.70 %
Adjusted Sales Price		\$466,229	\$670,223	\$449,254

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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: \$434,000

As of January 2, 2019