

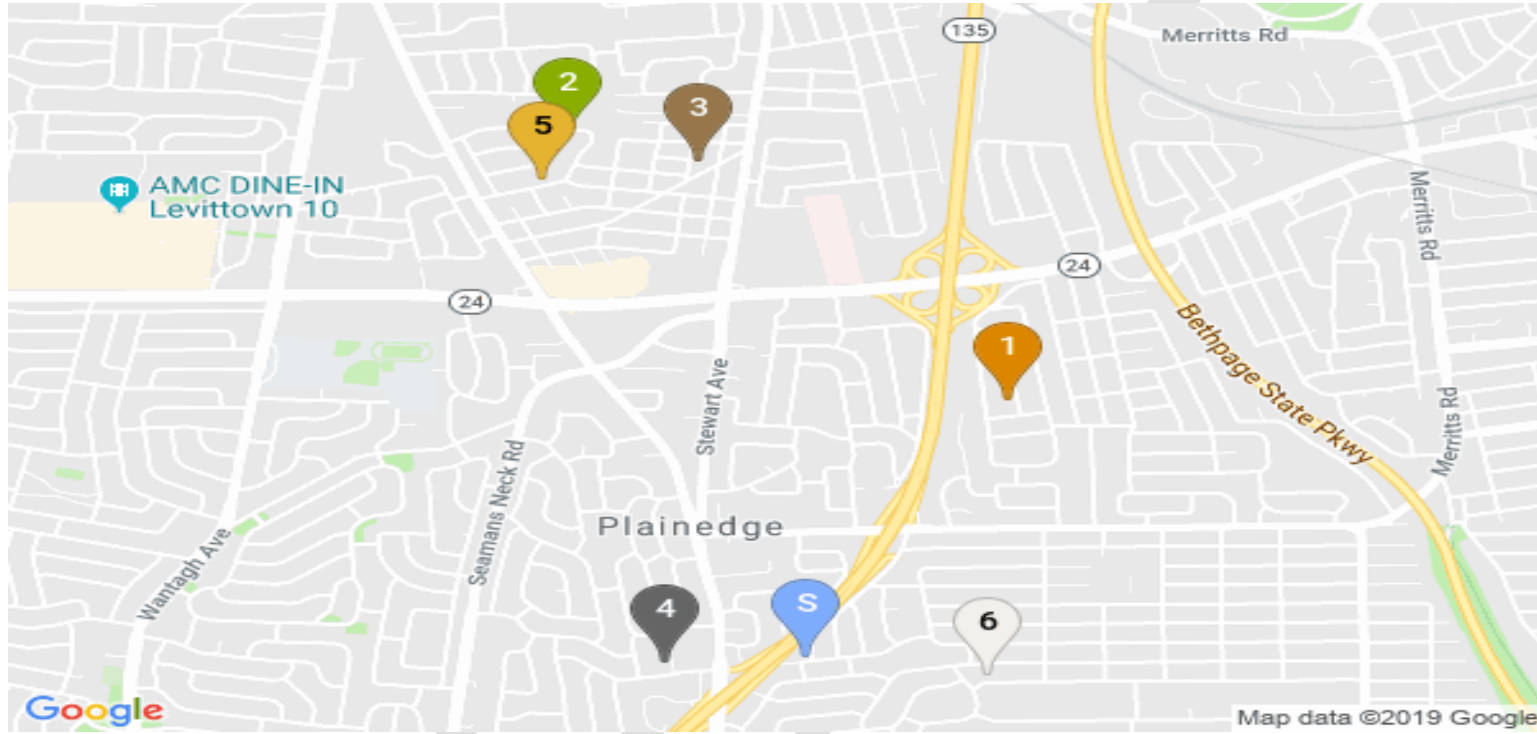
Nassau County Comparable Sales Report

S/B/L: 52/389/4

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	18 CHERYL RD MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735	61 MARTIN RD BETHPAGE, NY 11714	66 OAKDALE AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52389 00040	49217 00250	46495 00350	46304 00440
Sale Date		July 28, 2017	March 29, 2018	May 4, 2018
Sale Price		\$505,000	\$500,000	\$350,000
Time Adjustment Factor		1.08	1.03	1.01
Time Adjusted Sale Price		\$545,179	\$512,924	\$354,494
Total % Adjustment		-0.53 %	-1.91 %	8.46 %
Adjusted Sales Price		\$542,310	\$503,140	\$384,479
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	18 CHERYL RD MASSAPEQUA, NY 11758	3976 STEVEN CT SEAFORD, NY 11783	21 MARTIN RD BETHPAGE, NY 11714	347 MICHIGAN AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52389 00040	52320 00230	46495 00210	52041 00520
Sale Date		September 25, 2018	July 25, 2017	May 17, 2018
Sale Price		\$485,000	\$480,000	\$639,000
Time Adjustment Factor		1	1.08	1.01
Time Adjusted Sale Price		\$485,000	\$518,190	\$647,205
Total % Adjustment		-4.93 %	0.96 %	-6.78 %
Adjusted Sales Price		\$461,104	\$523,183	\$603,297

Nassau County Comparable Sales Report

S/B/L: 52/389/4



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: \$507,000

As of January 2, 2019