

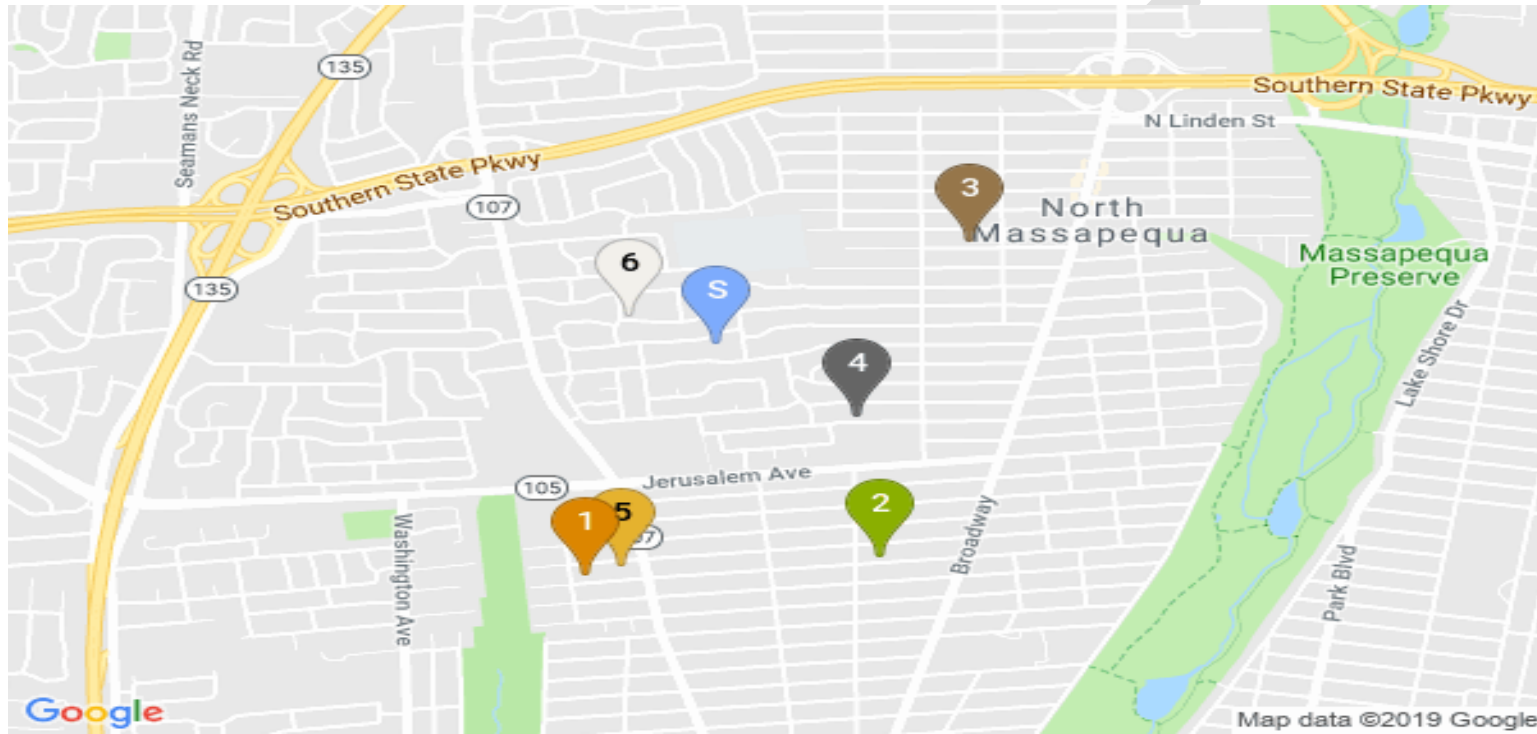
Nassau County Comparable Sales Report

S/B/L: 52/404/12

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	512 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	15 RHODE ISLAND AVE MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758	223 WALNUT ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52404 00120	52138 0006A	52143 32450	52098 01430
Sale Date		June 29, 2018	December 27, 2017	September 6, 2017
Sale Price		\$500,000	\$485,000	\$463,100
Time Adjustment Factor		1.01	1.05	1.07
Time Adjusted Sale Price		\$503,200	\$507,149	\$493,607
Total % Adjustment		6.02 %	3.40 %	5.45 %
Adjusted Sales Price		\$533,481	\$524,412	\$520,488
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	512 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52404 00120	52120 00660	52138 00420	52337 00140
Sale Date		February 27, 2017	October 12, 2017	October 27, 2017
Sale Price		\$495,000	\$375,000	\$519,000
Time Adjustment Factor		1.11	1.06	1.06
Time Adjusted Sale Price		\$551,704	\$397,161	\$549,671
Total % Adjustment		2.25 %	9.93 %	-3.79 %
Adjusted Sales Price		\$564,116	\$436,582	\$528,814

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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: \$485,000

As of January 2, 2019