

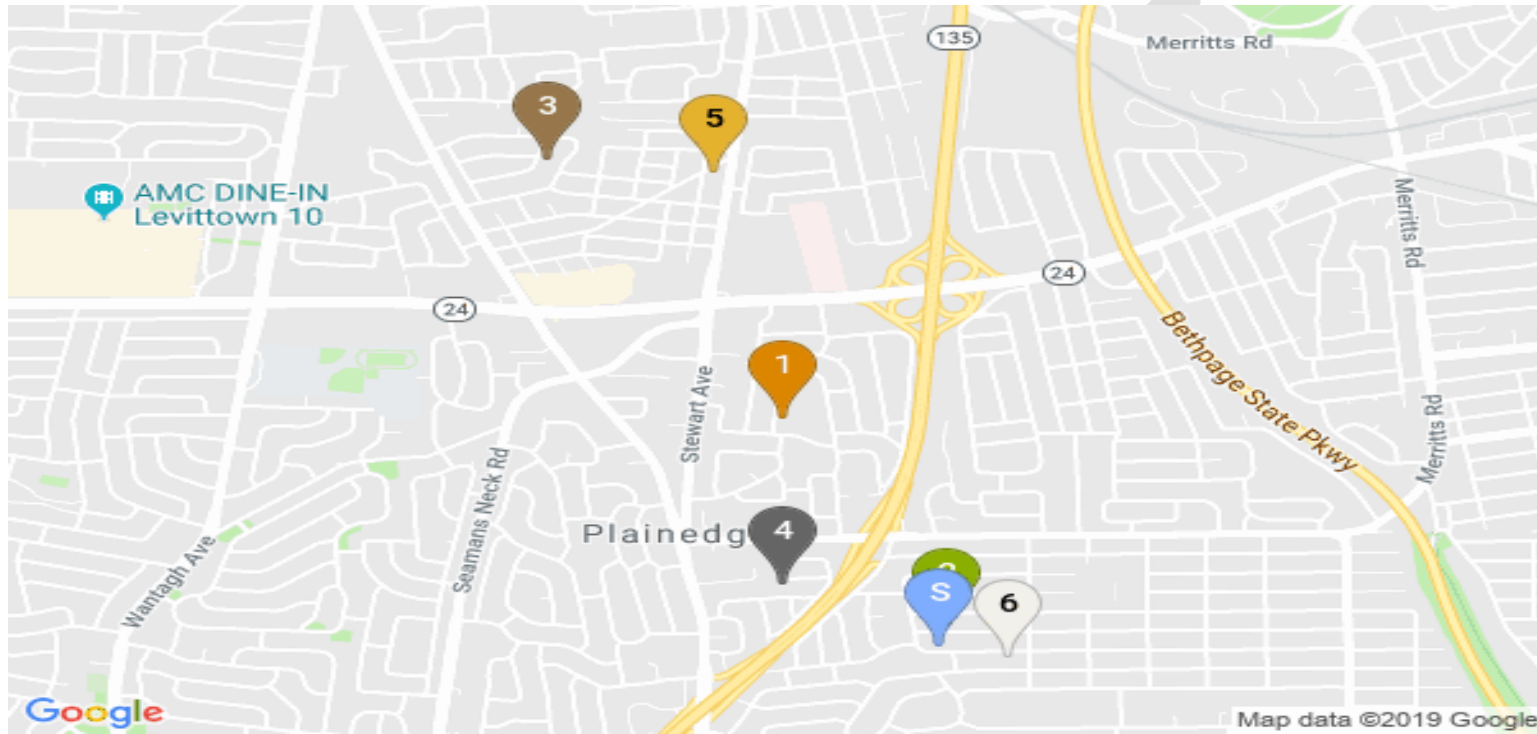
Nassau County Comparable Sales Report

S/B/L: 52/43/65

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	359 BOSTON AVE MASSAPEQUA, NY 11758	29 PHYLISS DR BETHPAGE, NY 11714	365 NORTH WYOMING AVE MASSAPEQUA, NY 11758	26 JOSEPH AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52043 00650	49195 00100	52044 00660	46495 00010
Sale Date		July 31, 2017	December 29, 2016	September 11, 2015
Sale Price		\$384,000	\$340,000	\$355,000
Time Adjustment Factor		1.08	1.13	1.21
Time Adjusted Sale Price		\$414,552	\$383,814	\$430,976
Total % Adjustment		1.12 %	7.59 %	-2.50 %
Adjusted Sales Price		\$419,211	\$412,963	\$420,186
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	359 BOSTON AVE MASSAPEQUA, NY 11758	18 MOHAWK DR MASSAPEQUA, NY 11758	11 LINCOLN BLVD BETHPAGE, NY 11714	338 BOSTON AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52043 00650	52376 00100	46299 00270	52042 00650
Sale Date		May 11, 2018	October 5, 2018	September 27, 2018
Sale Price		\$463,500	\$410,000	\$520,000
Time Adjustment Factor		1.01	1	1
Time Adjusted Sale Price		\$469,452	\$410,000	\$520,000
Total % Adjustment		-3.64 %	-3.92 %	-4.41 %
Adjusted Sales Price		\$452,372	\$393,934	\$497,046

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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:	\$446,000	As of	January 2, 2019
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