

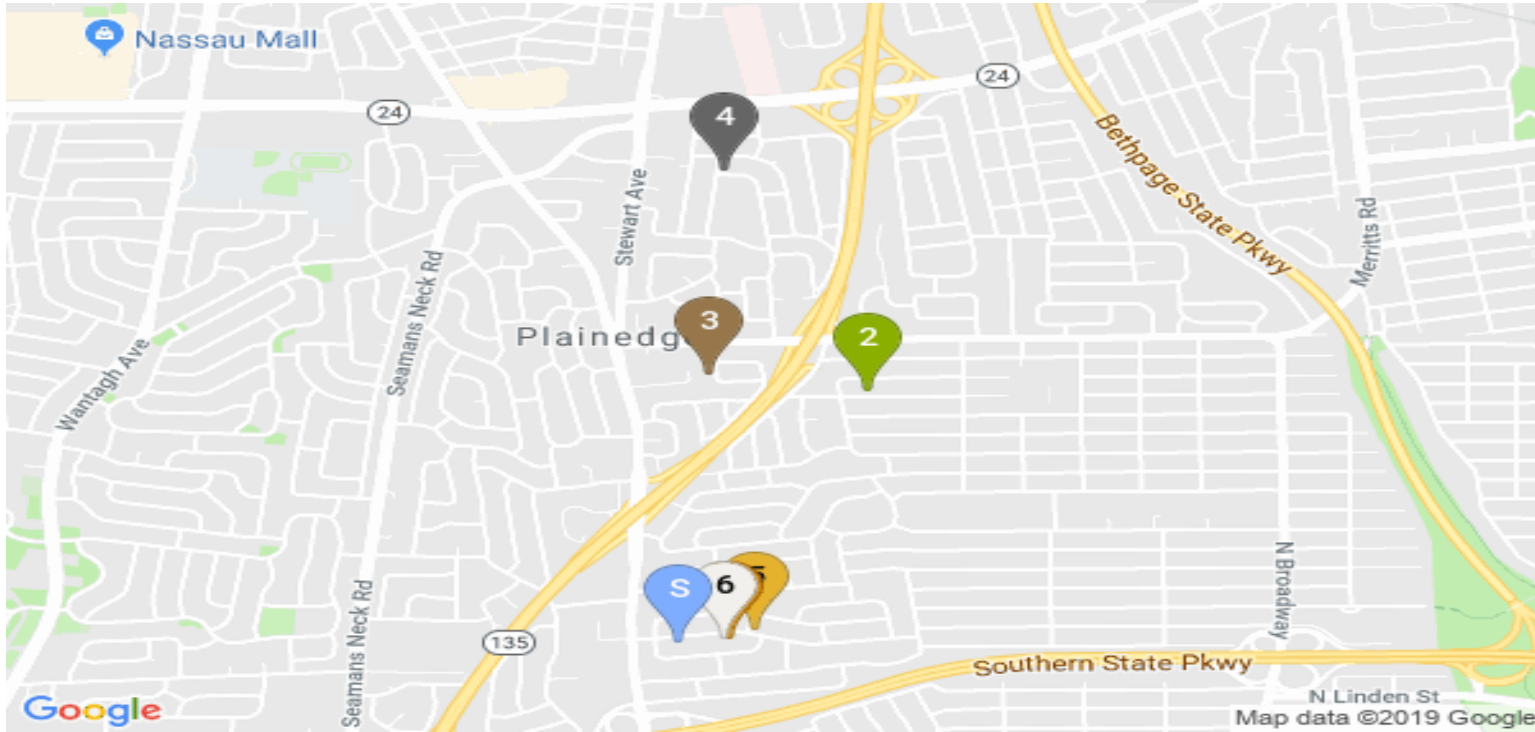
Nassau County Comparable Sales Report

S/B/L: 52/392/4

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	27 WILLIAM RD MASSAPEQUA, NY 11758	75 WILLIAM RD MASSAPEQUA, NY 11758	365 IOWA AVE MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52392 00040	52392 00120	52046 00740	52376 00070
Sale Date		May 27, 2016	November 15, 2017	May 31, 2018
Sale Price		\$395,000	\$460,000	\$410,000
Time Adjustment Factor		1.17	1.05	1.01
Time Adjusted Sale Price		\$461,294	\$484,087	\$415,265
Total % Adjustment		-2.13 %	-0.63 %	11.39 %
Adjusted Sales Price		\$451,482	\$481,061	\$462,549
	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	27 WILLIAM RD MASSAPEQUA, NY 11758	1 ELIZABETH DR BETHPAGE, NY 11714	96 WILLIAM RD MASSAPEQUA, NY 11758	69 WILLIAM RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52392 00040	49194 00010	52394 00010	52392 00110
Sale Date		July 26, 2018	July 10, 2017	November 19, 2014
Sale Price		\$460,600	\$422,000	\$335,000
Time Adjustment Factor		1	1.08	1.24
Time Adjusted Sale Price		\$460,600	\$455,575	\$416,710
Total % Adjustment		9.92 %	8.73 %	2.64 %
Adjusted Sales Price		\$506,271	\$495,329	\$427,695

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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: <u> \$465,000 </u> As of <u> January 2, 2019 </u>
