

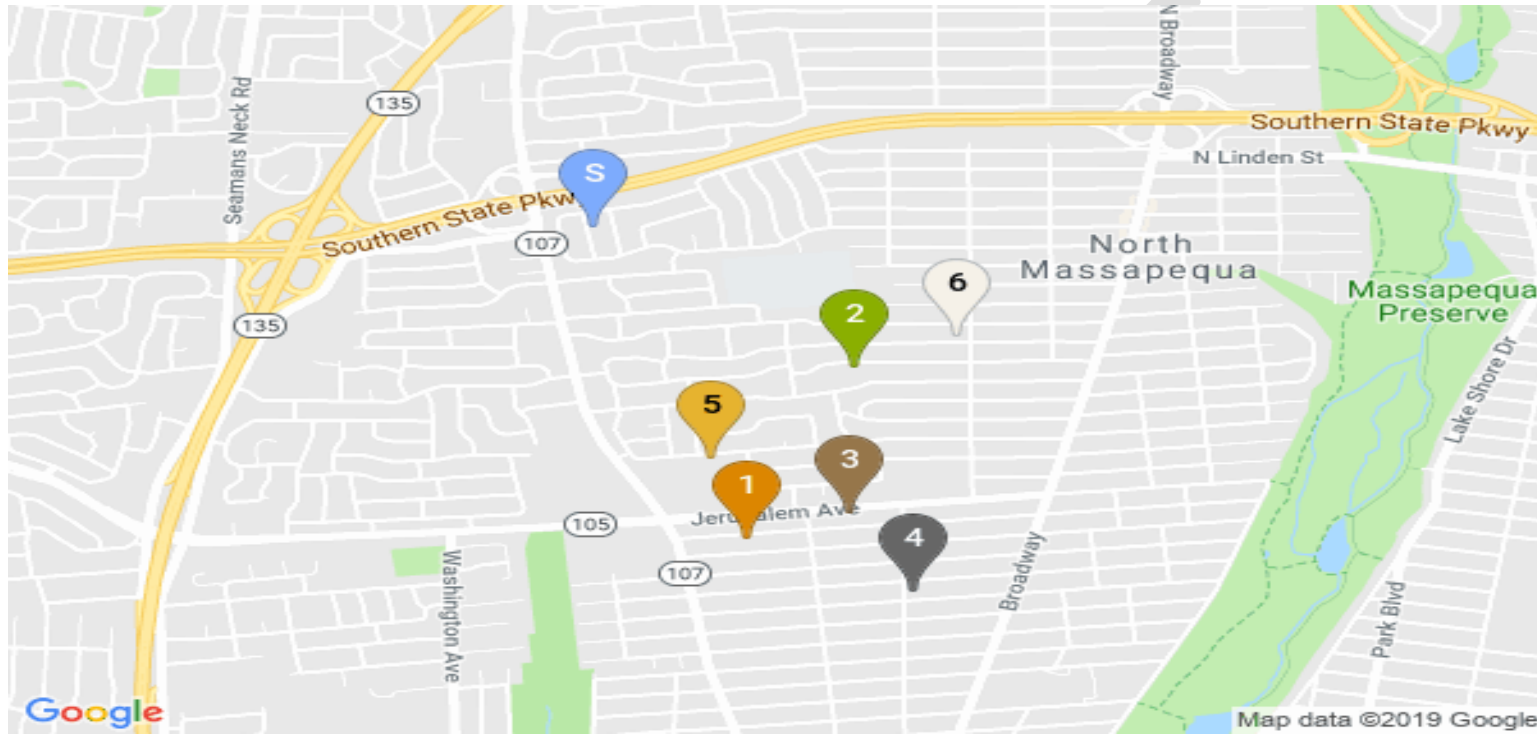
# Nassau County Comparable Sales Report

## S/B/L: 52/336/7

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	16 DOVER AVE MASSAPEQUA, NY 11758	94 HAMILTON AVE MASSAPEQUA, NY 11758	258 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	134 JERUSALEM AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52336 00070	52185 13380	52111 02330	52187 16560
Sale Date		June 27, 2017	October 26, 2017	March 9, 2017
Sale Price		\$502,500	\$650,000	\$425,000
Time Adjustment Factor		1.09	1.06	1.11
Time Adjusted Sale Price		\$545,952	\$688,413	\$470,673
Total % Adjustment		-1.33 %	-11.56 %	-0.68 %
<b>Adjusted Sales Price</b>		<b>\$538,700</b>	<b>\$608,815</b>	<b>\$467,481</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	16 DOVER AVE MASSAPEQUA, NY 11758	666 FRANKLIN AVE MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52336 00070	52143 31560	52327 00140	52105 00530
Sale Date		July 9, 2018	February 10, 2017	August 21, 2018
Sale Price		\$575,000	\$469,000	\$691,161
Time Adjustment Factor		1	1.11	1
Time Adjusted Sale Price		\$575,000	\$522,725	\$691,161
Total % Adjustment		-4.25 %	13.56 %	4.23 %
<b>Adjusted Sales Price</b>		<b>\$550,557</b>	<b>\$593,623</b>	<b>\$720,373</b>

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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:** \$571,000

**As of** January 2, 2019