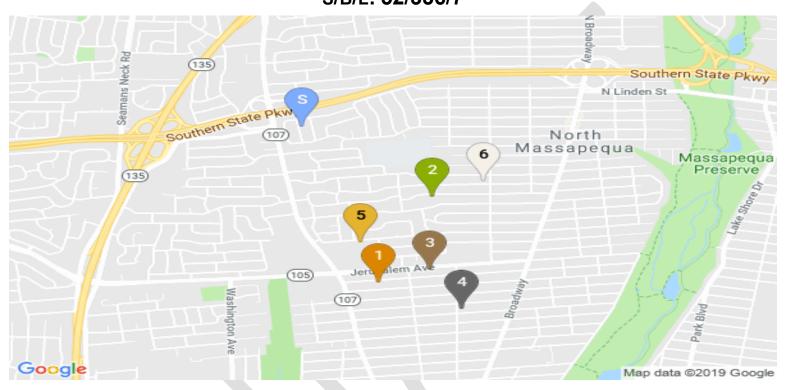
Nassau County Comparable Sales Report S/B/L: 52/336/7

Subject	Your property has been valued using mass appraisal techniques.	Image Not Found	Sale #2	Image Not Found
Property Address	16 DOVER AVE MASSAPEQUA,	94 HAMILTON AVE	258 NORTH HAWTHORNE ST	134 JERUSALEM AVE
. ,	NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	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 %
Adjusted Sales Price		\$538,700	\$608,815	\$467,481
				1
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject	valued using mass appraisal	Sale #4	Not	Sale #6
Subject Property Address	valued using mass appraisal	0.000	Not Found	Sale #6 231 NORTH OAK ST MASSAPEQUA, NY 11758
	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA,	666 FRANKLIN AVE	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA,	231 NORTH OAK ST
Property Address	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA, NY 11758	666 FRANKLIN AVE MASSAPEQUA, NY 11758	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA, NY 11758 OB-3018	666 FRANKLIN AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA, NY 11758 OB-3018	666 FRANKLIN AVE MASSAPEQUA, NY 11758 OB-3018 52143 31560	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA, NY 11758 OB-3018	666 FRANKLIN AVE MASSAPEQUA, NY 11758 OB-3018 52143 31560 July 9, 2018	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530 August 21, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA, NY 11758 OB-3018	666 FRANKLIN AVE MASSAPEQUA, NY 11758 OB-3018 52143 31560 July 9, 2018 \$575,000	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017 \$469,000	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530 August 21, 2018 \$691,161
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 16 DOVER AVE MASSAPEQUA, NY 11758 OB-3018	666 FRANKLIN AVE MASSAPEQUA, NY 11758 OB-3018 52143 31560 July 9, 2018 \$575,000 1	Not Found Sale #5 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017 \$469,000 1.11	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530 August 21, 2018 \$691,161 1

Nassau County Comparable Sales Report S/B/L: 52/336/7



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	