

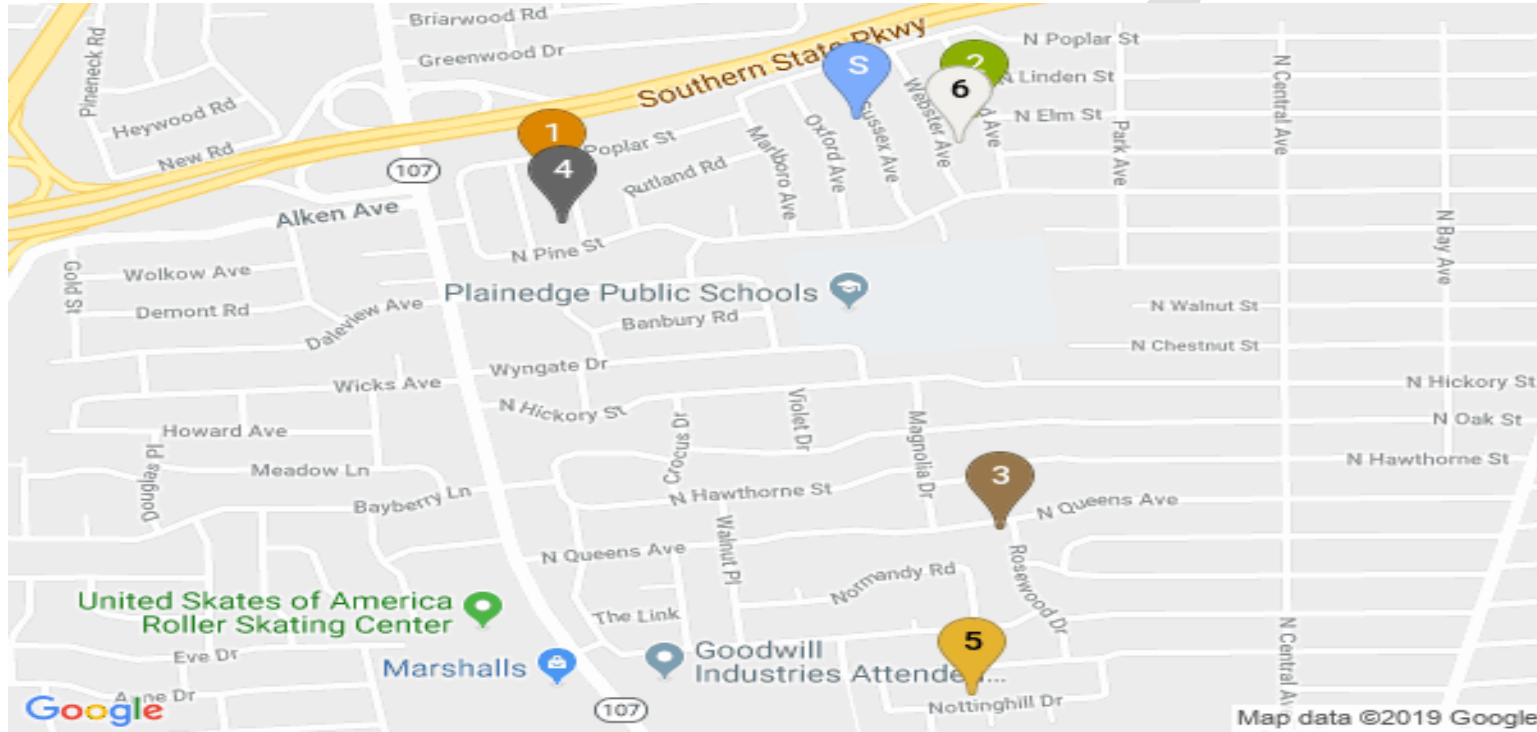
Nassau County Comparable Sales Report

S/B/L: 52/470/13

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	19 SUSSEX AVE MASSAPEQUA, NY 11758	11 GARDEN AVE MASSAPEQUA, NY 11758	13 WOOD AVE MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52470 00130	52336 00120	52472 00090	52478 00460
Sale Date		August 8, 2018	June 15, 2017	August 14, 2017
Sale Price		\$570,000	\$480,000	\$515,000
Time Adjustment Factor		1	1.09	1.07
Time Adjusted Sale Price		\$570,000	\$521,506	\$552,439
Total % Adjustment		-1.84 %	2.21 %	-1.67 %
Adjusted Sales Price		\$559,499	\$533,046	\$543,201
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	19 SUSSEX AVE MASSAPEQUA, NY 11758	3 GARDEN AVE MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	8 WEBSTER AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52470 00130	52336 00160	52521 00050	52472 00270
Sale Date		February 24, 2017	May 31, 2018	August 18, 2017
Sale Price		\$455,000	\$625,000	\$610,000
Time Adjustment Factor		1.11	1.01	1.07
Time Adjusted Sale Price		\$507,122	\$633,026	\$654,345
Total % Adjustment		-3.12 %	-3.14 %	-3.10 %
Adjusted Sales Price		\$491,294	\$613,132	\$634,038

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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: \$507,000

As of January 2, 2019