

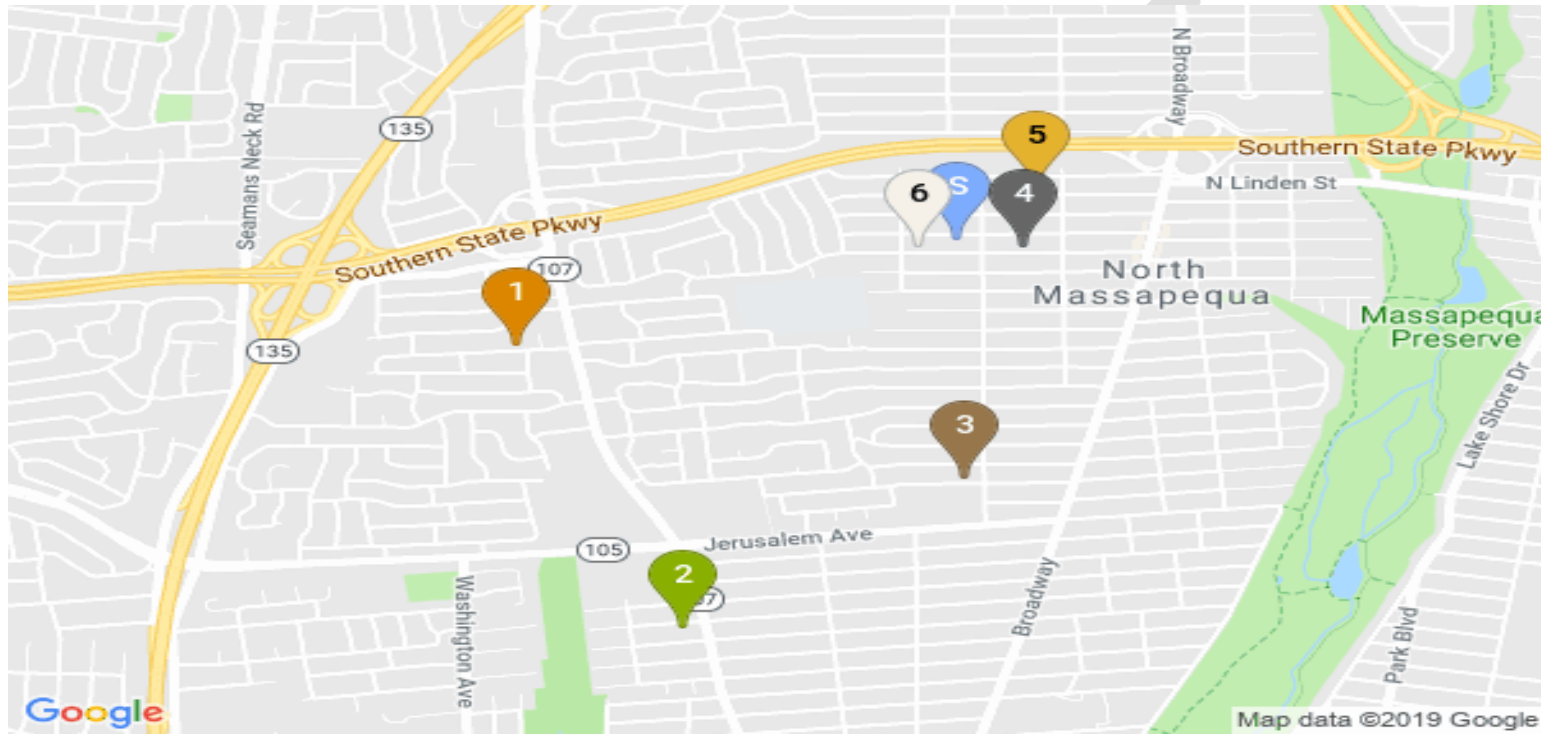
Nassau County Comparable Sales Report

S/B/L: 52/83/74

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	246 BEECH ST MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52083 00740	52418 00040	52138 00420	52120 00440
Sale Date		March 14, 2018	October 12, 2017	October 20, 2017
Sale Price		\$410,000	\$375,000	\$447,000
Time Adjustment Factor		1.03	1.06	1.06
Time Adjusted Sale Price		\$420,597	\$397,161	\$473,416
Total % Adjustment		-1.96 %	1.60 %	-5.46 %
Adjusted Sales Price		\$412,334	\$403,515	\$447,545
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	246 BEECH ST MASSAPEQUA, NY 11758	235 PINE ST MASSAPEQUA, NY 11758	303 NORTH LINDEN ST MASSAPEQUA, NY 11758	261 PINE ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52083 00740	52088 00660	52085 00230	52083 00600
Sale Date		October 10, 2017	October 21, 2016	June 12, 2018
Sale Price		\$895,000	\$399,999	\$460,000
Time Adjustment Factor		1.06	1.14	1.01
Time Adjusted Sale Price		\$947,892	\$455,944	\$462,944
Total % Adjustment		-5.43 %	-2.00 %	2.59 %
Adjusted Sales Price		\$896,460	\$446,809	\$474,931

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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