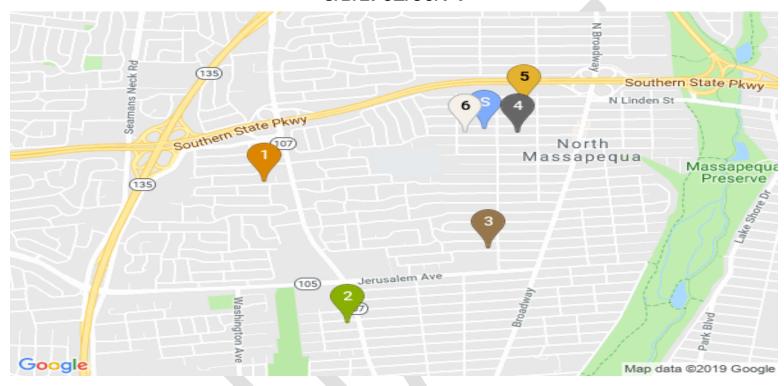
Nassau County Comparable Sales Report S/B/L: 52/83/74

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Image Not Found
Property Address	246 BEECH ST MASSAPEQUA,	4063 WICKS AVE SEAFORD, NY	58 NEW HAMPSHIRE AVE	235 NORTH RICHMOND AVE
	NY 11758	11783	MASSAPEQUA, NY 11758	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
Subject	Your property has been valued using mass appraisal techniques.	Image Not Found	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal techniques.	Not Found	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 303 NORTH LINDEN ST MASSAPEQUA, NY 11758	Sale #6 261 PINE ST MASSAPEQUA, NY 11758
-	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA,	Not Found Sale #4	303 NORTH LINDEN ST	261 PINE ST MASSAPEQUA, NY
Property Address	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA, NY 11758	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758	303 NORTH LINDEN ST MASSAPEQUA, NY 11758	261 PINE ST MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018	303 NORTH LINDEN ST MASSAPEQUA, NY 11758 OB-3018	261 PINE ST MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660	303 NORTH LINDEN ST MASSAPEQUA, NY 11758 OB-3018 52085 00230	261 PINE ST MASSAPEQUA, NY 11758 OB-3018 52083 00600
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660 October 10, 2017	303 NORTH LINDEN ST MASSAPEQUA, NY 11758 OB-3018 52085 00230 October 21, 2016	261 PINE ST MASSAPEQUA, NY 11758 OB-3018 52083 00600 June 12, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660 October 10, 2017 \$895,000	303 NORTH LINDEN ST MASSAPEQUA, NY 11758 OB-3018 52085 00230 October 21, 2016 \$399,999	261 PINE ST MASSAPEQUA, NY 11758 OB-3018 52083 00600 June 12, 2018 \$460,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 246 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660 October 10, 2017 \$895,000 1.06	303 NORTH LINDEN ST MASSAPEQUA, NY 11758 OB-3018 52085 00230 October 21, 2016 \$399,999 1.14	261 PINE ST MASSAPEQUA, NY 11758 OB-3018 52083 00600 June 12, 2018 \$460,000 1.01

Nassau County Comparable Sales Report S/B/L: 52/83/74



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	
				