

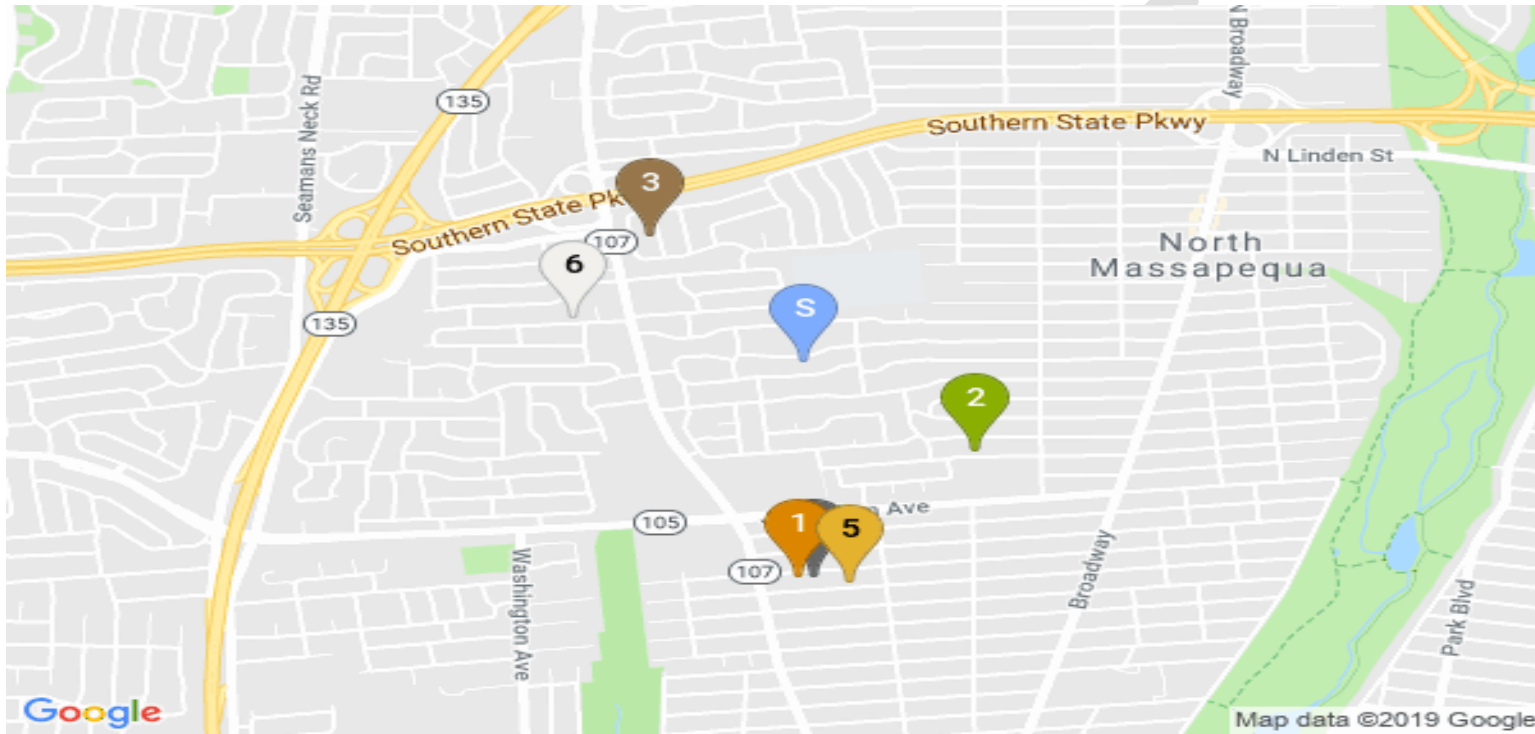
# Nassau County Comparable Sales Report

## S/B/L: 52/403/29

	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	532 OAK ST MASSAPEQUA, NY 11758	94 ONTARIO AVE MASSAPEQUA, NY 11758	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	11 DOVER AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52403 00290	52183 12000	52120 00660	52335 00060
Sale Date		March 16, 2017	February 27, 2017	March 24, 2016
Sale Price		\$404,000	\$495,000	\$467,000
Time Adjustment Factor		1.11	1.11	1.18
Time Adjusted Sale Price		\$447,416	\$551,704	\$550,692
Total % Adjustment		1.42 %	11.67 %	11.00 %
<b>Adjusted Sales Price</b>		<b>\$453,780</b>	<b>\$616,106</b>	<b>\$611,262</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	532 OAK ST MASSAPEQUA, NY 11758	98 ONTARIO AVE MASSAPEQUA, NY 11758	101 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52403 00290	52183 12020	52183 11930	52418 00040
Sale Date		February 24, 2017	October 25, 2016	March 14, 2018
Sale Price		\$430,000	\$522,000	\$410,000
Time Adjustment Factor		1.11	1.14	1.03
Time Adjusted Sale Price		\$479,258	\$595,009	\$420,597
Total % Adjustment		2.92 %	-0.63 %	15.87 %
<b>Adjusted Sales Price</b>		<b>\$493,268</b>	<b>\$591,254</b>	<b>\$487,360</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.

<b>Subject Market Value:</b> <u>          \$532,000          </u>	<b>As of</b> <u>          January 2, 2019          </u>
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