

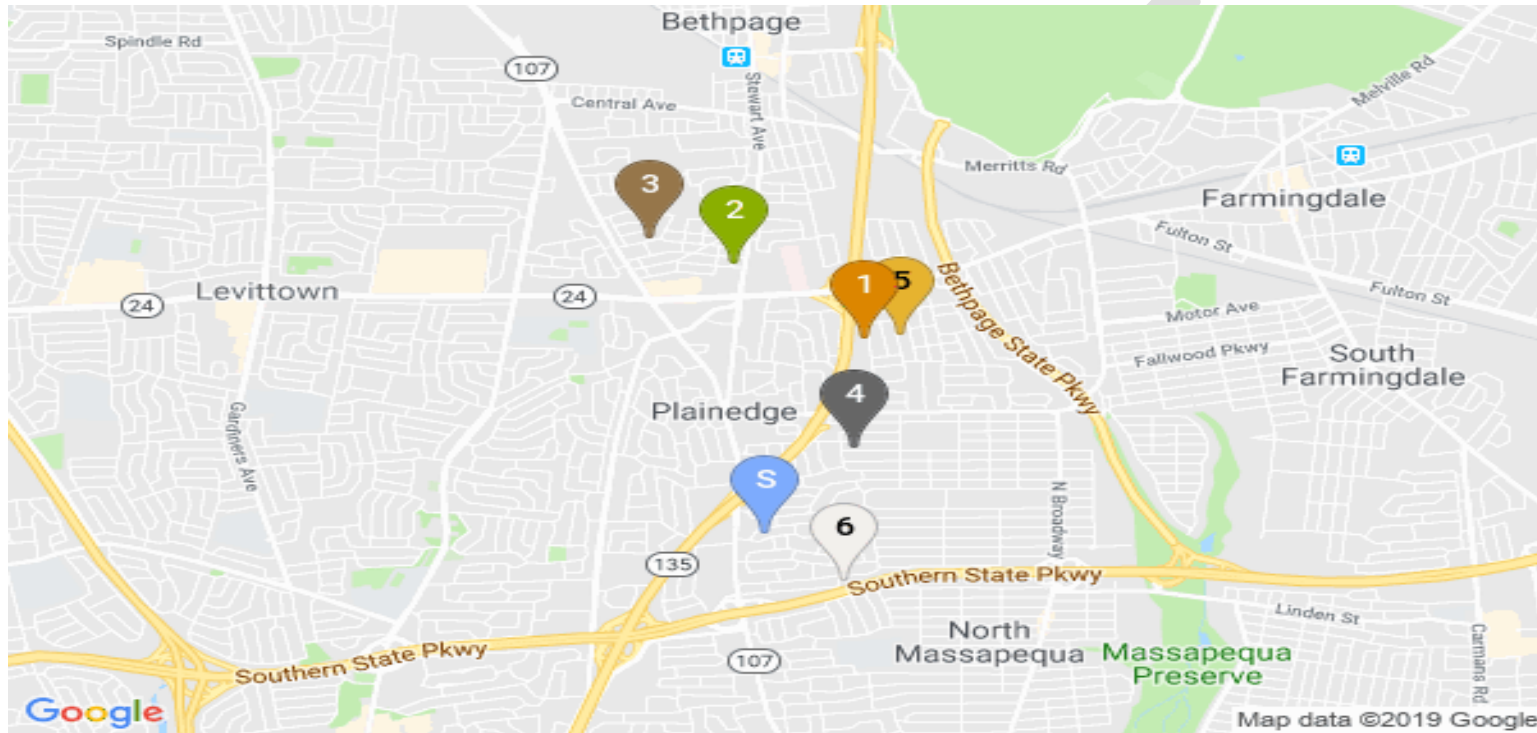
Nassau County Comparable Sales Report

S/B/L: 52/349/23

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Subject		Sale #1	Sale #2	Sale #3
Property Address	33 THORNE AVE MASSAPEQUA, NY 11758	42 WEST ZORANNE DR FARMINGDALE, NY 11735	32 WHALEY AVE BETHPAGE, NY 11714	21 MARTIN RD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52349 00230	49214 00210	46301 00210	46495 00210
Sale Date		April 27, 2017	June 1, 2018	July 25, 2017
Sale Price		\$390,000	\$365,000	\$480,000
Time Adjustment Factor		1.1	1.01	1.08
Time Adjusted Sale Price		\$429,165	\$367,336	\$518,190
Total % Adjustment		5.36 %	8.73 %	8.17 %
Adjusted Sales Price		\$452,164	\$399,389	\$560,538
<div style="background-color: #cccccc; padding: 20px; text-align: center; font-size: 24px; font-weight: bold;">Image Not Found</div>	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #4	Sale #5	Sale #6
Property Address	33 THORNE AVE MASSAPEQUA, NY 11758	367 IDAHO AVE MASSAPEQUA, NY 11758	140 ZORANNE DR FARMINGDALE, NY 11735	988 JONEL LN MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52349 00230	52045 00720	49156 00470	52454 00010
Sale Date		June 30, 2016	December 19, 2017	August 22, 2018
Sale Price		\$420,000	\$537,000	\$386,000
Time Adjustment Factor		1.16	1.05	1
Time Adjusted Sale Price		\$488,118	\$561,524	\$386,000
Total % Adjustment		-6.90 %	-1.17 %	-3.32 %
Adjusted Sales Price		\$454,456	\$554,947	\$373,170

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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: \$544,000

As of January 2, 2019