

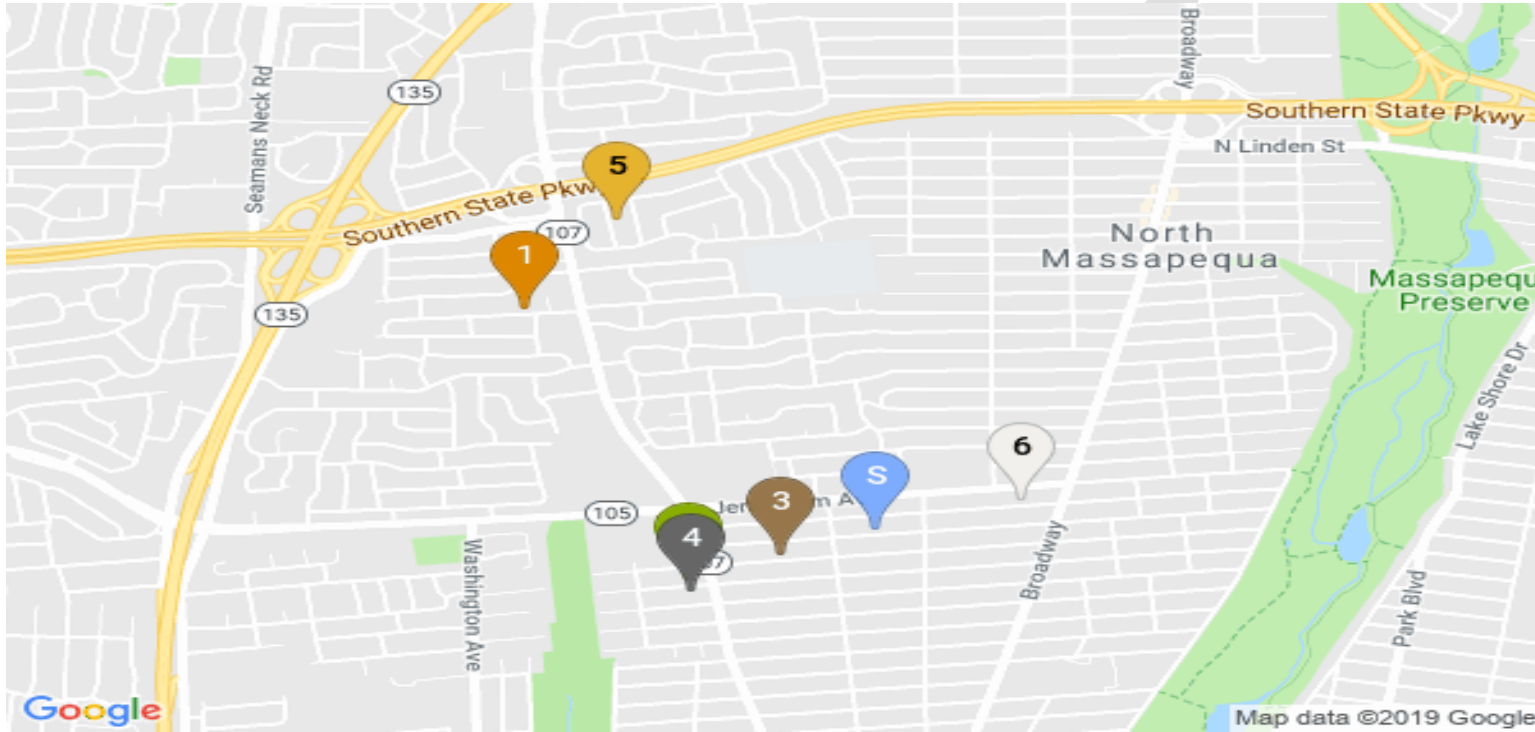
Nassau County Comparable Sales Report

S/B/L: 52/188/1689

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	133 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	97 ONTARIO AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52188 16890	52418 00040	52137 00220	52184 13100
Sale Date		March 14, 2018	December 19, 2016	June 25, 2015
Sale Price		\$410,000	\$490,000	\$363,500
Time Adjustment Factor		1.03	1.13	1.23
Time Adjusted Sale Price		\$420,597	\$553,144	\$446,411
Total % Adjustment		-1.81 %	-3.48 %	2.38 %
Adjusted Sales Price		\$412,977	\$533,906	\$457,036
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	133 TORONTO AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758	189 HAMILTON AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52188 16890	52138 00420	52336 00060	52288 36600
Sale Date		October 12, 2017	January 17, 2017	October 8, 2015
Sale Price		\$375,000	\$445,000	\$347,500
Time Adjustment Factor		1.06	1.12	1.21
Time Adjusted Sale Price		\$397,161	\$499,150	\$419,831
Total % Adjustment		1.73 %	0.48 %	-3.97 %
Adjusted Sales Price		\$404,026	\$501,567	\$403,174

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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: <u> \$447,000 </u>	As of <u> January 2, 2019 </u>
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