

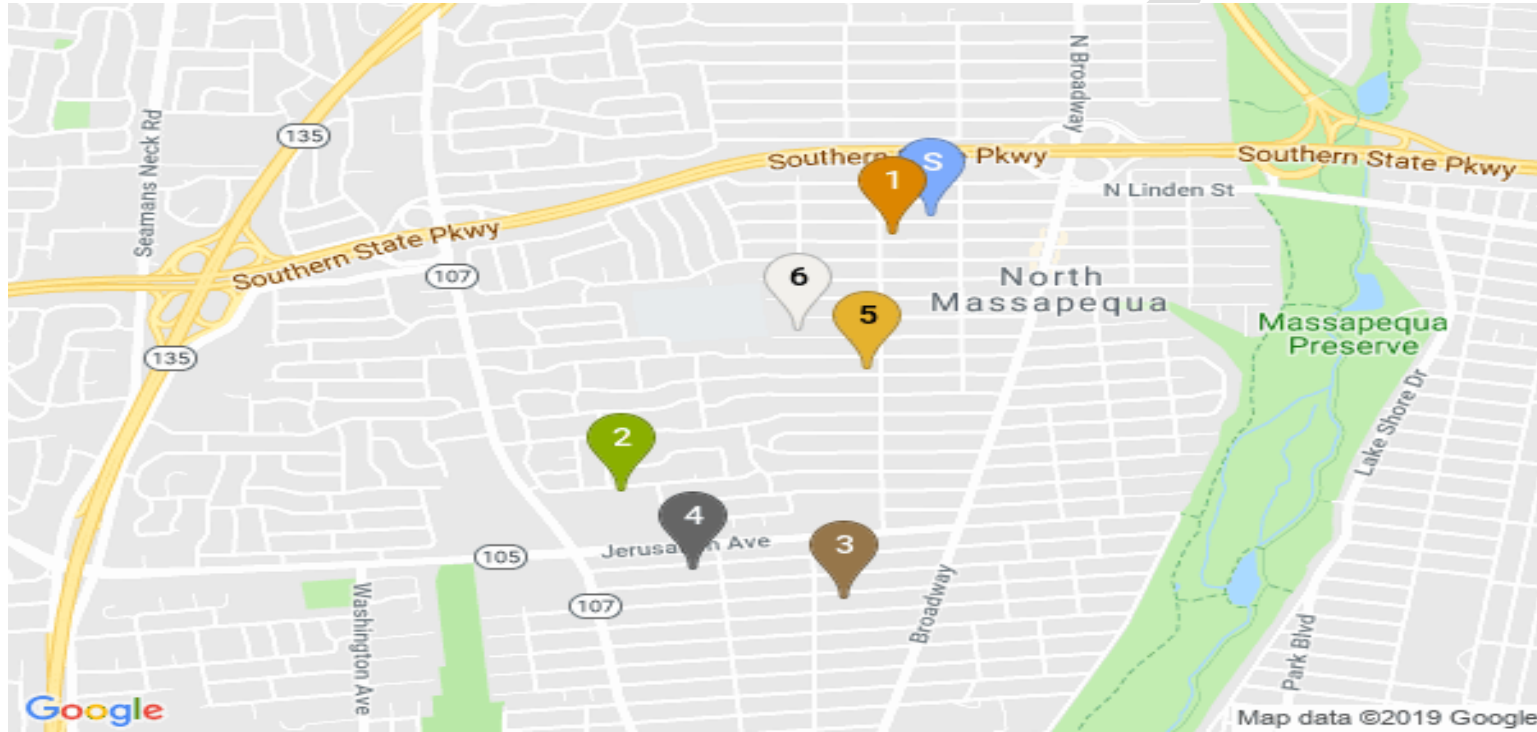
Nassau County Comparable Sales Report

S/B/L: 52/86/62

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	231 ELM ST MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758	148 ONTARIO AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52086 00620	52087 00580	52327 00140	52074 32680
Sale Date		May 18, 2018	February 10, 2017	February 6, 2017
Sale Price		\$340,000	\$469,000	\$470,000
Time Adjustment Factor		1.01	1.11	1.11
Time Adjusted Sale Price		\$344,366	\$522,725	\$523,840
Total % Adjustment		-0.94 %	4.21 %	-4.35 %
Adjusted Sales Price		\$341,140	\$544,712	\$501,031
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	231 ELM ST MASSAPEQUA, NY 11758	110 HAMILTON AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52086 00620	52185 13550	52105 00530	52223 00930
Sale Date		January 27, 2017	August 21, 2018	August 22, 2017
Sale Price		\$550,000	\$691,161	\$407,000
Time Adjustment Factor		1.12	1	1.07
Time Adjusted Sale Price		\$616,927	\$691,161	\$436,588
Total % Adjustment		-5.75 %	-5.01 %	5.10 %
Adjusted Sales Price		\$581,425	\$656,564	\$458,836

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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: \$521,000

As of January 2, 2019