

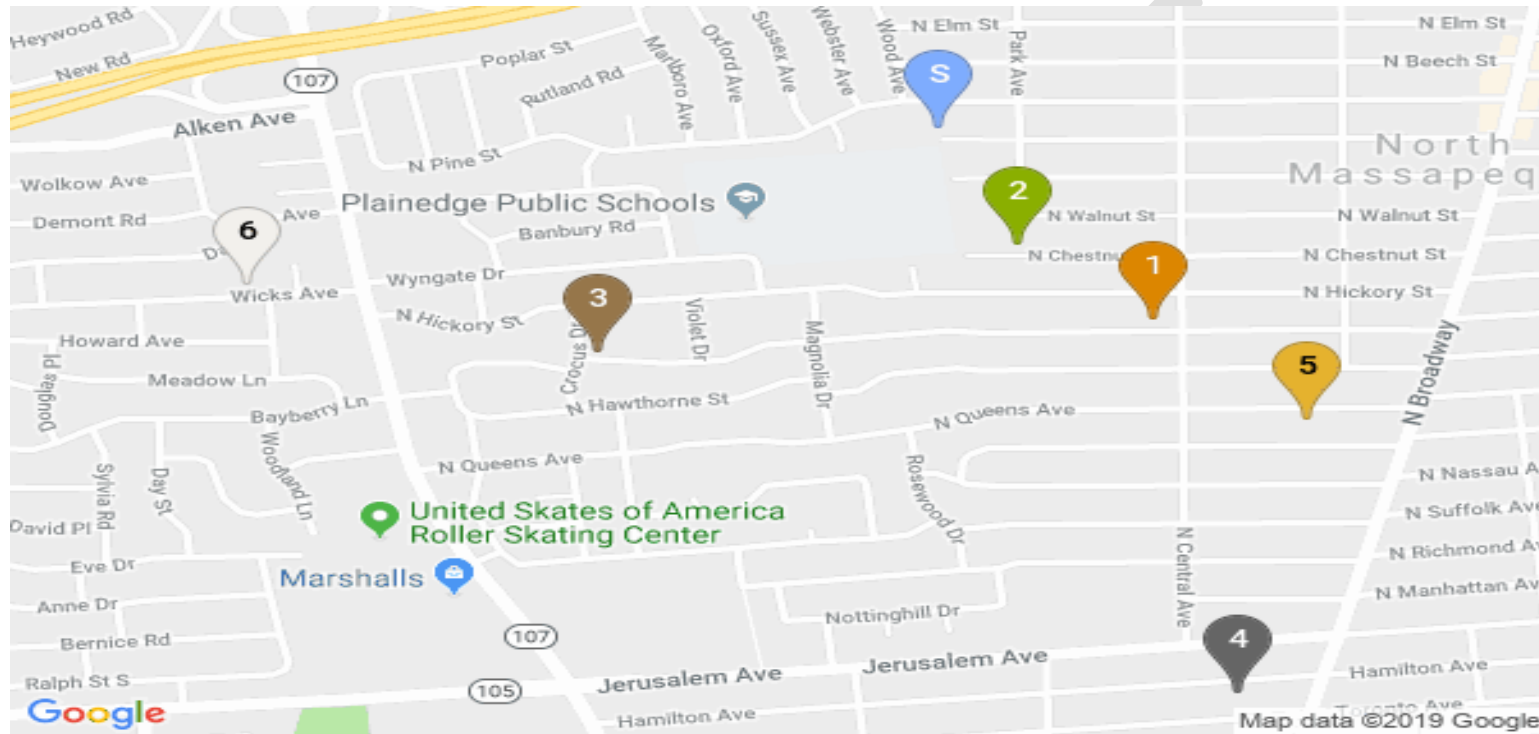
Nassau County Comparable Sales Report

S/B/L: 52/57/1

	Your property has been valued using mass appraisal techniques.		Comp Picture 2	
Subject		Sale #1	Sale #2	Sale #3
Property Address	273 CEDAR ST MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52057 00010	52105 00530	52223 00930	52337 00140
Sale Date		August 21, 2018	August 22, 2017	October 27, 2017
Sale Price		\$691,161	\$407,000	\$519,000
Time Adjustment Factor		1	1.07	1.06
Time Adjusted Sale Price		\$691,161	\$436,588	\$549,671
Total % Adjustment		-6.26 %	3.81 %	2.06 %
Adjusted Sales Price		\$647,922	\$453,213	\$560,970
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	273 CEDAR ST MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758	216 QUEENS AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52057 00010	52059 35080	52115 00260	52418 00040
Sale Date		September 11, 2018	February 24, 2017	March 14, 2018
Sale Price		\$412,000	\$455,000	\$410,000
Time Adjustment Factor		1	1.11	1.03
Time Adjusted Sale Price		\$412,000	\$507,122	\$420,597
Total % Adjustment		7.07 %	0.83 %	12.57 %
Adjusted Sales Price		\$441,141	\$511,305	\$473,464

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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: \$515,000

As of January 2, 2019