

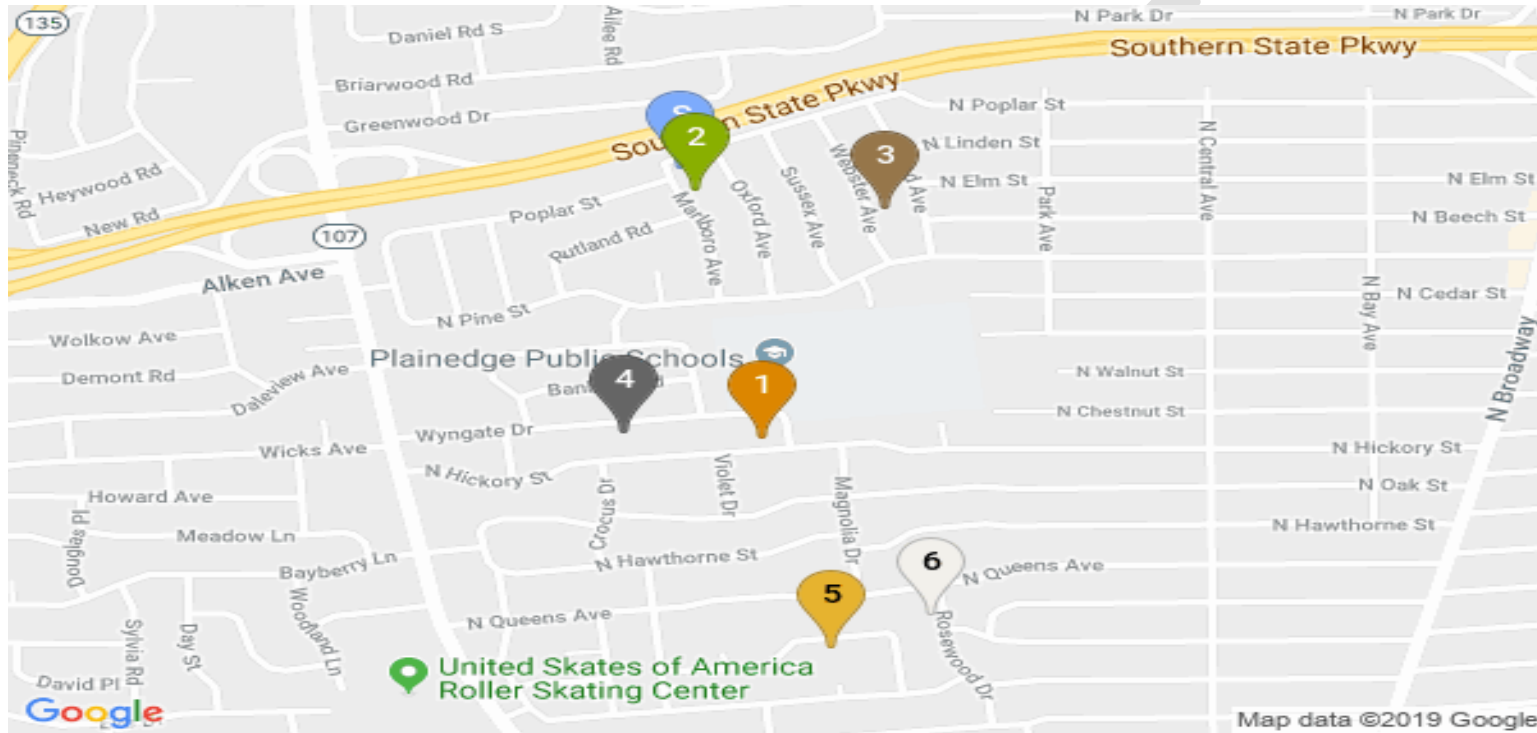
Nassau County Comparable Sales Report

S/B/L: 52/463/1

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2 SOUTH PARK DR MASSAPEQUA, NY 11758	329 NORTH HICKORY ST MASSAPEQUA, NY 11758	20 MARLBORO AVE MASSAPEQUA, NY 11758	8 WEBSTER AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52463 00010	52366 00210	52463 00030	52472 00270
Sale Date		April 9, 2018	June 20, 2018	August 18, 2017
Sale Price		\$545,000	\$550,000	\$610,000
Time Adjustment Factor		1.02	1.01	1.07
Time Adjusted Sale Price		\$555,531	\$553,520	\$654,345
Total % Adjustment		-0.34 %	4.13 %	4.74 %
Adjusted Sales Price		\$553,655	\$576,387	\$685,344
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	2 SOUTH PARK DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758	232 NORMANDY RD MASSAPEQUA, NY 11758	15 ROSEWOOD DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52463 00010	52366 00320	52329 00270	52478 00480
Sale Date		August 2, 2018	February 28, 2018	June 1, 2016
Sale Price		\$659,000	\$385,000	\$505,000
Time Adjustment Factor		1	1.03	1.16
Time Adjusted Sale Price		\$659,000	\$397,479	\$586,904
Total % Adjustment		-0.12 %	-3.44 %	-2.19 %
Adjusted Sales Price		\$658,216	\$383,821	\$574,062

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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:	\$548,000	As of	January 2, 2019
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