

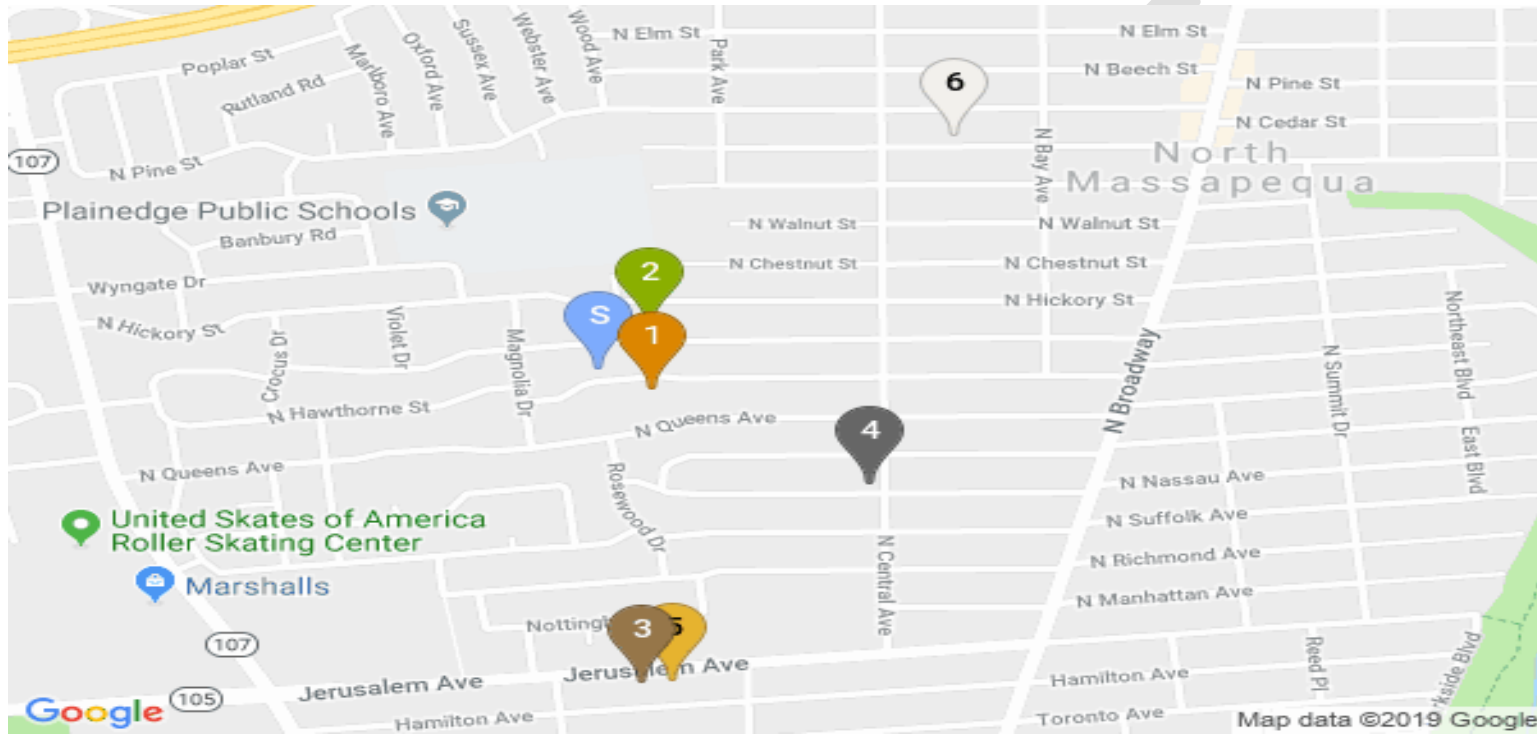
Nassau County Comparable Sales Report

S/B/L: 52/108/127

	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577	258 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	269 NORTH OAK ST MASSAPEQUA, NY 11758	134 JERUSALEM AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 01270	52111 02330	52105 01200	52187 16560
Sale Date		October 26, 2017	May 1, 2015	March 9, 2017
Sale Price		\$650,000	\$535,000	\$425,000
Time Adjustment Factor		1.06	1.23	1.11
Time Adjusted Sale Price		\$688,413	\$658,230	\$470,673
Total % Adjustment		-2.99 %	-2.07 %	8.07 %
Adjusted Sales Price		\$667,810	\$644,576	\$508,678
	Your property has been valued using mass appraisal techniques.	Image Not Found		Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577	245 NORTH NASSAU AVE MASSAPEQUA, NY 11758	138 JERUSALEM AVE MASSAPEQUA, NY 11758	227 NO CEDAR ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 01270	52116 01720	52187 16510	52094 00170
Sale Date		November 20, 2017	November 10, 2017	February 17, 2016
Sale Price		\$547,000	\$468,000	\$537,000
Time Adjustment Factor		1.05	1.05	1.18
Time Adjusted Sale Price		\$575,642	\$492,505	\$636,314
Total % Adjustment		-2.14 %	13.91 %	2.53 %
Adjusted Sales Price		\$563,333	\$561,003	\$652,404

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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: \$624,000

As of January 2, 2019