

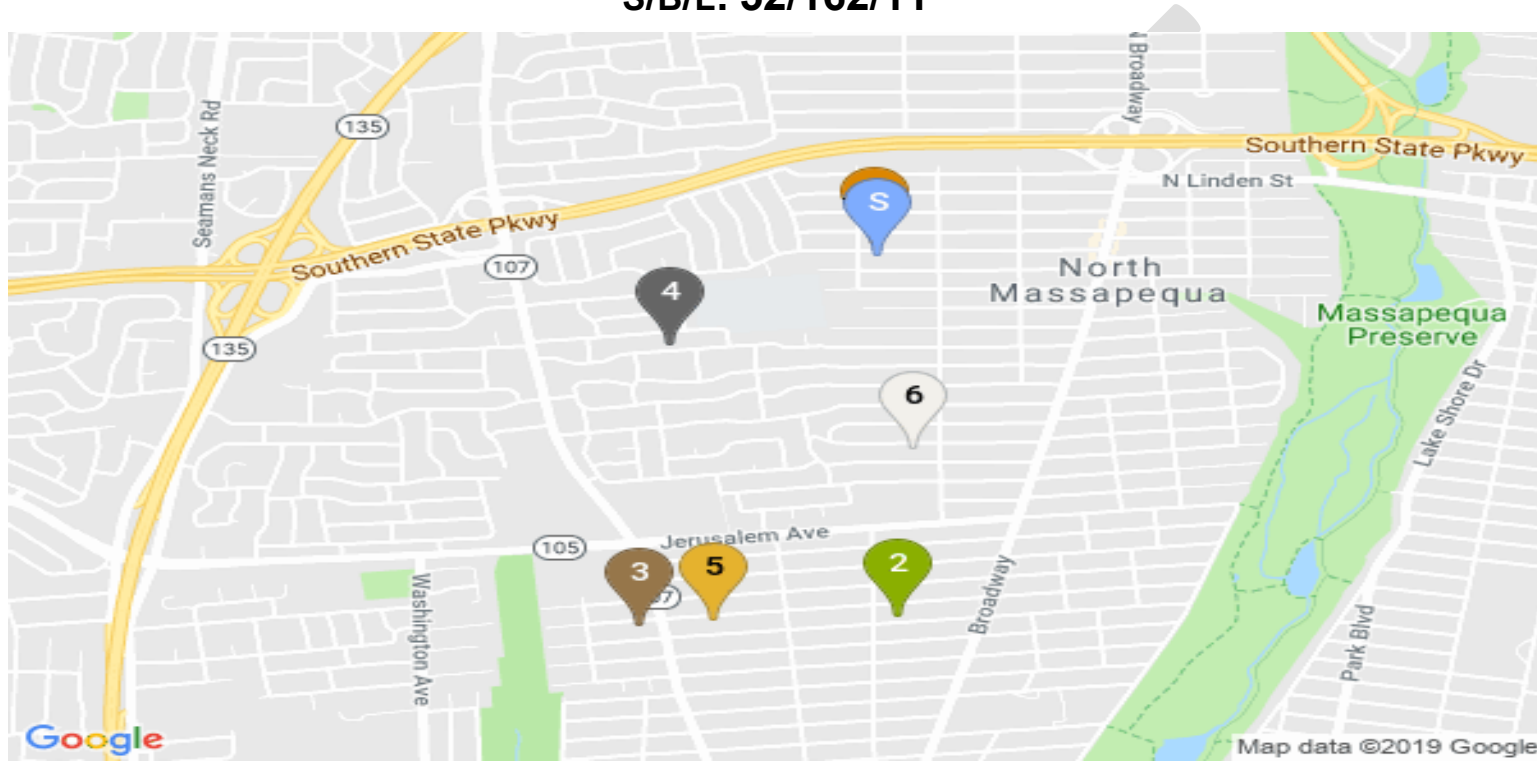
# Nassau County Comparable Sales Report

## S/B/L: 52/162/11

|  |  |   |   |  |
|--|--|---|---|--|
|   | Your property has been valued using mass appraisal techniques. |   |  |   |
| <b>Subject</b>   |  | <b>Sale #1</b>  | <b>Sale #2</b>  | <b>Sale #3</b>   |
| Property Address   | 258 NORTH PINE ST<br>MASSAPEQUA, NY 11758                      | 261 PINE ST MASSAPEQUA, NY<br>11758   | 147 RHODE ISLAND AVE<br>MASSAPEQUA, NY 11758  | 58 NEW HAMPSHIRE AVE<br>MASSAPEQUA, NY 11758   |
| Town/School Dist/Village   | OB-3018  | OB-3018   | OB-3018   | OB-3018  |
| Account Number   | 52162 00110  | 52083 00600   | 52143 32450   | 52138 00420  |
| Sale Date  |  | June 12, 2018   | December 27, 2017   | October 12, 2017   |
| Sale Price   |  | \$460,000   | \$485,000   | \$375,000  |
| Time Adjustment Factor   |  | 1.01  | 1.05  | 1.06   |
| Time Adjusted Sale Price   |  | \$462,944   | \$507,149   | \$397,161  |
| Total % Adjustment   |  | 2.58 %  | -4.82 %   | 1.68 %   |
| <b>Adjusted Sales Price</b>  |  | <b>\$474,901</b>  | <b>\$482,721</b>  | <b>\$403,842</b>   |
|  | Your property has been valued using mass appraisal techniques. |  | <b>Image<br/>Not<br/>Found</b>  |  |
| <b>Subject</b>   |  | <b>Sale #4</b>  | <b>Sale #5</b>  | <b>Sale #6</b>   |
| Property Address   | 258 NORTH PINE ST<br>MASSAPEQUA, NY 11758                      | 343 NORTH HICKORY ST<br>MASSAPEQUA, NY 11758  | 98 NEW HAMPSHIRE AVE<br>MASSAPEQUA, NY 11758  | 248 NASSAU AVE MASSAPEQUA,<br>NY 11758   |
| Town/School Dist/Village   | OB-3018  | OB-3018   | OB-3018   | OB-3018  |
| Account Number   | 52162 00110  | 52366 00140   | 52182 09960   | 52118 00250  |
| Sale Date  |  | March 2, 2017   | April 17, 2017  | January 30, 2017   |
| Sale Price   |  | \$420,000   | \$480,000   | \$475,000  |
| Time Adjustment Factor   |  | 1.11  | 1.1   | 1.12   |
| Time Adjusted Sale Price   |  | \$465,135   | \$528,203   | \$532,801  |
| Total % Adjustment   |  | 4.17 %  | -4.75 %   | -8.17 %  |
| <b>Adjusted Sales Price</b>  |  | <b>\$484,552</b>  | <b>\$503,104</b>  | <b>\$489,274</b>   |

# Nassau County Comparable Sales Report

S/B/L: 52/162/11



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.

|   |   |
|---|---|
| <b>Subject Market Value:</b> <u>          \$447,000          </u> | <b>As of</b> <u>          January 2, 2019          </u> |
|---|---|