

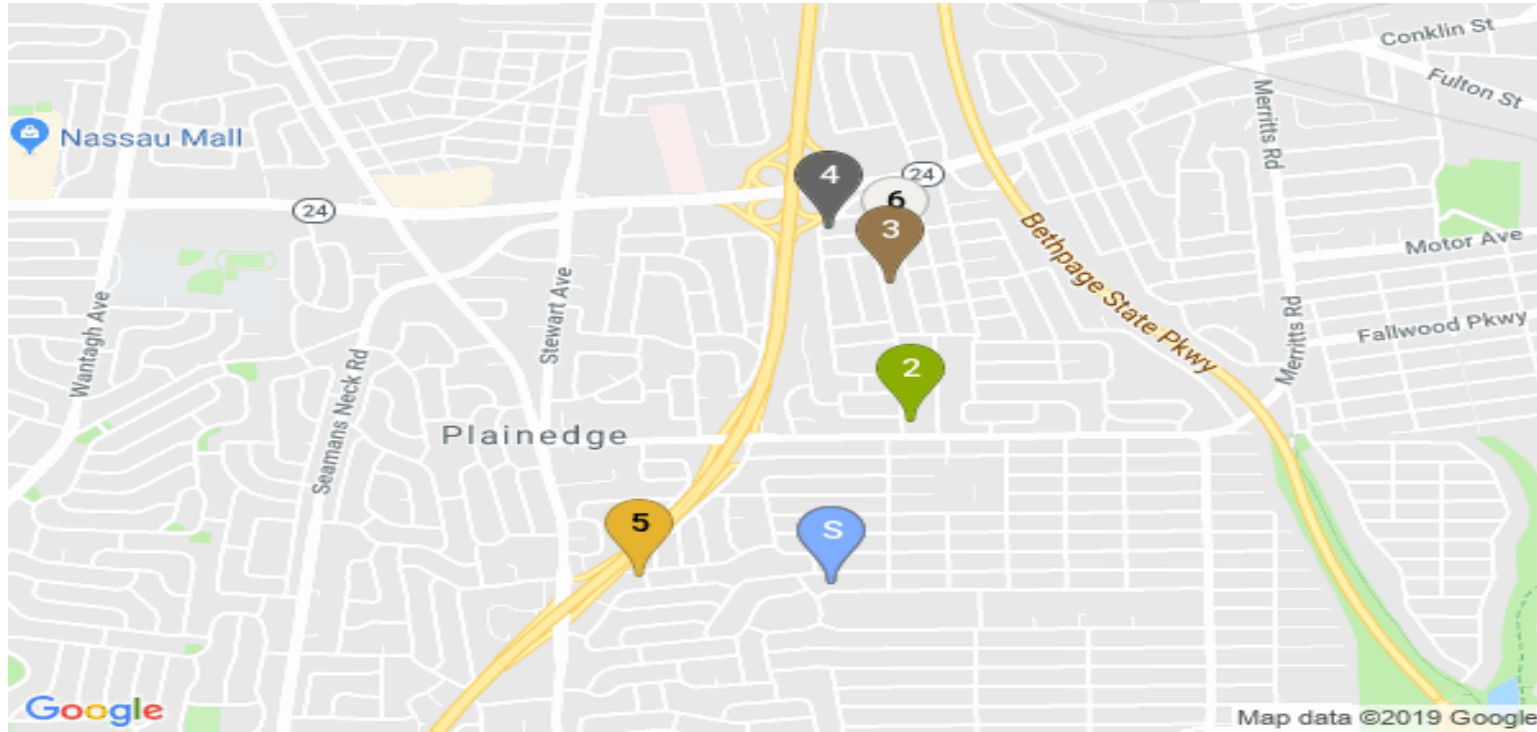
# Nassau County Comparable Sales Report

## S/B/L: 52/41/52

	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	347 MICHIGAN AVE MASSAPEQUA, NY 11758	347 MICHIGAN AVE MASSAPEQUA, NY 11758	6 MARLON AVE BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52041 00520	52041 00520	49212 00030	49156 00470
Sale Date		May 17, 2018	July 28, 2017	December 19, 2017
Sale Price		\$639,000	\$543,000	\$537,000
Time Adjustment Factor		1.01	1.08	1.05
Time Adjusted Sale Price		\$647,205	\$586,202	\$561,524
Total % Adjustment		-1.49 %	-2.78 %	-2.99 %
<b>Adjusted Sales Price</b>		<b>\$637,575</b>	<b>\$569,914</b>	<b>\$544,728</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	347 MICHIGAN AVE MASSAPEQUA, NY 11758	17 ZORANNE DR FARMINGDALE, NY 11735	1 DIANE DR MASSAPEQUA, NY 11758	30 CEDAR DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52041 00520	49215 00160	52390 00130	49156 00970
Sale Date		September 17, 2018	August 5, 2016	June 15, 2018
Sale Price		\$520,000	\$484,000	\$465,000
Time Adjustment Factor		1	1.15	1.01
Time Adjusted Sale Price		\$520,000	\$557,069	\$467,976
Total % Adjustment		-0.74 %	2.93 %	6.91 %
<b>Adjusted Sales Price</b>		<b>\$516,146</b>	<b>\$573,375</b>	<b>\$500,314</b>

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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.

<b>Subject Market Value:</b> <u>          \$535,000          </u> <b>As of</b> <u>          January 2, 2019          </u>
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