

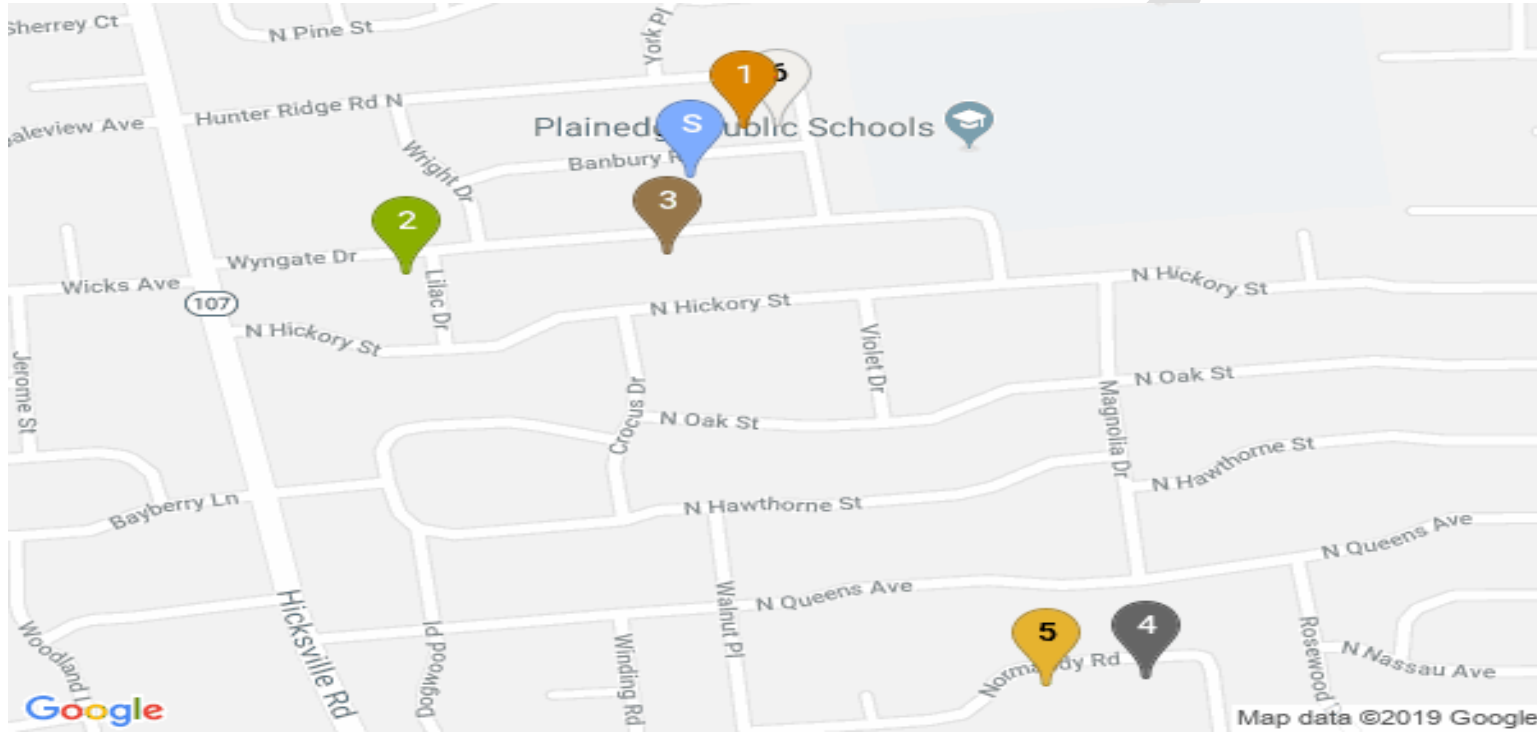
# Nassau County Comparable Sales Report

## S/B/L: 52/508/7

	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	314 BANBURY RD MASSAPEQUA, NY 11758	321 BANBURY RD MASSAPEQUA, NY 11758	210 WYNGATE DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52508 00070	52507 00140	52365 00080	52366 00320
Sale Date		August 15, 2014	December 28, 2017	August 2, 2018
Sale Price		\$390,000	\$575,000	\$659,000
Time Adjustment Factor		1.25	1.05	1
Time Adjusted Sale Price		\$487,793	\$601,260	\$659,000
Total % Adjustment		-0.29 %	-1.23 %	4.45 %
<b>Adjusted Sales Price</b>		<b>\$486,383</b>	<b>\$593,836</b>	<b>\$688,355</b>
	Your property has been valued using mass appraisal techniques.			Image Not Found
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	314 BANBURY RD MASSAPEQUA, NY 11758	228 NORMANDY RD MASSAPEQUA, NY 11758	234 NORMANDY RD MASSAPEQUA, NY 11758	323 BANBURY RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52508 00070	52329 00250	52329 00280	52507 00130
Sale Date		March 30, 2017	June 13, 2018	May 3, 2017
Sale Price		\$533,000	\$585,000	\$490,000
Time Adjustment Factor		1.11	1.01	1.09
Time Adjusted Sale Price		\$590,279	\$588,744	\$535,778
Total % Adjustment		-8.30 %	-3.77 %	6.54 %
<b>Adjusted Sales Price</b>		<b>\$541,260</b>	<b>\$566,557</b>	<b>\$570,804</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.

**Subject Market Value:**           \$575,000          

**As of**                           January 2, 2019