

# Nassau County Comparable Sales Report

## S/B/L: 48/354/541

<div>Image Not Found</div>	<p>Your property has been valued using mass appraisal techniques.</p>		<div>Image Not Found</div>	
Subject		Sale #1	Sale #2	Sale #3
Property Address	470 OAKDALE AVE MASSAPEQUA PARK, NY 11762	232 GREENWICH AVE MASSAPEQUA PARK, NY 11762	470 OAKDALE AVE MASSAPEQUA PARK, NY 11762	72 LINDBERG ST MASSAPEQUA PARK, NY 11762
Town/School Dist/Village	OB-3022-MP	OB-3022-MP	OB-3022-MP	OB-3023-MP
Account Number	48354 05410	48380 01700	48354 05410	48409 27450
Sale Date		August 11, 2016	March 21, 2017	May 2, 2018
Sale Price		\$474,250	\$515,000	\$550,000
Time Adjustment Factor		1.07	1.03	1
Time Adjusted Sale Price		\$507,663	\$531,390	\$552,158
Total % Adjustment		4.70 %	-5.77 %	1.47 %
<b>Adjusted Sales Price</b>		<b>\$531,504</b>	<b>\$500,746</b>	<b>\$560,277</b>
<div>Image Not Found</div>	<p>Your property has been valued using mass appraisal techniques.</p>			<div>Image Not Found</div>
Subject		Sale #4	Sale #5	Sale #6
Property Address	470 OAKDALE AVE MASSAPEQUA PARK, NY 11762	80 SECOND AVE MASSAPEQUA PARK, NY 11762	208 LINDEN ST MASSAPEQUA PARK, NY 11762	15 WEST ST MASSAPEQUA PARK, NY 11762
Town/School Dist/Village	OB-3022-MP	OB-3023-MP	OB-3022-MP	OB-3022-MP
Account Number	48354 05410	48227 00570	48350 00780	48329 06340
Sale Date		November 22, 2017	August 21, 2017	June 30, 2017
Sale Price		\$599,000	\$455,000	\$360,000
Time Adjustment Factor		1.02	1.02	1.03
Time Adjusted Sale Price		\$608,457	\$464,907	\$369,282
Total % Adjustment		-13.22 %	15.52 %	20.76 %
<b>Adjusted Sales Price</b>		<b>\$528,018</b>	<b>\$537,078</b>	<b>\$445,930</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>	<b>\$539,000</b>	<b>As of</b>	<b>January 2, 2019</b>
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