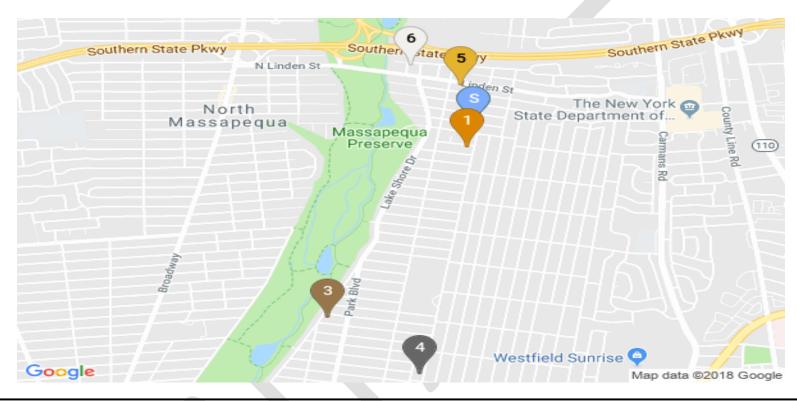
## Nassau County Comparable Sales Report S/B/L: 48/354/541

Image Not Found	Your property has been valued using mass appraisal techniques.	8/3/T0- Sale #1	Image Not Found	Sale #3
Property Address	470 OAKDALE AVE	232 GREENWICH AVE	470 OAKDALE AVE MASSAPEQUA	72 LINDBERG ST MASSAPEQUA
	MASSAPEQUA PARK, NY 11762	MASSAPEQUA PARK, NY 11762	PARK, NY 11762	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 %
Adjusted Sales Price		\$531,504	\$500,746	\$560,277
_				
Image Not Found	Your property has been valued using mass appraisal techniques.			Image Not Found
Not	valued using mass appraisal	Sale #4	Sale #5	Not
Not Found	valued using mass appraisal	Sale #4  80 SECOND AVE MASSAPEQUA PARK, NY 11762	Sale #5  208 LINDEN ST MASSAPEQUA PARK, NY 11762	Not Found
Not Found Subject	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY	80 SECOND AVE MASSAPEQUA	208 LINDEN ST MASSAPEQUA	Not Found Sale #6  15 WEST ST MASSAPEQUA PARK,
Not Found Subject Property Address	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY 11762	80 SECOND AVE MASSAPEQUA PARK, NY 11762	208 LINDEN ST MASSAPEQUA PARK, NY 11762	Not Found Sale #6  15 WEST ST MASSAPEQUA PARK, NY 11762
Not Found Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY 11762  OB-3022-MP	80 SECOND AVE MASSAPEQUA PARK, NY 11762 OB-3023-MP	208 LINDEN ST MASSAPEQUA PARK, NY 11762 OB-3022-MP	Not Found Sale #6  15 WEST ST MASSAPEQUA PARK, NY 11762  OB-3022-MP
Not Found Subject Property Address  Town/School Dist/Village Account Number	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY 11762  OB-3022-MP	80 SECOND AVE MASSAPEQUA PARK, NY 11762 OB-3023-MP 48227 00570	208 LINDEN ST MASSAPEQUA PARK, NY 11762 OB-3022-MP 48350 00780	Not Found Sale #6 15 WEST ST MASSAPEQUA PARK, NY 11762 OB-3022-MP 48329 06340
Not Found Subject Property Address  Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY 11762  OB-3022-MP	80 SECOND AVE MASSAPEQUA PARK, NY 11762 OB-3023-MP 48227 00570 November 22, 2017	208 LINDEN ST MASSAPEQUA PARK, NY 11762 OB-3022-MP 48350 00780 August 21, 2017	Not Found Sale #6 15 WEST ST MASSAPEQUA PARK, NY 11762 OB-3022-MP 48329 06340 June 30, 2017
Not Found Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY 11762  OB-3022-MP	80 SECOND AVE MASSAPEQUA PARK, NY 11762 OB-3023-MP 48227 00570 November 22, 2017 \$599,000	208 LINDEN ST MASSAPEQUA PARK, NY 11762  OB-3022-MP 48350 00780 August 21, 2017 \$455,000	Not Found Sale #6 15 WEST ST MASSAPEQUA PARK, NY 11762 OB-3022-MP 48329 06340 June 30, 2017 \$360,000
Not Found Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  470 OAKDALE AVE MASSAPEQUA PARK, NY 11762  OB-3022-MP	80 SECOND AVE MASSAPEQUA PARK, NY 11762 OB-3023-MP 48227 00570 November 22, 2017 \$599,000 1.02	208 LINDEN ST MASSAPEQUA PARK, NY 11762  OB-3022-MP 48350 00780 August 21, 2017 \$455,000 1.02	Not Found Sale #6 15 WEST ST MASSAPEQUA PARK, NY 11762 OB-3022-MP 48329 06340 June 30, 2017 \$360,000 1.03

## Nassau County Comparable Sales Report S/B/L: 48/354/541



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 V	/alue: \$539,000	As of	January 2, 2019	
		<del></del>		