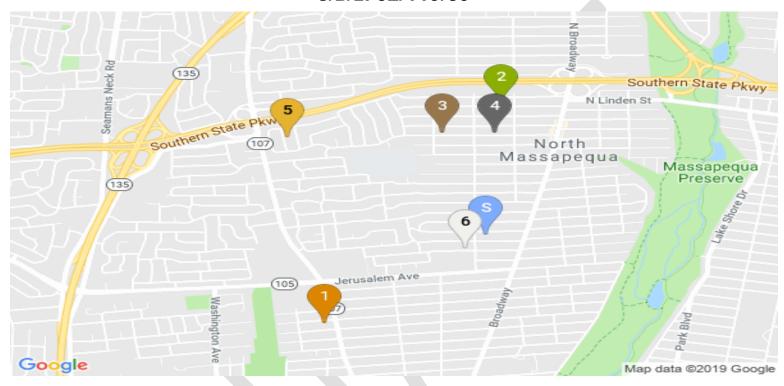
Nassau County Comparable Sales Report S/B/L: 52/119/89

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	222 NASSAU AVE	58 NEW HAMPSHIRE AVE	303 NORTH LINDEN ST	261 PINE ST MASSAPEQUA, NY
	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52119 00890	52138 00420	52085 00230	52083 00600
Sale Date		October 12, 2017	October 21, 2016	June 12, 2018
Sale Price		\$375,000	\$399,999	\$460,000
Time Adjustment Factor		1.06	1.14	1.01
Time Adjusted Sale Price		\$397,161	\$455,944	\$462,944
Total % Adjustment		0.15 %	-3.41 %	1.12 %
Adjusted Sales Price		\$397,776	\$440,391	\$468,132
	Your property has been valued using mass appraisal techniques.	Image Not Found		Image Not Found
Subject	valued using mass appraisal	Not	Sale #5	Not
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 14 DOVER AVE MASSAPEQUA, NY 11758	Not Found
	valued using mass appraisal techniques. 222 NASSAU AVE	Not Found Sale #4	14 DOVER AVE MASSAPEQUA,	Not Found Sale #6
Property Address	valued using mass appraisal techniques. 222 NASSAU AVE MASSAPEQUA, NY 11758	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758	Not Found Sale #6 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 222 NASSAU AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #6 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 222 NASSAU AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060	Not Found Sale #6 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 222 NASSAU AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660 October 10, 2017	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060 January 17, 2017 \$445,000 1.12	Not Found Sale #6 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440 October 20, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 222 NASSAU AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660 October 10, 2017 \$895,000	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060 January 17, 2017 \$445,000	Not Found Sale #6 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440 October 20, 2017 \$447,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 222 NASSAU AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 235 PINE ST MASSAPEQUA, NY 11758 OB-3018 52088 00660 October 10, 2017 \$895,000 1.06	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060 January 17, 2017 \$445,000 1.12	Not Found Sale #6 235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00440 October 20, 2017 \$447,000 1.06

Nassau County Comparable Sales Report S/B/L: 52/119/89



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:	\$440,000	As of	January 2, 2019
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