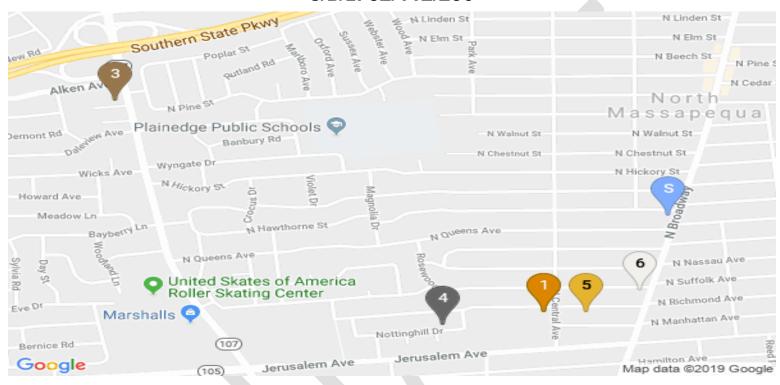
## Nassau County Comparable Sales Report S/B/L: 52/112/230

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	200 NORTH HAWTHORNE ST	232 NORTH RICHMOND AVE	232 NORTH RICHMOND AVE	4089 SHERREY CT SEAFORD, NY
. ,	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52112 02300	52122 00320	52122 00320	52476 00270
Sale Date		November 13, 2015	June 21, 2013	May 17, 2017
Sale Price		\$485,000	\$447,000	\$520,000
Time Adjustment Factor		1.2	1.32	1.09
Time Adjusted Sale Price		\$583,117	\$590,234	\$568,580
Total % Adjustment		-4.23 %	-4.35 %	-3.45 %
Adjusted Sales Price		\$558,439	\$564,552	\$548,974
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject	valued using mass appraisal	Not	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 218 RICHMOND AVE MASSAPEQUA, NY 11758	
-	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST	Not Found Sale #4 25 NOTTINGHILL DR	218 RICHMOND AVE	Sale #6  202 NORTH SUFFOLK AVE
Property Address	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	Not Found Sale #4 25 NOTTINGHILL DR MASSAPEQUA, NY 11758	218 RICHMOND AVE MASSAPEQUA, NY 11758	Sale #6  202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758  OB-3018	Not Found Sale #4 25 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018	218 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	Sale #6  202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758  OB-3018
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758  OB-3018	Not Found Sale #4 25 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00110	218 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52305 00110	Sale #6  202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758  OB-3018 52121 00870
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758  OB-3018	Not Found Sale #4 25 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00110 November 10, 2016	218 RICHMOND AVE MASSAPEQUA, NY 11758  OB-3018  52305 00110  October 13, 2016	Sale #6  202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758  OB-3018 52121 00870 April 11, 2017
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758  OB-3018	Not Found Sale #4 25 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00110 November 10, 2016 \$455,000	218 RICHMOND AVE MASSAPEQUA, NY 11758  OB-3018  52305 00110  October 13, 2016  \$456,000	Sale #6  202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758  OB-3018 52121 00870  April 11, 2017 \$420,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758  OB-3018	Not Found Sale #4 25 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00110 November 10, 2016 \$455,000 1.13	218 RICHMOND AVE MASSAPEQUA, NY 11758  OB-3018  52305 00110  October 13, 2016  \$456,000  1.14	Sale #6  202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758  OB-3018  52121 00870  April 11, 2017  \$420,000  1.1

## Nassau County Comparable Sales Report S/B/L: 52/112/230



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: \$522,000 As of January 2, 2019