

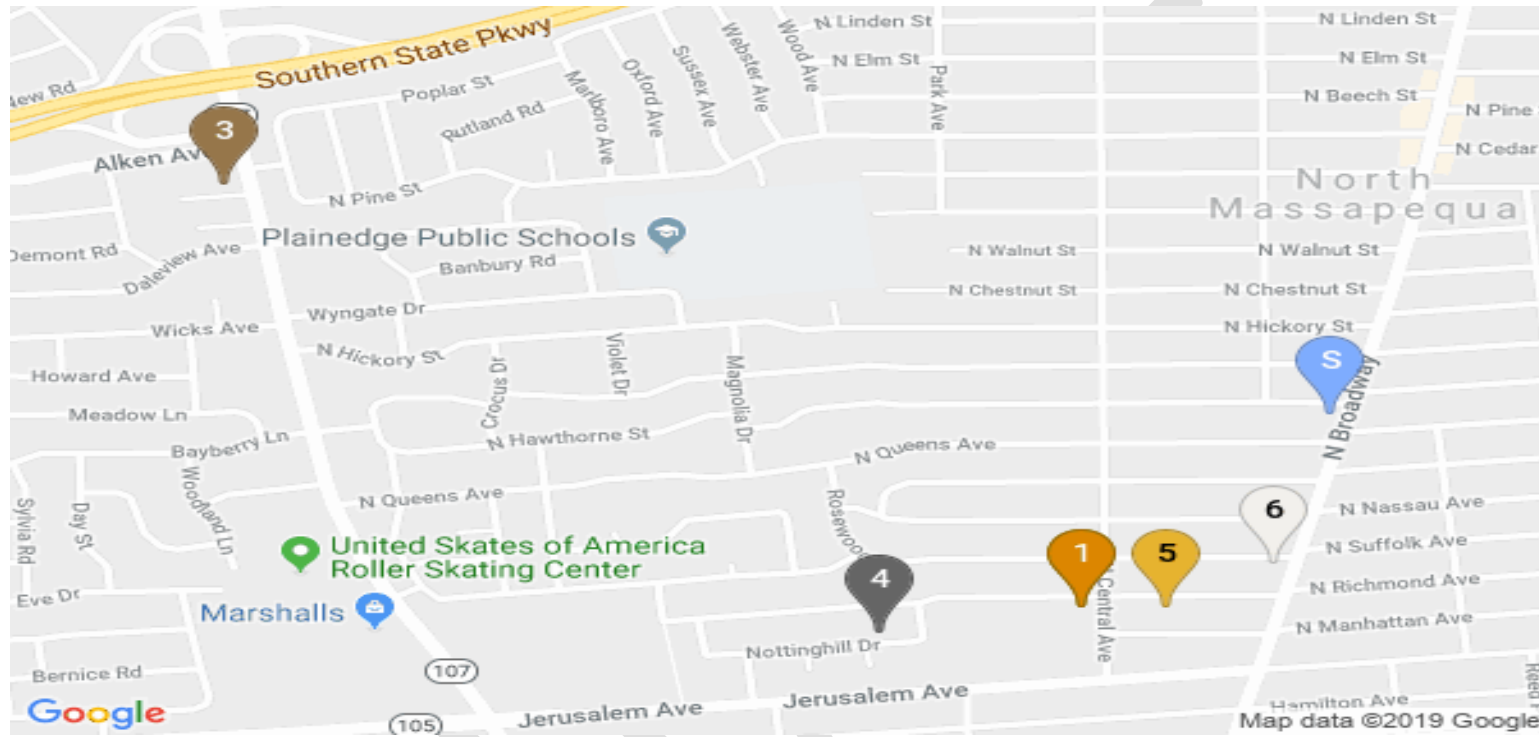
Nassau County Comparable Sales Report

S/B/L: 52/112/230

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	232 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	4089 SHERREY CT SEAFORD, NY 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.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	200 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	25 NOTTINGHILL DR MASSAPEQUA, NY 11758	218 RICHMOND AVE MASSAPEQUA, NY 11758	202 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52112 02300	52521 00110	52305 00110	52121 00870
Sale Date		November 10, 2016	October 13, 2016	April 11, 2017
Sale Price		\$455,000	\$456,000	\$420,000
Time Adjustment Factor		1.13	1.14	1.1
Time Adjusted Sale Price		\$516,130	\$519,778	\$462,177
Total % Adjustment		-2.76 %	-18.36 %	5.31 %
Adjusted Sales Price		\$501,908	\$424,327	\$486,705

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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: \$522,000

As of January 2, 2019