

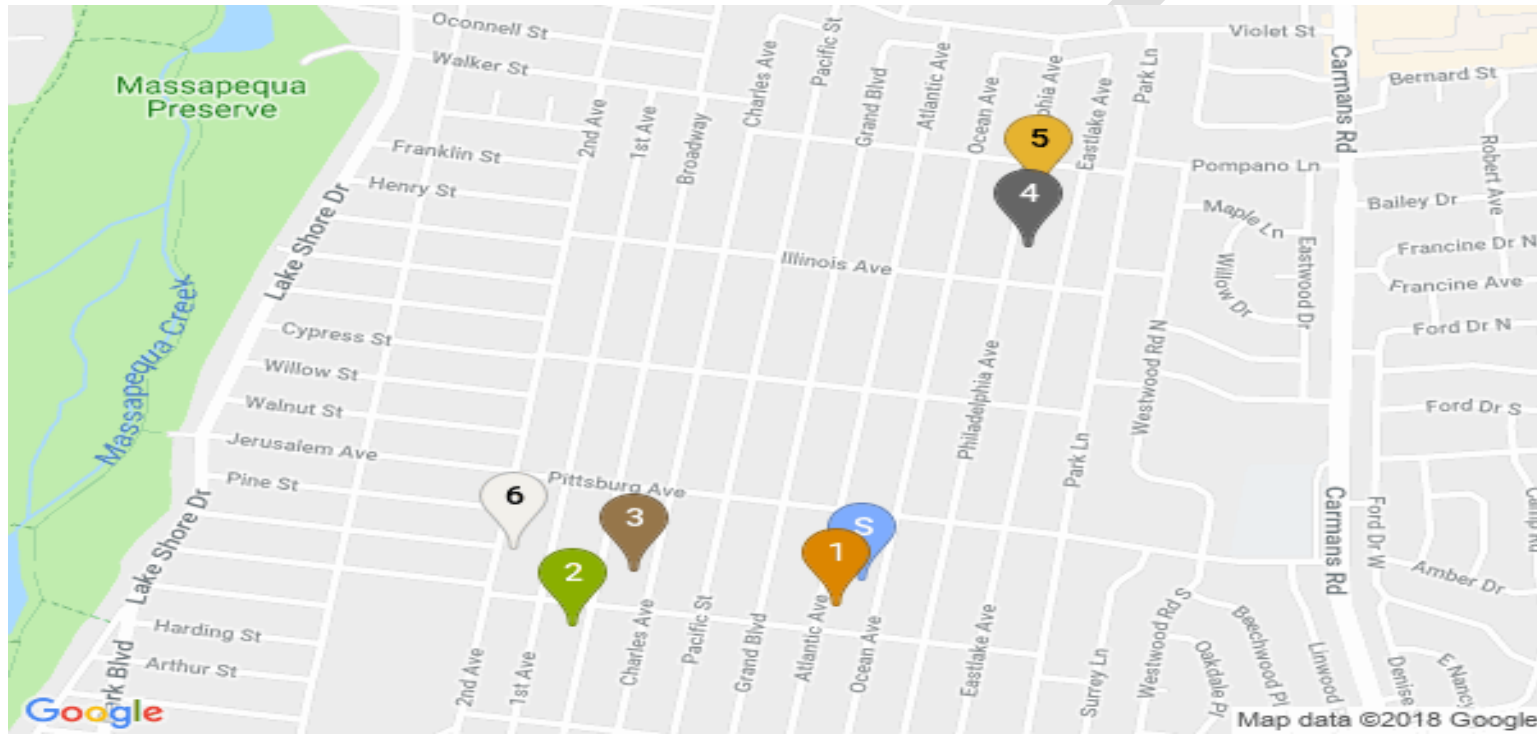
Nassau County Comparable Sales Report

S/B/L: 48/133/56

<div style="background-color: #cccccc; padding: 20px; font-size: 24px; font-weight: bold;">Image Not Found</div> <p style="text-align: center;">Subject</p>	<p>Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #1</p>	 <p style="text-align: center;">Sale #2</p>	 <p style="text-align: center;">Sale #3</p>
Property Address	270 OCEAN AVE MASSAPEQUA PARK, NY 11762	255 ATLANTIC AVE MASSAPEQUA PARK, NY 11762	236 BROADWAY MASSAPEQUA PARK, NY 11762	262 CHARLES AVE MASSAPEQUA PARK, NY 11762
Town/School Dist/Village	OB-3023-MP	OB-3023-MP	OB-3023-MP	OB-3023-MP
Account Number	48133 00560	48133 00060	48207 01910	48199 01410
Sale Date		June 1, 2018	April 26, 2018	April 26, 2017
Sale Price		\$495,000	\$489,500	\$550,000
Time Adjustment Factor		1	1.01	1.03
Time Adjusted Sale Price		\$495,970	\$492,384	\$566,394
Total % Adjustment		6.70 %	5.27 %	12.35 %
Adjusted Sales Price		\$529,179	\$518,328	\$636,335
<div style="background-color: #cccccc; padding: 20px; font-size: 24px; font-weight: bold;">Image Not Found</div> <p style="text-align: center;">Subject</p>	<p>Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #4</p>	 <p style="text-align: center;">Sale #5</p>	 <p style="text-align: center;">Sale #6</p>
Property Address	270 OCEAN AVE MASSAPEQUA PARK, NY 11762	413 PHILADELPHIA AVE MASSAPEQUA PARK, NY 11762	437 PHILADELPHIA AVE MASSAPEQUA PARK, NY 11762	271 SECOND AVE MASSAPEQUA PARK, NY 11762
Town/School Dist/Village	OB-3023-MP	OB-3023-MP	OB-3023-MP	OB-3023-MP
Account Number	48133 00560	48325 00680	48325 00620	48217 00200
Sale Date		March 13, 2017	September 8, 2017	April 13, 2017
Sale Price		\$415,000	\$475,000	\$545,000
Time Adjustment Factor		1.03	1.02	1.03
Time Adjusted Sale Price		\$428,207	\$484,393	\$561,245
Total % Adjustment		14.21 %	16.35 %	0.53 %
Adjusted Sales Price		\$489,067	\$563,586	\$564,246

Nassau County Comparable Sales Report

S/B/L: 48/133/56



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: \$546,000

As of January 2, 2019