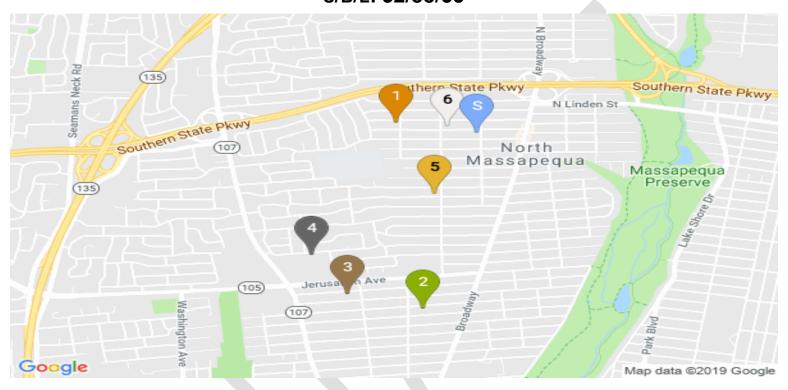
Nassau County Comparable Sales Report S/B/L: 52/88/53

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	224 BEECH ST MASSAPEQUA,	264 NORTH ELM ST	148 ONTARIO AVE	110 HAMILTON AVE
' '	NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52088 00530	52077 00010	52074 32680	52185 13550
Sale Date		June 24, 2016	February 6, 2017	January 27, 2017
Sale Price		\$445,500	\$470,000	\$550,000
Time Adjustment Factor		1.16	1.11	1.12
Time Adjusted Sale Price		\$517,754	\$523,840	\$616,927
Total % Adjustment		2.97 %	-2.49 %	-3.92 %
Adjusted Sales Price		\$533,144	\$510,784	\$592,769
	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 #5 231 NORTH OAK ST MASSAPEQUA, NY 11758	Sale #6 241 NORTH BEECH ST MASSAPEQUA, NY 11758
-	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA,	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA,	231 NORTH OAK ST	241 NORTH BEECH ST
Property Address	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA, NY 11758	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530 August 21, 2018	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580 May 18, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017 \$469,000	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530 August 21, 2018 \$691,161	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580 May 18, 2018 \$340,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 224 BEECH ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 574 SUFFOLK AVE MASSAPEQUA, NY 11758 OB-3018 52327 00140 February 10, 2017 \$469,000 1.11	231 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52105 00530 August 21, 2018 \$691,161 1	241 NORTH BEECH ST MASSAPEQUA, NY 11758 OB-3018 52087 00580 May 18, 2018 \$340,000 1.01

Nassau County Comparable Sales Report S/B/L: 52/88/53



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:	\$531,000	As of	January 2, 2019	
				