

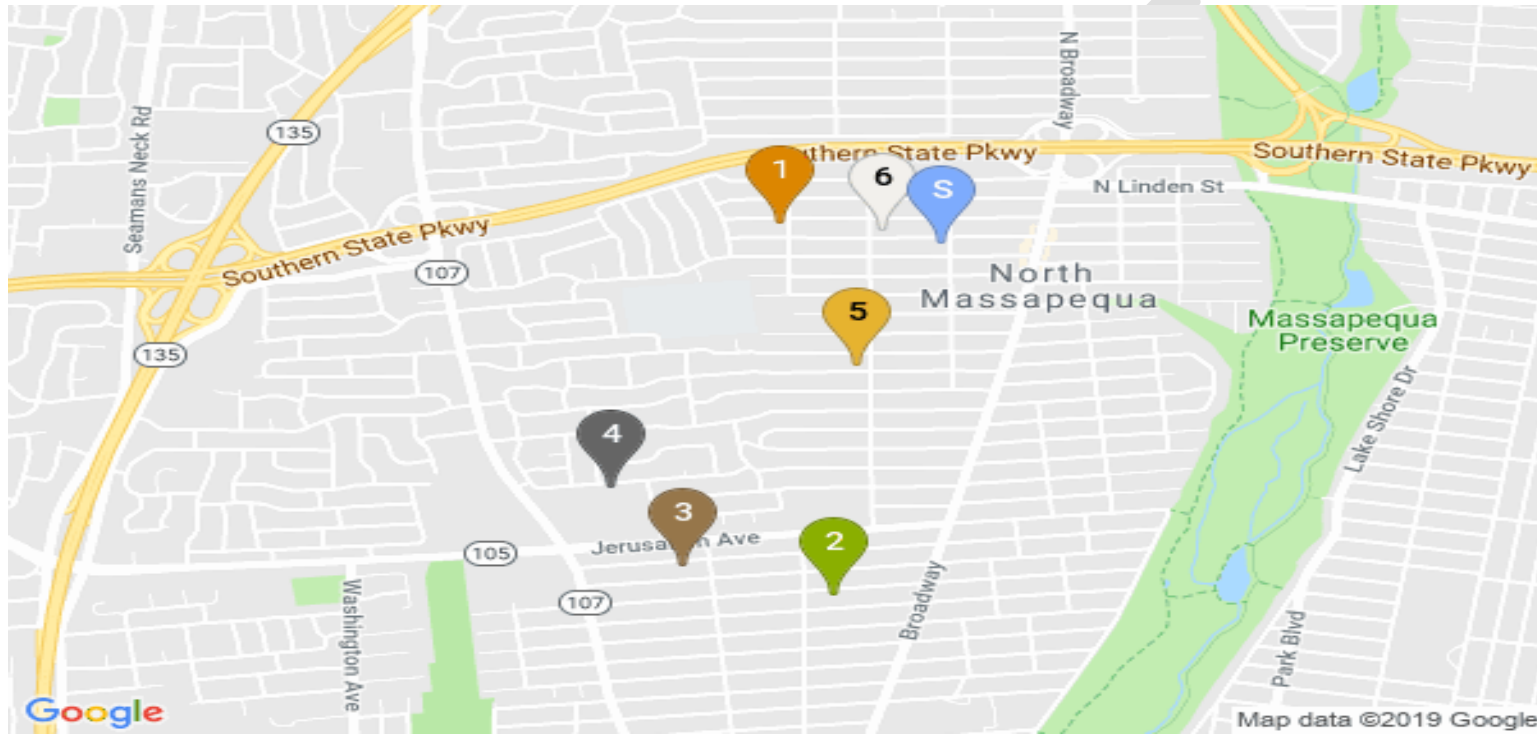
# Nassau County Comparable Sales Report

## S/B/L: 52/88/53

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	224 BEECH ST MASSAPEQUA, NY 11758	264 NORTH ELM ST MASSAPEQUA, NY 11758	148 ONTARIO AVE MASSAPEQUA, NY 11758	110 HAMILTON AVE 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 %
<b>Adjusted Sales Price</b>		<b>\$533,144</b>	<b>\$510,784</b>	<b>\$592,769</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	224 BEECH ST MASSAPEQUA, NY 11758	574 SUFFOLK AVE MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758	241 NORTH BEECH ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52088 00530	52327 00140	52105 00530	52087 00580
Sale Date		February 10, 2017	August 21, 2018	May 18, 2018
Sale Price		\$469,000	\$691,161	\$340,000
Time Adjustment Factor		1.11	1	1.01
Time Adjusted Sale Price		\$522,725	\$691,161	\$344,366
Total % Adjustment		6.20 %	-3.07 %	1.05 %
<b>Adjusted Sales Price</b>		<b>\$555,131</b>	<b>\$669,963</b>	<b>\$347,997</b>

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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:** \$531,000

**As of** January 2, 2019