

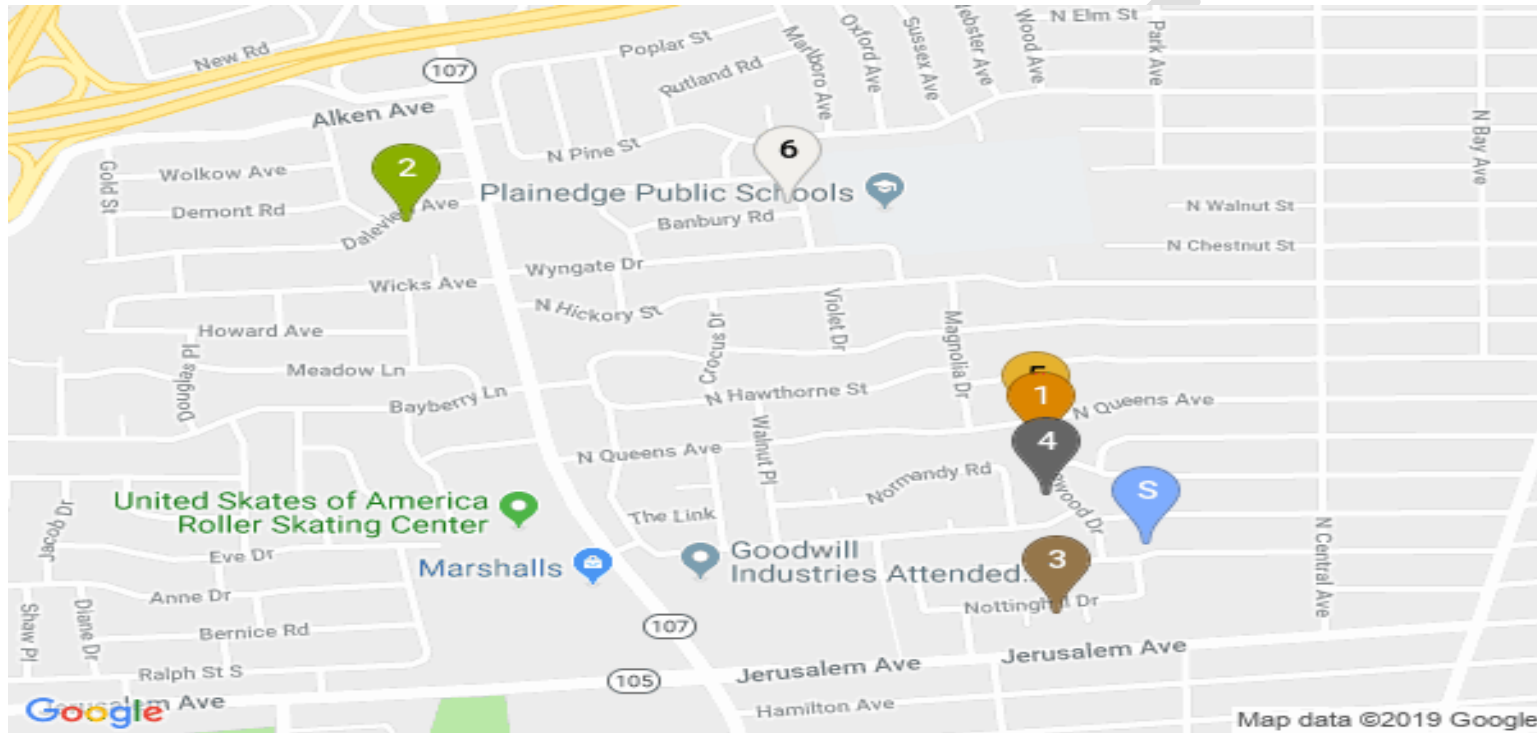
Nassau County Comparable Sales Report

S/B/L: 52/120/84

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	273 RICHMOND AVE MASSAPEQUA, NY 11758	15 ROSEWOOD DR MASSAPEQUA, NY 11758	4064 DALEVIEW AVE SEAFORD, NY 11783	12 NOTTINGHILL DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52120 00840	52478 00480	52418 00370	52122 00860
Sale Date		June 1, 2016	August 31, 2018	September 14, 2017
Sale Price		\$505,000	\$575,000	\$520,000
Time Adjustment Factor		1.16	1	1.07
Time Adjusted Sale Price		\$586,904	\$575,000	\$554,255
Total % Adjustment		-1.77 %	-4.88 %	0.11 %
Adjusted Sales Price		\$576,521	\$546,918	\$554,842
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	273 RICHMOND AVE MASSAPEQUA, NY 11758	7 ROSEWOOD DR MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	323 BANBURY RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52120 00840	52478 00520	52478 00460	52507 00130
Sale Date		December 14, 2017	August 14, 2017	May 3, 2017
Sale Price		\$496,000	\$515,000	\$490,000
Time Adjustment Factor		1.05	1.07	1.09
Time Adjusted Sale Price		\$518,652	\$552,439	\$535,778
Total % Adjustment		-5.42 %	6.85 %	2.35 %
Adjusted Sales Price		\$490,565	\$590,256	\$548,354

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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: \$551,000

As of January 2, 2019