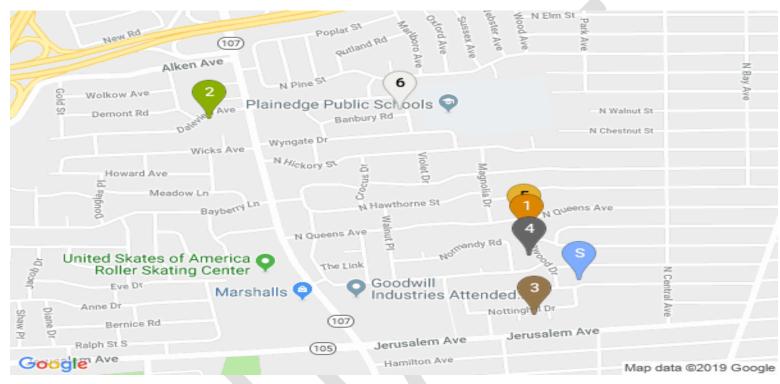
Nassau County Comparable Sales Report S/B/L: 52/120/84

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	273 RICHMOND AVE	15 ROSEWOOD DR	4064 DALEVIEW AVE SEAFORD,	12 NOTTINGHILL DR
	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	NY 11783	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
HRMANG		4500		
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Image Not Found
Subject Property Address	valued using mass appraisal	Sale #4 7 ROSEWOOD DR MASSAPEQUA,	Sale #5 412 QUEENS AVE MASSAPEQUA,	Not Found
-	valued using mass appraisal techniques.			Not Found
-	valued using mass appraisal techniques. 273 RICHMOND AVE	7 ROSEWOOD DR MASSAPEQUA,	412 QUEENS AVE MASSAPEQUA,	Not Found Sale #6
Property Address	valued using mass appraisal techniques. 273 RICHMOND AVE MASSAPEQUA, NY 11758	7 ROSEWOOD DR MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	Not Found Sale #6 323 BANBURY RD MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 273 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	7 ROSEWOOD DR MASSAPEQUA, NY 11758 OB-3018	412 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #6 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 273 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	7 ROSEWOOD DR MASSAPEQUA, NY 11758 OB-3018 52478 00520	412 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018 52478 00460	Not Found Sale #6 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 273 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	7 ROSEWOOD DR MASSAPEQUA, NY 11758 OB-3018 52478 00520 December 14, 2017	412 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018 52478 00460 August 14, 2017	Not Found Sale #6 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130 May 3, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 273 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	7 ROSEWOOD DR MASSAPEQUA, NY 11758 OB-3018 52478 00520 December 14, 2017 \$496,000	412 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018 52478 00460 August 14, 2017 \$515,000	Not Found Sale #6 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130 May 3, 2017 \$490,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 273 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018	7 ROSEWOOD DR MASSAPEQUA, NY 11758 OB-3018 52478 00520 December 14, 2017 \$496,000 1.05	412 QUEENS AVE MASSAPEQUA, NY 11758 OB-3018 52478 00460 August 14, 2017 \$515,000 1.07	Not Found Sale #6 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130 May 3, 2017 \$490,000 1.09

Nassau County Comparable Sales Report S/B/L: 52/120/84



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	
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