

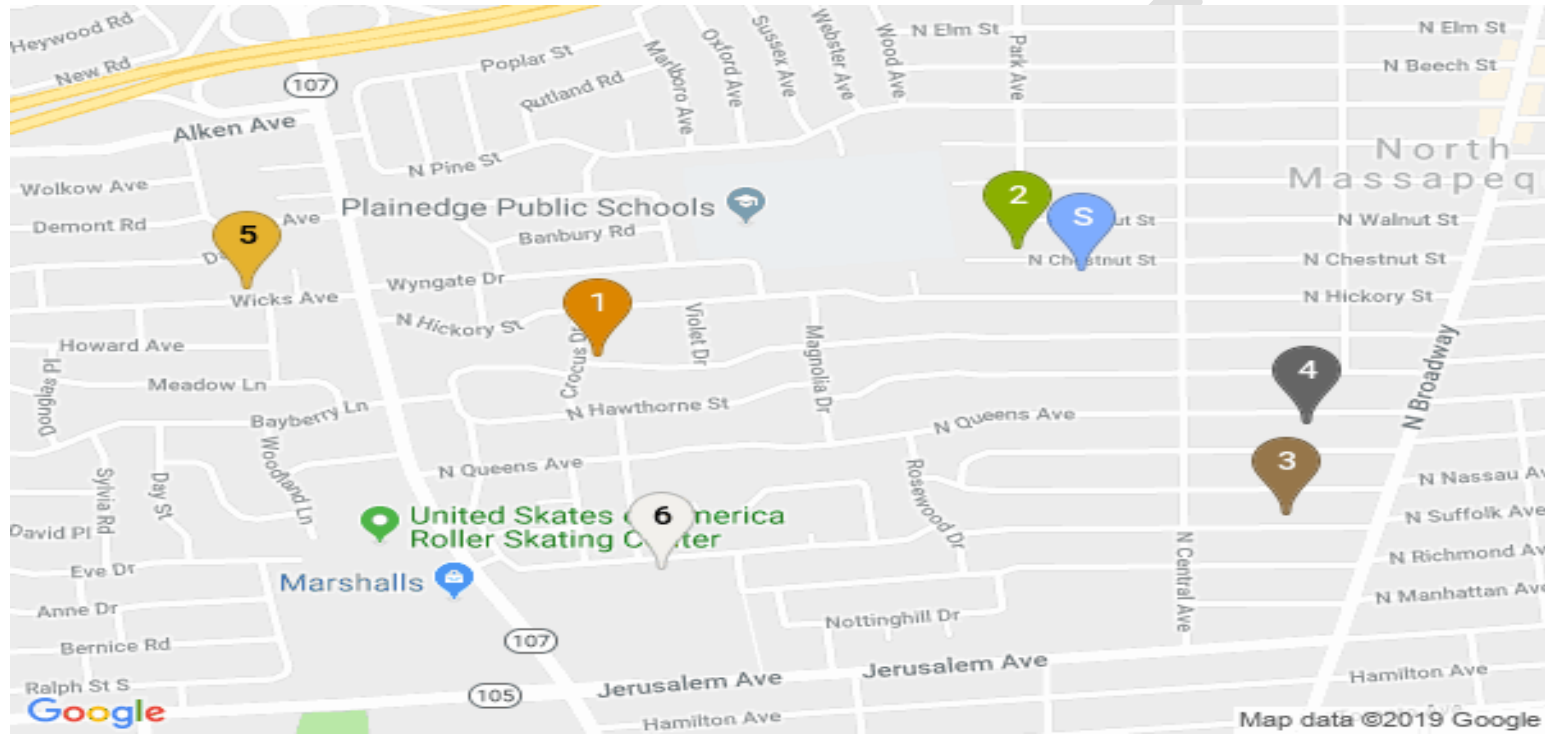
Nassau County Comparable Sales Report

S/B/L: 52/102/106

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	Comp Picture 2 Sale #2	Image Not Found Sale #3
Property Address	246 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	560 OAK ST MASSAPEQUA, NY 11758	257 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52102 01060	52337 00140	52223 00930	52119 00620
Sale Date		October 27, 2017	August 22, 2017	August 30, 2016
Sale Price		\$519,000	\$407,000	\$400,000
Time Adjustment Factor		1.06	1.07	1.15
Time Adjusted Sale Price		\$549,671	\$436,588	\$460,388
Total % Adjustment		-0.74 %	1.06 %	5.58 %
Adjusted Sales Price		\$545,605	\$441,229	\$486,070
 Subject	Your property has been valued using mass appraisal techniques.	Image Not Found Sale #4	 Sale #5	Image Not Found Sale #6
Property Address	246 NORTH CHESTNUT ST MASSAPEQUA, NY 11758	216 QUEENS AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	574 SUFFOLK AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52102 01060	52115 00260	52418 00040	52327 00140
Sale Date		February 24, 2017	March 14, 2018	February 10, 2017
Sale Price		\$455,000	\$410,000	\$469,000
Time Adjustment Factor		1.11	1.03	1.11
Time Adjusted Sale Price		\$507,122	\$420,597	\$522,725
Total % Adjustment		-1.91 %	9.86 %	0.42 %
Adjusted Sales Price		\$497,451	\$462,086	\$524,912

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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: \$501,000

As of January 2, 2019