

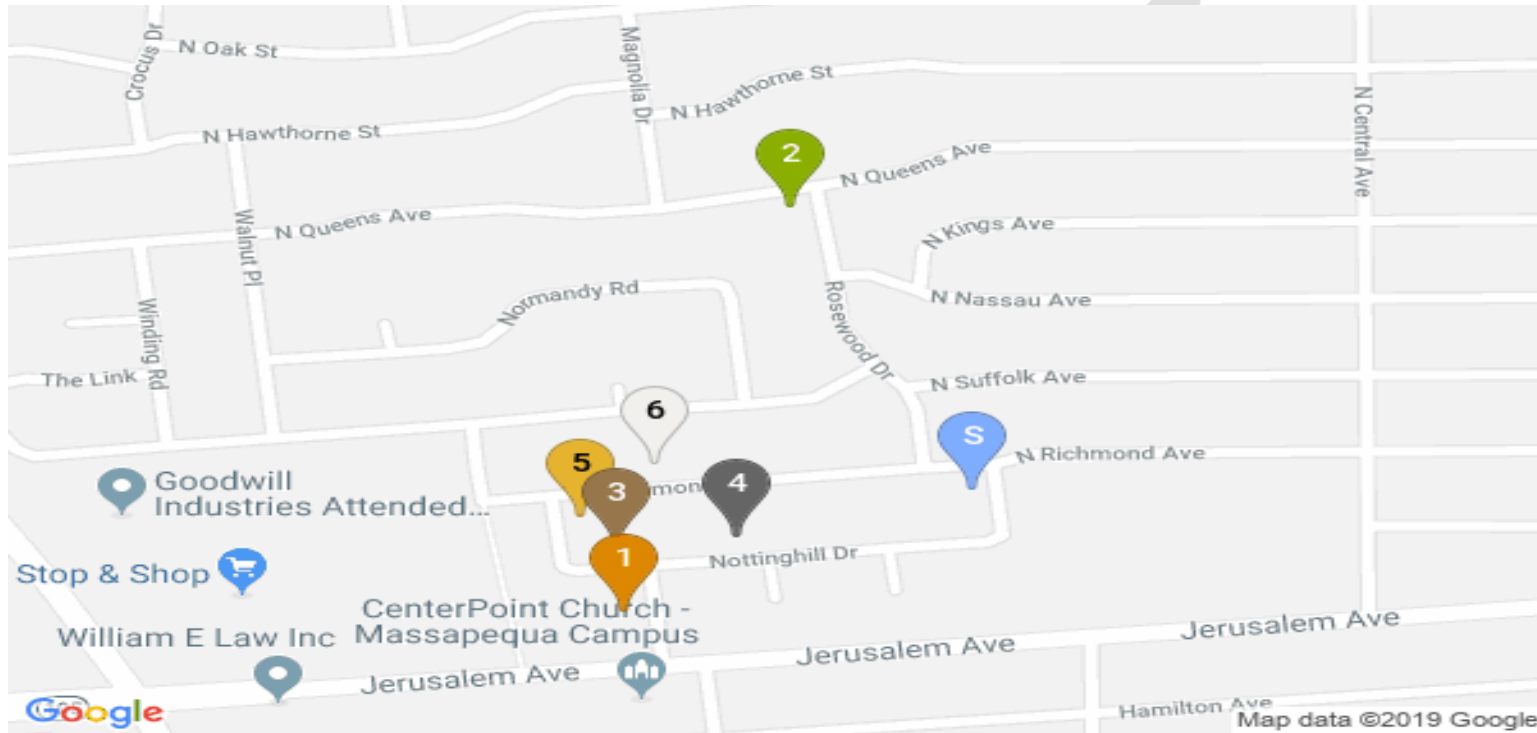
Nassau County Comparable Sales Report

S/B/L: 52/521/14

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	31 NOTTINGHILL DR MASSAPEQUA, NY 11758	3 GULL PL MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	5 NOTTINGHILL DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52521 00140	52327 00240	52478 00460	52521 00010
Sale Date		April 7, 2017	August 14, 2017	April 7, 2016
Sale Price		\$455,000	\$515,000	\$469,000
Time Adjustment Factor		1.1	1.07	1.17
Time Adjusted Sale Price		\$500,692	\$552,439	\$550,376
Total % Adjustment		2.57 %	1.23 %	3.27 %
Adjusted Sales Price		\$513,564	\$559,240	\$568,398
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	31 NOTTINGHILL DR MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	1 NOTTINGHILL DR MASSAPEQUA, NY 11758	309 RICHMOND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52521 00140	52521 00050	52521 00270	52328 00160
Sale Date		May 31, 2018	September 1, 2015	June 1, 2017
Sale Price		\$625,000	\$435,000	\$550,000
Time Adjustment Factor		1.01	1.21	1.09
Time Adjusted Sale Price		\$633,026	\$528,098	\$597,559
Total % Adjustment		-0.21 %	3.38 %	-10.07 %
Adjusted Sales Price		\$631,707	\$545,936	\$537,369

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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: \$522,000

As of January 2, 2019