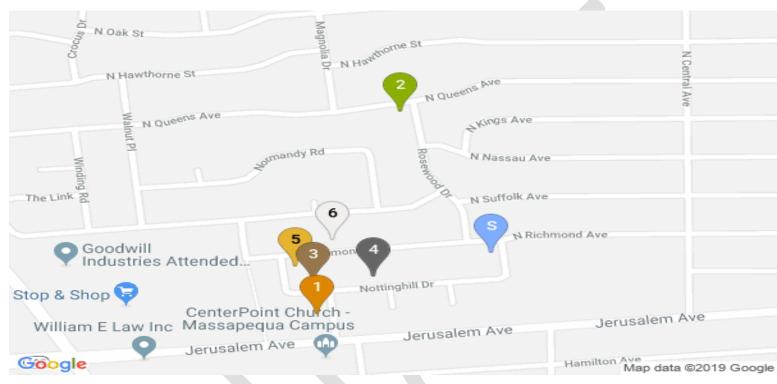
## Nassau County Comparable Sales Report S/B/L: 52/521/14

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	31 NOTTINGHILL DR	3 GULL PL MASSAPEQUA, NY	412 QUEENS AVE MASSAPEQUA,	5 NOTTINGHILL DR
. ,	MASSAPEQUA, NY 11758	11758	NY 11758	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
State of the late	31 NOTTINGHILL DR	13 NOTTINGHILL DR	1 NOTTINGHILL DR	309 RICHMOND AVE
Subject Property Address	MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	1 NOTTINGHILL DR MASSAPEQUA, NY 11758	309 RICHMOND AVE MASSAPEQUA, NY 11758
Subject Property Address Town/School Dist/Village	MASSAPEQUA, NY 11758  OB-3018	13 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018	309 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018
Subject Property Address Town/School Dist/Village Account Number	MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00050	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00270	309 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52328 00160
Subject Property Address  Town/School Dist/Village Account Number Sale Date	MASSAPEQUA, NY 11758  OB-3018	13 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00050 May 31, 2018	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00270 September 1, 2015	309 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52328 00160 June 1, 2017
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price	MASSAPEQUA, NY 11758  OB-3018	13 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00050 May 31, 2018 \$625,000	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00270 September 1, 2015 \$435,000	309 RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52328 00160 June 1, 2017 \$550,000
Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	MASSAPEQUA, NY 11758  OB-3018	13 NOTTINGHILL DR MASSAPEQUA, NY 11758  OB-3018  52521 00050  May 31, 2018  \$625,000  1.01	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00270 September 1, 2015 \$435,000 1.21	309 RICHMOND AVE MASSAPEQUA, NY 11758  OB-3018  52328 00160  June 1, 2017  \$550,000  1.09
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor Time Adjusted Sale Price	MASSAPEQUA, NY 11758  OB-3018	13 NOTTINGHILL DR MASSAPEQUA, NY 11758  OB-3018  52521 00050  May 31, 2018  \$625,000  1.01  \$633,026	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00270 September 1, 2015 \$435,000 1.21 \$528,098	309 RICHMOND AVE MASSAPEQUA, NY 11758  OB-3018  52328 00160  June 1, 2017  \$550,000  1.09  \$597,559
Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	MASSAPEQUA, NY 11758  OB-3018	13 NOTTINGHILL DR MASSAPEQUA, NY 11758  OB-3018  52521 00050  May 31, 2018  \$625,000  1.01	1 NOTTINGHILL DR MASSAPEQUA, NY 11758 OB-3018 52521 00270 September 1, 2015 \$435,000 1.21	309 RICHMOND AVE MASSAPEQUA, NY 11758  OB-3018  52328 00160  June 1, 2017  \$550,000  1.09

## Nassau County Comparable Sales Report S/B/L: 52/521/14



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