

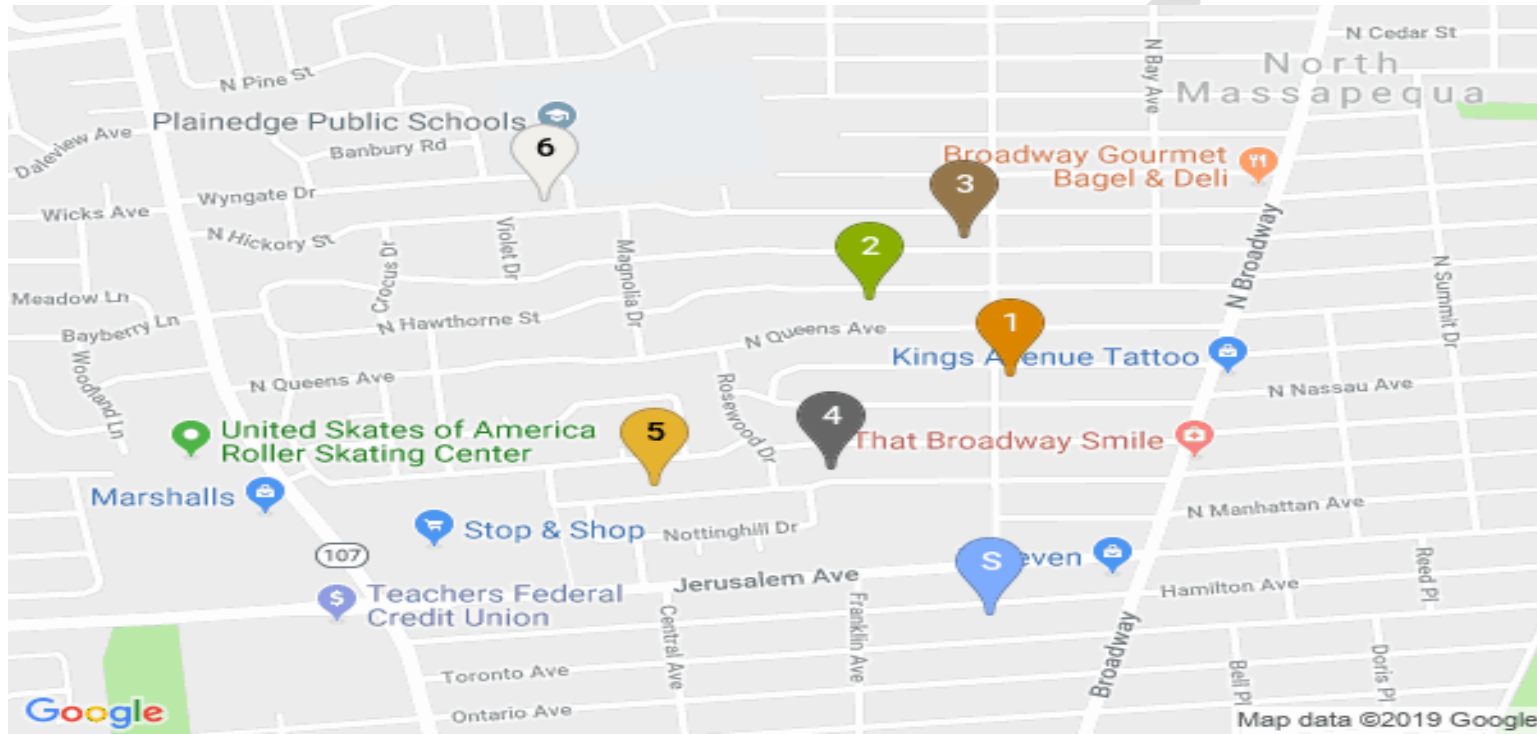
Nassau County Comparable Sales Report

S/B/L: 52/59/370

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	172 HAMILTON AVE MASSAPEQUA, NY 11758	846 CENTRAL AVE MASSAPEQUA, NY 11758	244 HAWTHORNE ST MASSAPEQUA, NY 11758	231 NORTH OAK ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52059 03700	52117 00940	52111 02120	52105 00530
Sale Date		June 30, 2015	July 1, 2016	August 21, 2018
Sale Price		\$505,000	\$530,000	\$691,161
Time Adjustment Factor		1.23	1.16	1
Time Adjusted Sale Price		\$620,186	\$612,979	\$691,161
Total % Adjustment		-8.68 %	6.68 %	3.35 %
Adjusted Sales Price		\$566,343	\$653,897	\$714,327
	Your property has been valued using mass appraisal techniques.	Image Not Found	Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	172 HAMILTON AVE MASSAPEQUA, NY 11758	269 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	305 RICHMOND AVE MASSAPEQUA, NY 11758	329 NORTH HICKORY ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52059 03700	52120 00740	52328 00170	52366 00210
Sale Date		December 29, 2015	March 26, 2018	April 9, 2018
Sale Price		\$499,000	\$655,000	\$545,000
Time Adjustment Factor		1.2	1.03	1.02
Time Adjusted Sale Price		\$597,048	\$671,930	\$555,531
Total % Adjustment		-4.08 %	-13.91 %	2.83 %
Adjusted Sales Price		\$572,704	\$578,435	\$571,231

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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: \$566,000

As of January 2, 2019