

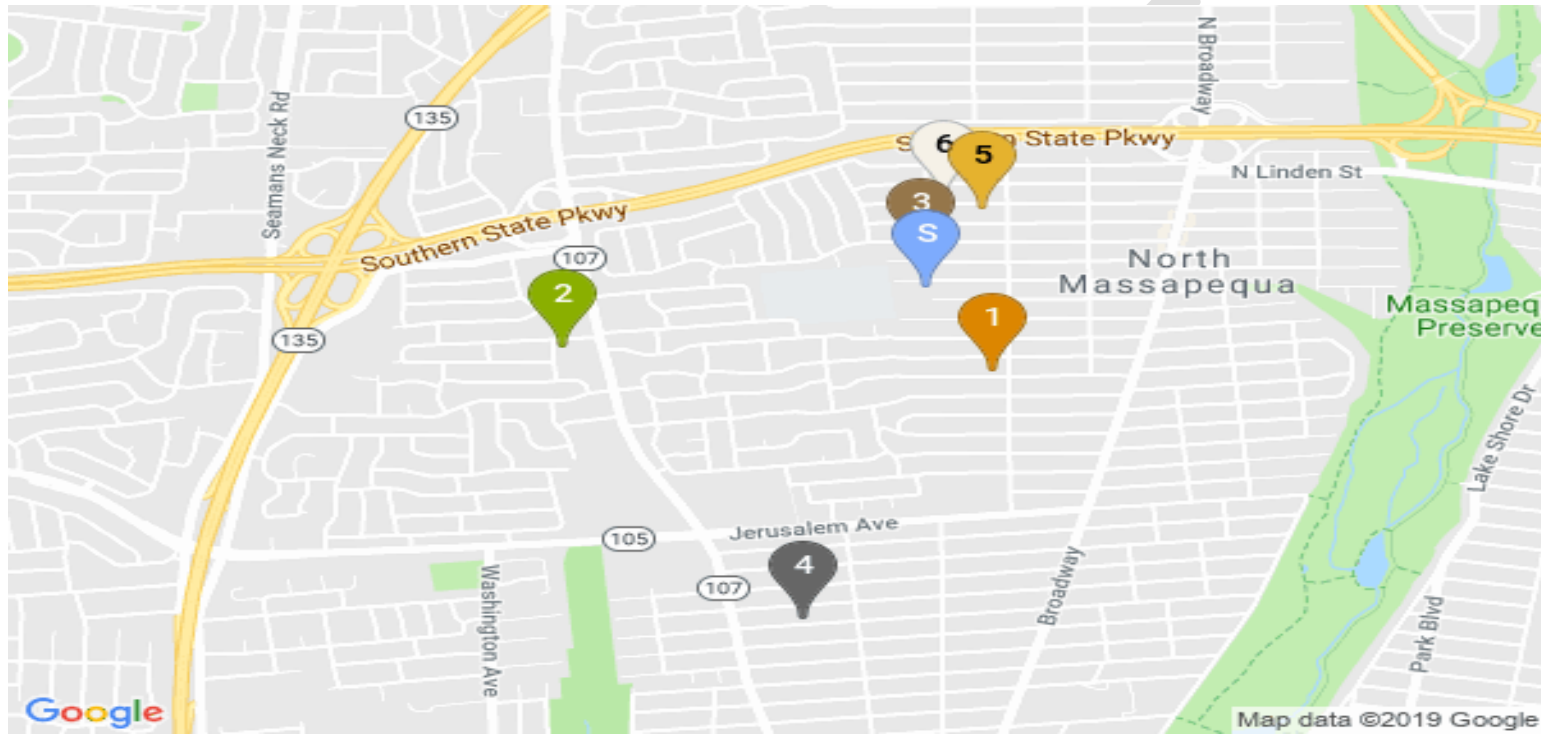
# Nassau County Comparable Sales Report

## S/B/L: 52/222/88

	Your property has been valued using mass appraisal techniques.			Image Not Found
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	262 NORTH MAPLE ST MASSAPEQUA, NY 11758	233 NORTH HAWTHORNE ST MASSAPEQUA, NY 11758	1077 JEROME ST SEAFORD, NY 11783	265 NORTH CEDAR ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52222 00880	52108 01000	52417 00060	52057 00480
Sale Date		March 10, 2015	June 11, 2018	July 20, 2016
Sale Price		\$739,000	\$457,500	\$380,000
Time Adjustment Factor		1.23	1.01	1.16
Time Adjusted Sale Price		\$912,550	\$460,428	\$439,494
Total % Adjustment		-0.96 %	5.52 %	-1.53 %
<b>Adjusted Sales Price</b>		<b>\$903,813</b>	<b>\$485,826</b>	<b>\$432,769</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	262 NORTH MAPLE ST MASSAPEQUA, NY 11758	95 RHODE ISLAND AVE MASSAPEQUA, NY 11758	248 ELM ST MASSAPEQUA, NY 11758	263 NORTH ELM ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52222 00880	52182 10570	52082 00620	52081 00670
Sale Date		August 30, 2016	August 18, 2016	December 28, 2015
Sale Price		\$469,000	\$385,000	\$355,000
Time Adjustment Factor		1.15	1.15	1.2
Time Adjusted Sale Price		\$539,805	\$443,123	\$424,753
Total % Adjustment		-6.19 %	0.96 %	2.39 %
<b>Adjusted Sales Price</b>		<b>\$506,409</b>	<b>\$447,398</b>	<b>\$434,892</b>

# Nassau County Comparable Sales Report

S/B/L: 52/222/88



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: \$446,000

As of January 2, 2019