

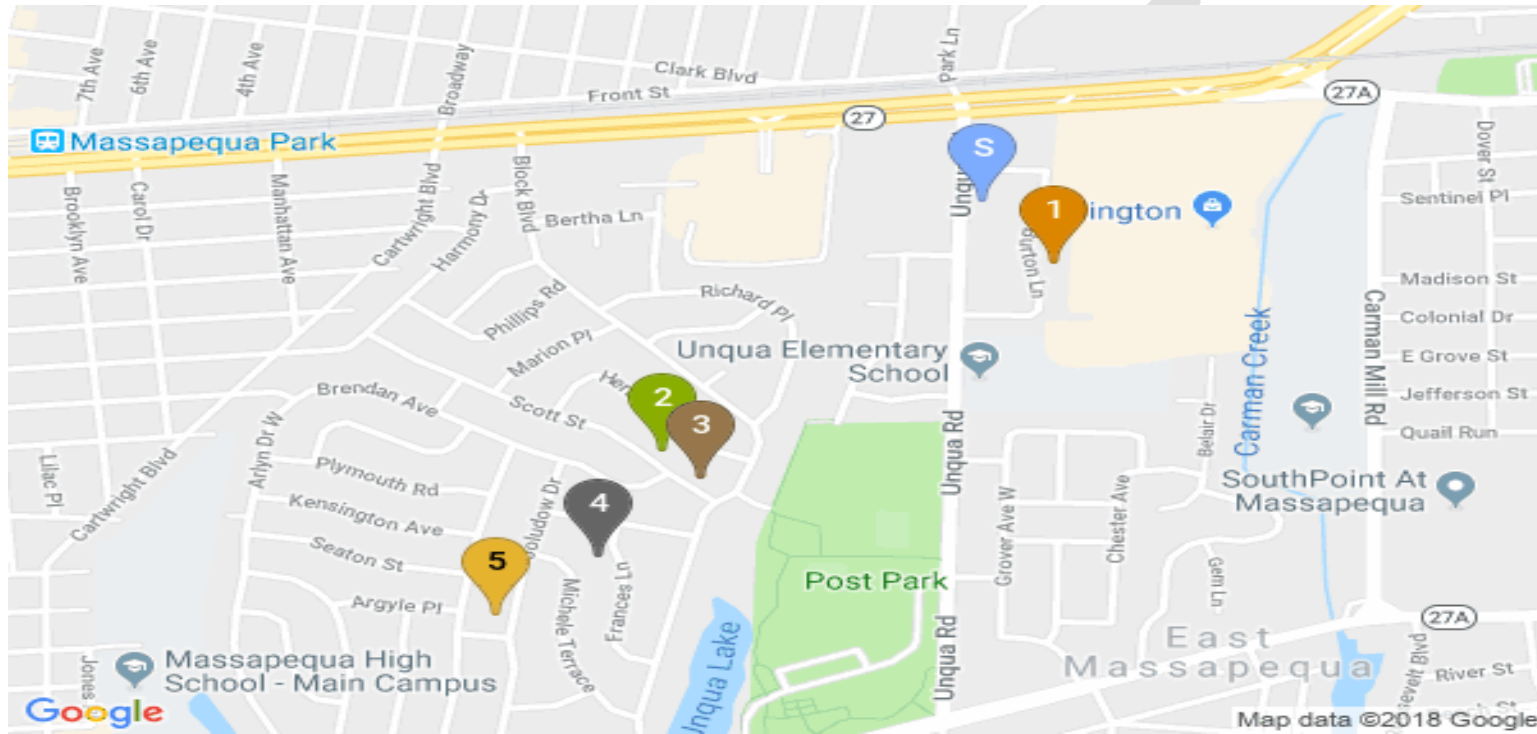
Nassau County Comparable Sales Report

S/B/L: 53/157/11

 Subject	<p>Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p>	 Sale #2	 Sale #3
Property Address	308 UNQUA RD MASSAPEQUA, NY 11758	32 BURTON LN MASSAPEQUA, NY 11758	26 SCOTT ST MASSAPEQUA PARK, NY 11762	10 SCOTT ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3023	OB-3023	OB-3023	OB-3023
Account Number	53157 00110	53156 00190	53178 00070	53178 00030
Sale Date		November 17, 2017	November 25, 2015	September 17, 2018
Sale Price		\$529,000	\$500,000	\$545,250
Time Adjustment Factor		1.02	1.13	1
Time Adjusted Sale Price		\$537,352	\$564,948	\$545,250
Total % Adjustment		11.27 %	-7.54 %	-0.38 %
Adjusted Sales Price		\$597,890	\$522,337	\$543,193
 Subject	<p>Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p>	 Sale #6
Property Address	308 UNQUA RD MASSAPEQUA, NY 11758	49 FRANCES LN MASSAPEQUA PARK, NY 11762	45 JOLUDOW DR MASSAPEQUA PARK, NY 11762	10 SCOTT ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3023	OB-3023	OB-3023	OB-3023
Account Number	53157 00110	53174 00340	53150 00210	53178 00030
Sale Date		September 24, 2018	October 18, 2017	September 12, 2016
Sale Price		\$515,000	\$540,000	\$500,000
Time Adjustment Factor		1	1.02	1.06
Time Adjusted Sale Price		\$515,000	\$549,601	\$531,112
Total % Adjustment		2.06 %	-5.36 %	-0.37 %
Adjusted Sales Price		\$525,622	\$520,165	\$529,152

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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: <u> \$486,000 </u>	As of <u> January 2, 2019 </u>
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