







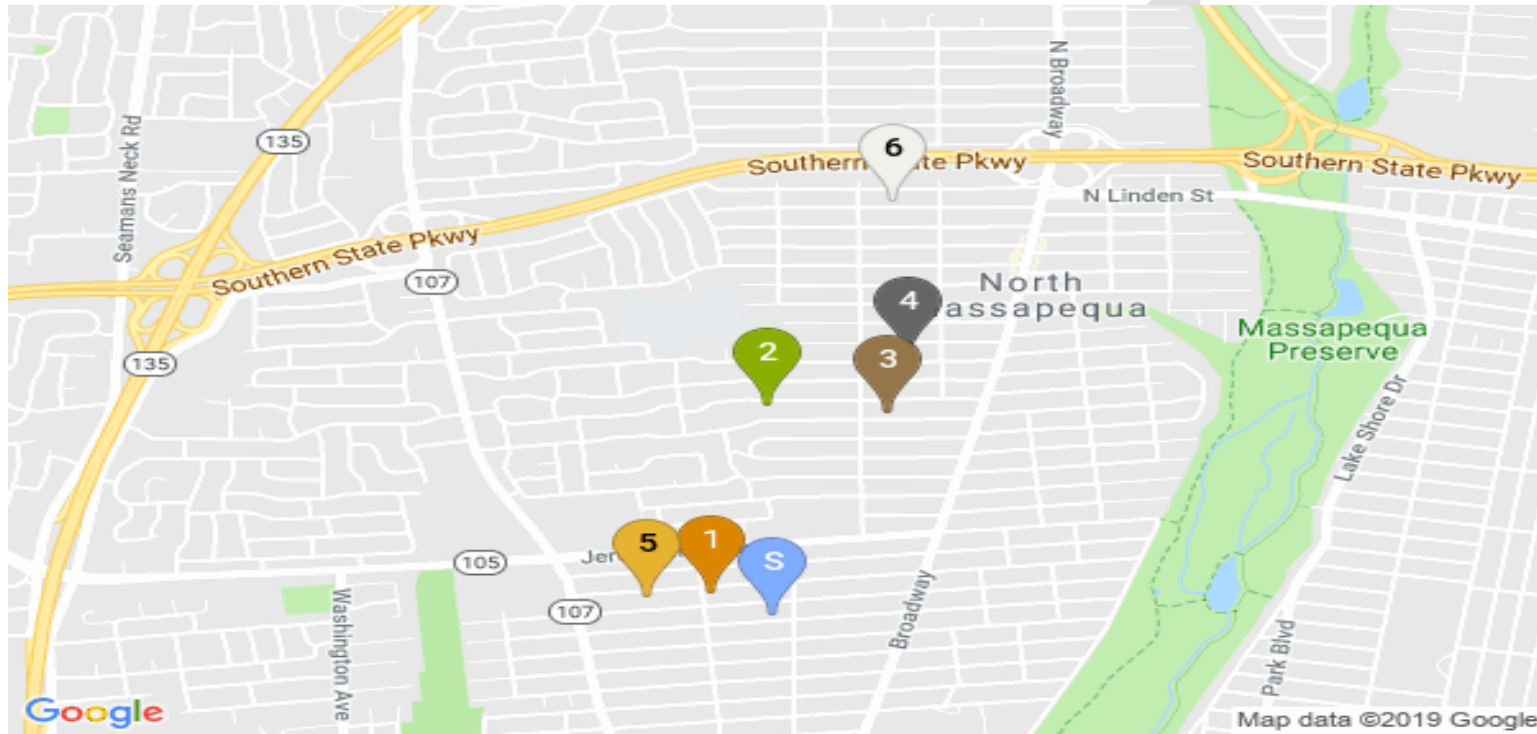
# Nassau County Comparable Sales Report

## S/B/L: 52/306/1834

	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	137 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	690 CENTRAL AVE MASSAPEQUA, NY 11758	252 HAWTHORNE ST MASSAPEQUA, NY 11758	235 NORTH QUEENS AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52306 18340	52189 17080	52111 02240	52112 02180
Sale Date		June 29, 2018	March 29, 2016	February 2, 2015
Sale Price		\$880,000	\$818,260	\$780,000
Time Adjustment Factor		1.01	1.18	1.24
Time Adjusted Sale Price		\$885,632	\$964,902	\$964,943
Total % Adjustment		4.37 %	3.04 %	5.94 %
<b>Adjusted Sales Price</b>		<b>\$924,306</b>	<b>\$994,277</b>	<b>\$1,022,236</b>
	Your property has been valued using mass appraisal techniques.	Image Not Found		
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	137 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	219 NORTH HICKORY ST MASSAPEQUA, NY 11758	96 TORONTO AVE MASSAPEQUA, NY 11758	233 NORTH LINDEN ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52306 18340	52103 00540	52184 12280	52085 00130
Sale Date		April 16, 2018	July 14, 2014	September 29, 2015
Sale Price		\$842,356	\$751,996	\$751,996
Time Adjustment Factor		1.02	1.25	1.21
Time Adjusted Sale Price		\$858,633	\$942,280	\$912,937
Total % Adjustment		11.03 %	7.10 %	5.23 %
<b>Adjusted Sales Price</b>		<b>\$953,323</b>	<b>\$1,009,165</b>	<b>\$960,667</b>

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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:**           \$873,000          

**As of**                           January 2, 2019