

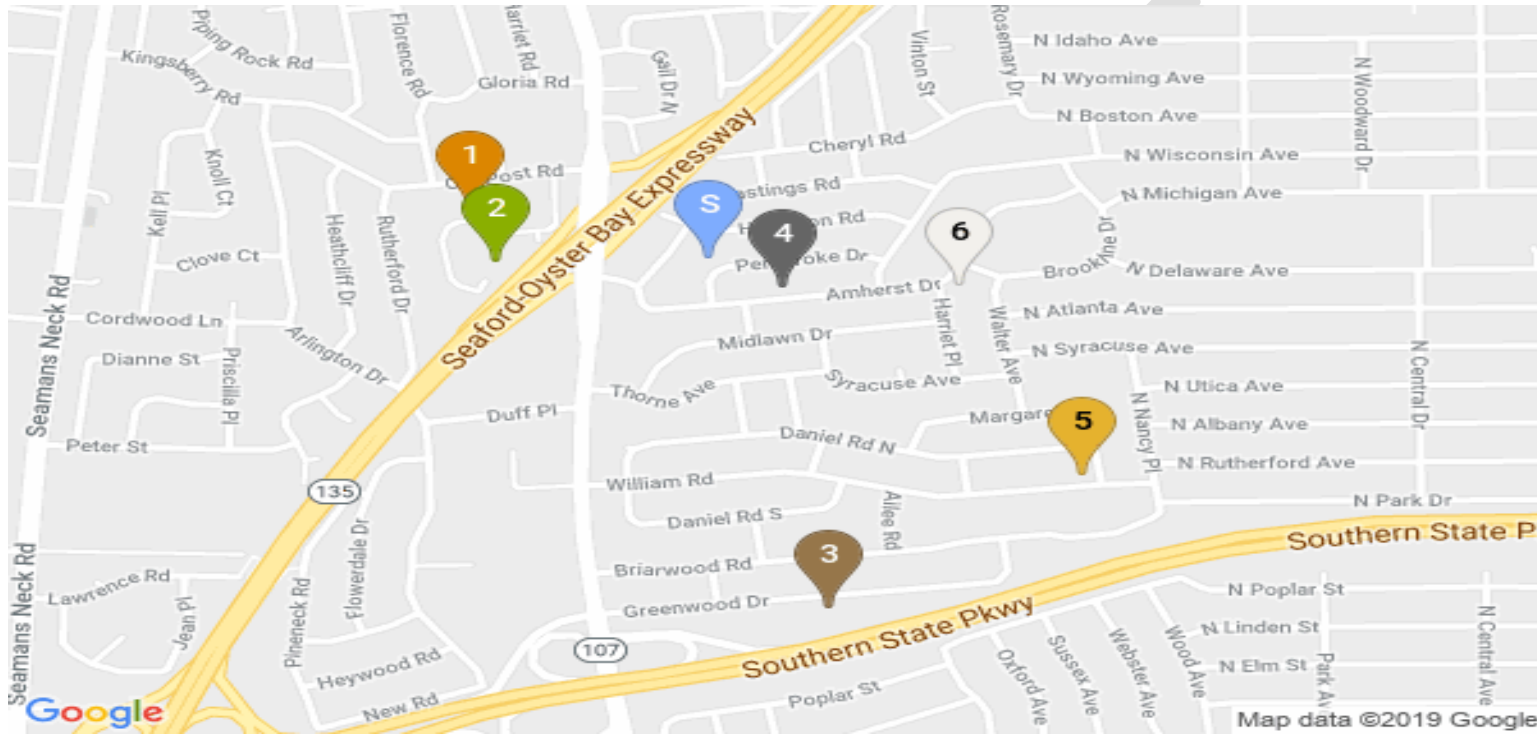
Nassau County Comparable Sales Report

S/B/L: 52/436/10

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	10 PEMBROKE DR MASSAPEQUA, NY 11758	645 KILDARE CRES SEAFORD, NY 11783	702 KILDARE CT SEAFORD, NY 11783	114 GREENWOOD DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52436 00100	52453 00280	52447 00160	52495 00160
Sale Date		October 1, 2018	August 7, 2017	November 2, 2017
Sale Price		\$476,375	\$540,000	\$540,000
Time Adjustment Factor		1	1.07	1.05
Time Adjusted Sale Price		\$476,375	\$579,256	\$568,275
Total % Adjustment		4.05 %	-0.90 %	6.88 %
Adjusted Sales Price		\$495,661	\$574,058	\$607,378
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	10 PEMBROKE DR MASSAPEQUA, NY 11758	16 AMHERST DR MASSAPEQUA, NY 11758	210 WILLIAM RD MASSAPEQUA, NY 11758	47 AMHERST DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52436 00100	52437 00050	52455 00080	52343 00170
Sale Date		November 1, 2018	August 1, 2018	August 7, 2017
Sale Price		\$492,500	\$592,000	\$549,000
Time Adjustment Factor		1	1	1.07
Time Adjusted Sale Price		\$492,500	\$592,000	\$588,911
Total % Adjustment		11.87 %	8.70 %	13.28 %
Adjusted Sales Price		\$550,935	\$643,519	\$667,129

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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: \$580,000

As of January 2, 2019