

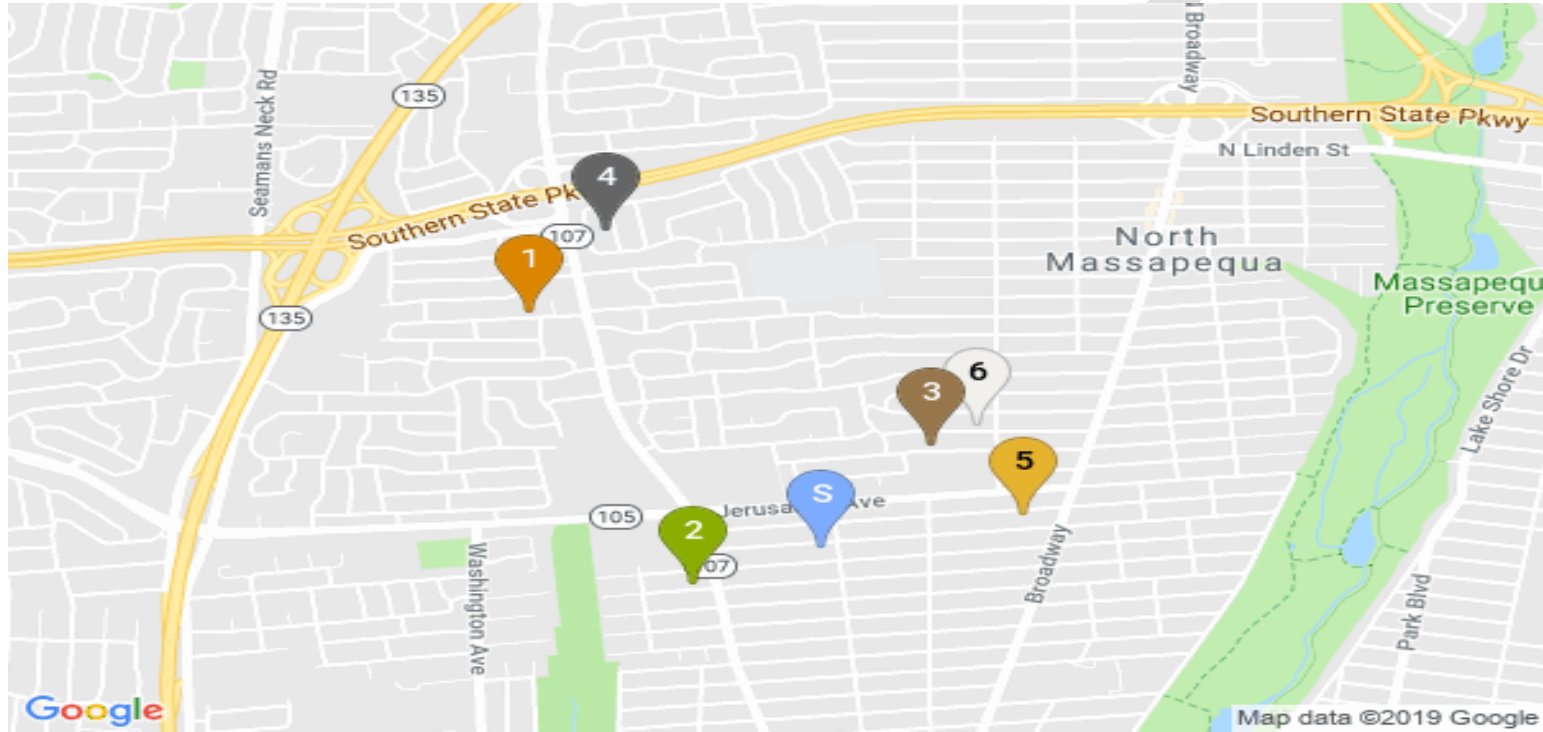
Nassau County Comparable Sales Report

S/B/L: 52/184/1245

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	110 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12450	52418 00040	52137 00220	52120 00660
Sale Date		March 14, 2018	December 19, 2016	February 27, 2017
Sale Price		\$410,000	\$490,000	\$495,000
Time Adjustment Factor		1.03	1.13	1.11
Time Adjusted Sale Price		\$420,597	\$553,144	\$551,704
Total % Adjustment		2.06 %	0.40 %	-2.07 %
Adjusted Sales Price		\$429,261	\$555,343	\$540,259
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	110 TORONTO AVE MASSAPEQUA, NY 11758	11 DOVER AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12450	52335 00060	52059 35080	52118 00480
Sale Date		March 24, 2016	September 11, 2018	March 23, 2018
Sale Price		\$467,000	\$412,000	\$470,000
Time Adjustment Factor		1.18	1	1.03
Time Adjusted Sale Price		\$550,692	\$412,000	\$482,148
Total % Adjustment		-2.76 %	-3.30 %	4.81 %
Adjusted Sales Price		\$535,518	\$398,397	\$505,319

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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> \$465,000 </u>	As of <u> January 2, 2019 </u>
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