

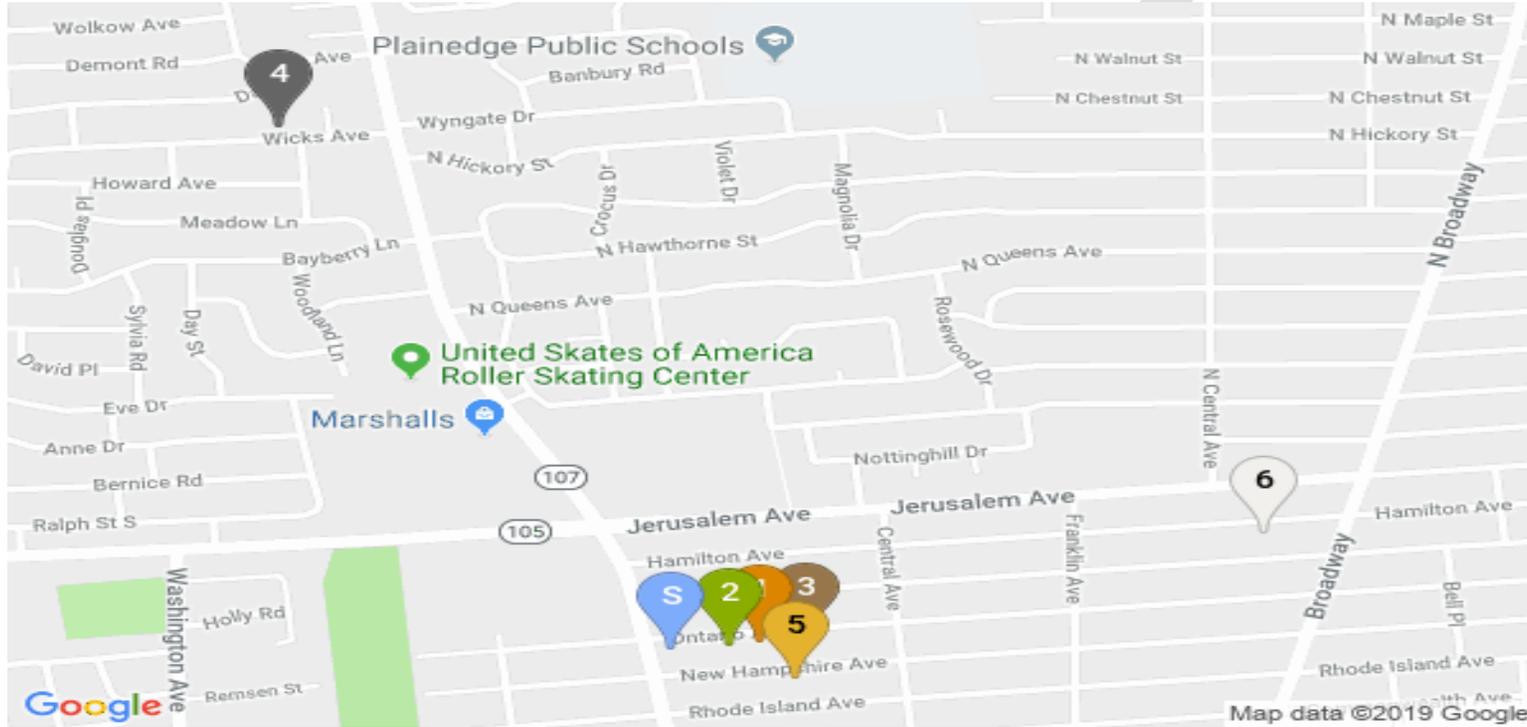
# Nassau County Comparable Sales Report

## S/B/L: 52/183/7

	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	86 ONTARIO AVE MASSAPEQUA, NY 11758	98 ONTARIO AVE MASSAPEQUA, NY 11758	94 ONTARIO AVE MASSAPEQUA, NY 11758	104 ONTARIO AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52183 00070	52183 12020	52183 12000	52183 12050
Sale Date		February 24, 2017	March 16, 2017	May 19, 2017
Sale Price		\$430,000	\$404,000	\$485,000
Time Adjustment Factor		1.11	1.11	1.09
Time Adjusted Sale Price		\$479,258	\$447,416	\$530,311
Total % Adjustment		-5.99 %	-7.44 %	-4.39 %
<b>Adjusted Sales Price</b>		<b>\$450,567</b>	<b>\$414,130</b>	<b>\$507,022</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	86 ONTARIO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	106 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52183 00070	52418 00040	52182 10840	52059 35080
Sale Date		March 14, 2018	June 24, 2015	September 11, 2018
Sale Price		\$410,000	\$394,000	\$412,000
Time Adjustment Factor		1.03	1.23	1
Time Adjusted Sale Price		\$420,597	\$483,868	\$412,000
Total % Adjustment		6.99 %	3.35 %	1.63 %
<b>Adjusted Sales Price</b>		<b>\$449,989</b>	<b>\$500,065</b>	<b>\$418,705</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:**           \$466,000          

**As of**           January 2, 2019