

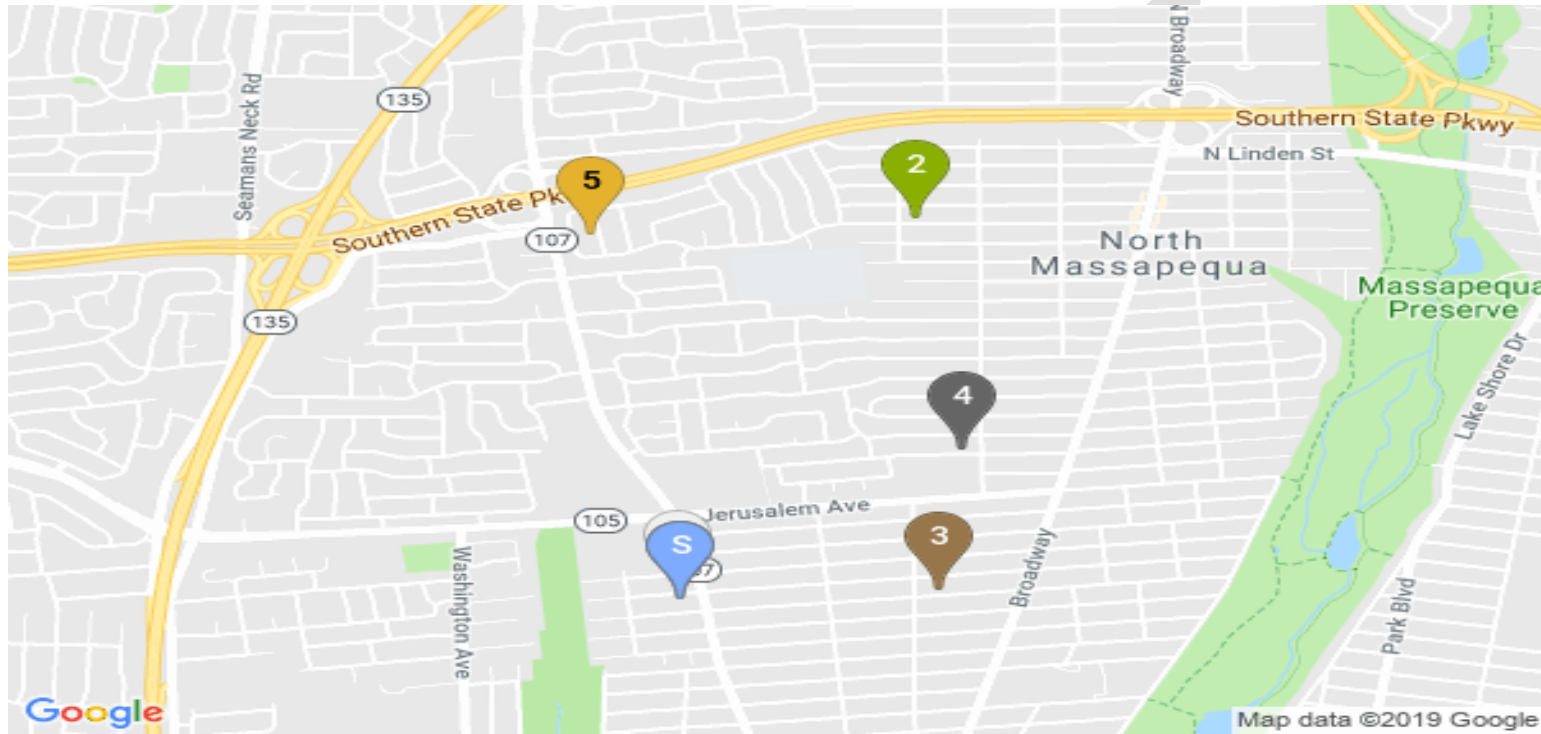
Nassau County Comparable Sales Report

S/B/L: 52/138/42

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	261 PINE ST MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52138 00420	52138 00420	52083 00600	52143 32450
Sale Date		October 12, 2017	June 12, 2018	December 27, 2017
Sale Price		\$375,000	\$460,000	\$485,000
Time Adjustment Factor		1.06	1.01	1.05
Time Adjusted Sale Price		\$397,161	\$462,944	\$507,149
Total % Adjustment		2.48 %	3.42 %	-3.98 %
Adjusted Sales Price		\$407,012	\$478,758	\$486,952
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	58 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	11 DOVER AVE MASSAPEQUA, NY 11758	55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52138 00420	52120 00440	52335 00060	52137 00220
Sale Date		October 20, 2017	March 24, 2016	December 19, 2016
Sale Price		\$447,000	\$467,000	\$490,000
Time Adjustment Factor		1.06	1.18	1.13
Time Adjusted Sale Price		\$473,416	\$550,692	\$553,144
Total % Adjustment		-4.46 %	-5.76 %	-2.66 %
Adjusted Sales Price		\$452,320	\$518,997	\$538,454

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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: \$451,000

As of January 2, 2019