

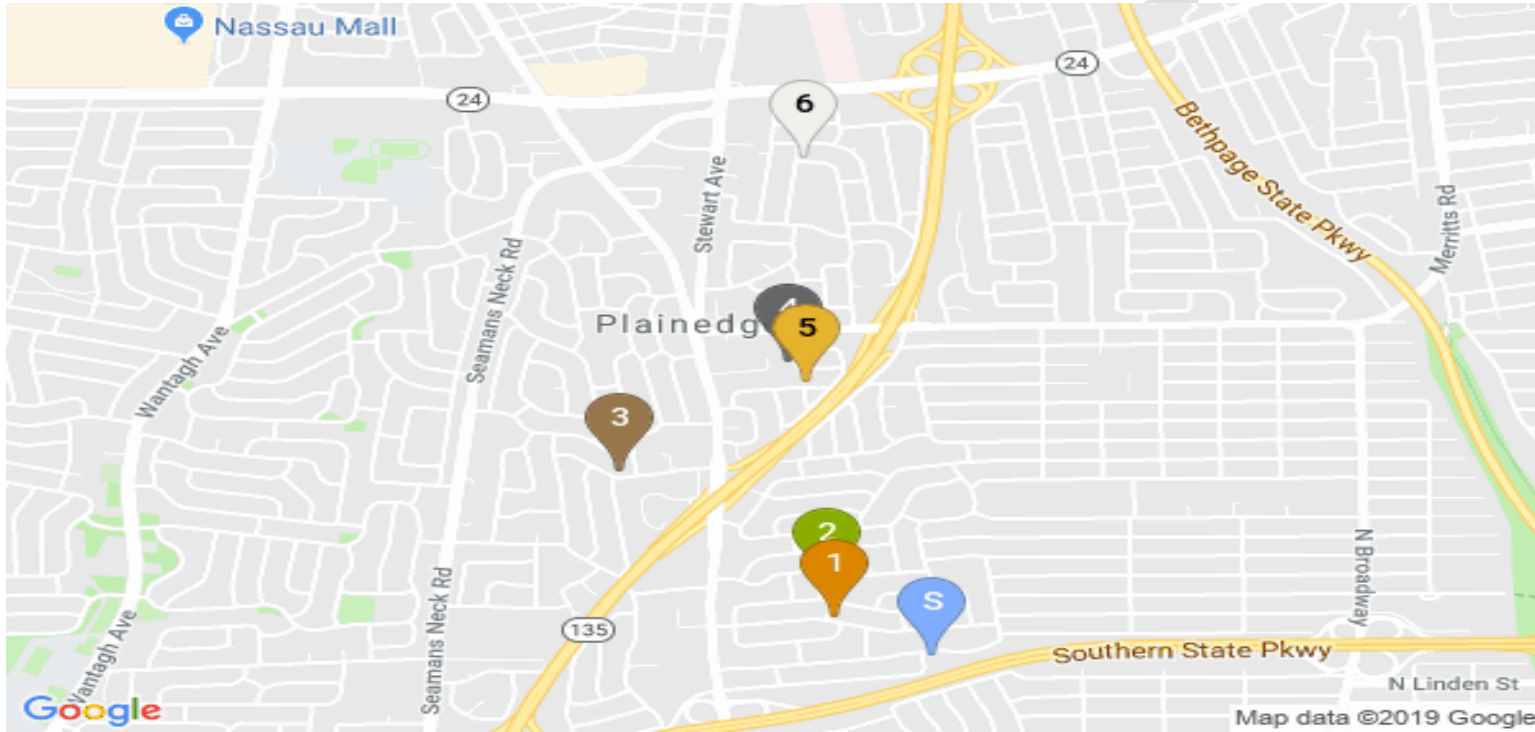
# Nassau County Comparable Sales Report

## S/B/L: 52/454/2

| <br>Subject  | Your property has been valued using mass appraisal techniques. | <br>Image Not Found | <br>Sale #2          | <br>Sale #3  |
|---|--|---|---|---|
| Property Address  | 382 BRIARWOOD RD<br>MASSAPEQUA, NY 11758                       | 96 WILLIAM RD MASSAPEQUA,<br>NY 11758   | 12 IRVING PL MASSAPEQUA, NY<br>11758  | 3993 OLD POST RD SEAFORD, NY<br>11783   |
| Town/School Dist/Village  | OB-3018  | OB-3018   | OB-3018   | OB-3018   |
| Account Number  | 52454 00020  | 52394 00010   | 52352 00010   | 52450 00010   |
| Sale Date   |  | July 10, 2017   | June 29, 2018   | November 2, 2017  |
| Sale Price  |  | \$422,000   | \$486,500   | \$441,500   |
| Time Adjustment Factor  |  | 1.08  | 1.01  | 1.05  |
| Time Adjusted Sale Price  |  | \$455,575   | \$489,614   | \$464,618   |
| Total % Adjustment  |  | 4.22 %  | -2.22 %   | 5.27 %  |
| <b>Adjusted Sales Price</b>   |  | <b>\$474,821</b>  | <b>\$478,737</b>  | <b>\$489,090</b>  |
| <br>Subject | Your property has been valued using mass appraisal techniques. | <br>Sale #4        | <br>Image Not Found | <br>Sale #6 |
| Property Address  | 382 BRIARWOOD RD<br>MASSAPEQUA, NY 11758                       | 12 MOHAWK DR MASSAPEQUA,<br>NY 11758  | 31 JACQUELINE RD<br>MASSAPEQUA, NY 11758  | 1 ELIZABETH DR BETHPAGE, NY<br>11714  |
| Town/School Dist/Village  | OB-3018  | OB-3018   | OB-3018   | OB-3018   |
| Account Number  | 52454 00020  | 52376 00070   | 52376 00310   | 49194 00010   |
| Sale Date   |  | May 31, 2018  | December 20, 2017   | July 26, 2018   |
| Sale Price  |  | \$410,000   | \$475,000   | \$460,600   |
| Time Adjustment Factor  |  | 1.01  | 1.05  | 1   |
| Time Adjusted Sale Price  |  | \$415,265   | \$496,693   | \$460,600   |
| Total % Adjustment  |  | 6.86 %  | -3.30 %   | 5.44 %  |
| <b>Adjusted Sales Price</b>   |  | <b>\$443,751</b>  | <b>\$480,280</b>  | <b>\$485,654</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.

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|---|
| <b>Subject Market Value:</b> <u>          \$446,000          </u> <b>As of</b> <u>          January 2, 2019          </u> |
|---|