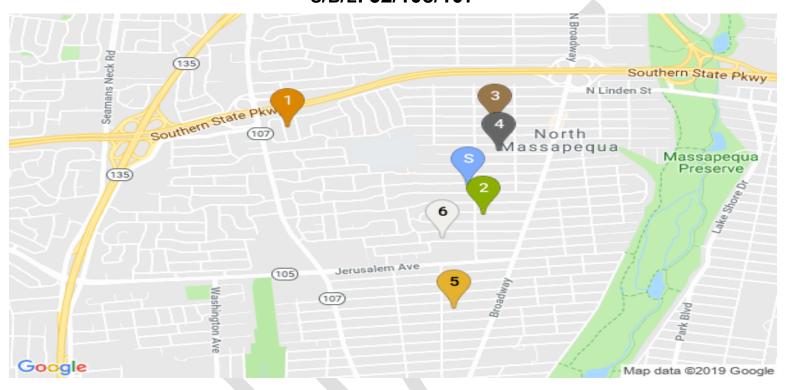
Nassau County Comparable Sales Report S/B/L: 52/108/107

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Image Not Found
Property Address	230 NORTH OAK ST	14 DOVER AVE MASSAPEQUA,	232 KINGS AVE MASSAPEQUA,	235 PINE ST MASSAPEQUA, NY
	MASSAPEQUA, NY 11758	NY 11758	NY 11758	11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 01070	52336 00060	52117 00950	52088 00660
Sale Date		January 17, 2017	August 13, 2018	October 10, 2017
Sale Price		\$445,000	\$560,000	\$895,000
Time Adjustment Factor		1.12	1	1.06
Time Adjusted Sale Price		\$499,150	\$560,000	\$947,892
Total % Adjustment		5.17 %	1.96 %	-0.61 %
Adjusted Sales Price		\$524,951	\$570,976	\$942,084
				Addition.
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4 223 WALNUT ST MASSAPEQUA, NY 11758	Sale #5 147 RHODE ISLAND AVE MASSAPEQUA, NY 11758	Sale #6 263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
-	valued using mass appraisal techniques. 230 NORTH OAK ST	223 WALNUT ST MASSAPEQUA,	147 RHODE ISLAND AVE	263 NORTH RICHMOND AVE
Property Address	valued using mass appraisal techniques. 230 NORTH OAK ST MASSAPEQUA, NY 11758	223 WALNUT ST MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 230 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	223 WALNUT ST MASSAPEQUA, NY 11758 OB-3018	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758 OB-3018	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 230 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	223 WALNUT ST MASSAPEQUA, NY 11758 OB-3018 52098 01430	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758 OB-3018 52143 32450	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00660
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 230 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	223 WALNUT ST MASSAPEQUA, NY 11758 OB-3018 52098 01430 September 6, 2017	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758 OB-3018 52143 32450 December 27, 2017	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00660 February 27, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 230 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	223 WALNUT ST MASSAPEQUA, NY 11758 OB-3018 52098 01430 September 6, 2017 \$463,100	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758 OB-3018 52143 32450 December 27, 2017 \$485,000	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00660 February 27, 2017 \$495,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 230 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	223 WALNUT ST MASSAPEQUA, NY 11758 OB-3018 52098 01430 September 6, 2017 \$463,100 1.07	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758 OB-3018 52143 32450 December 27, 2017 \$485,000 1.05	263 NORTH RICHMOND AVE MASSAPEQUA, NY 11758 OB-3018 52120 00660 February 27, 2017 \$495,000 1.11

Nassau County Comparable Sales Report S/B/L: 52/108/107



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:	\$468,000	As of	January 2, 2019	
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