

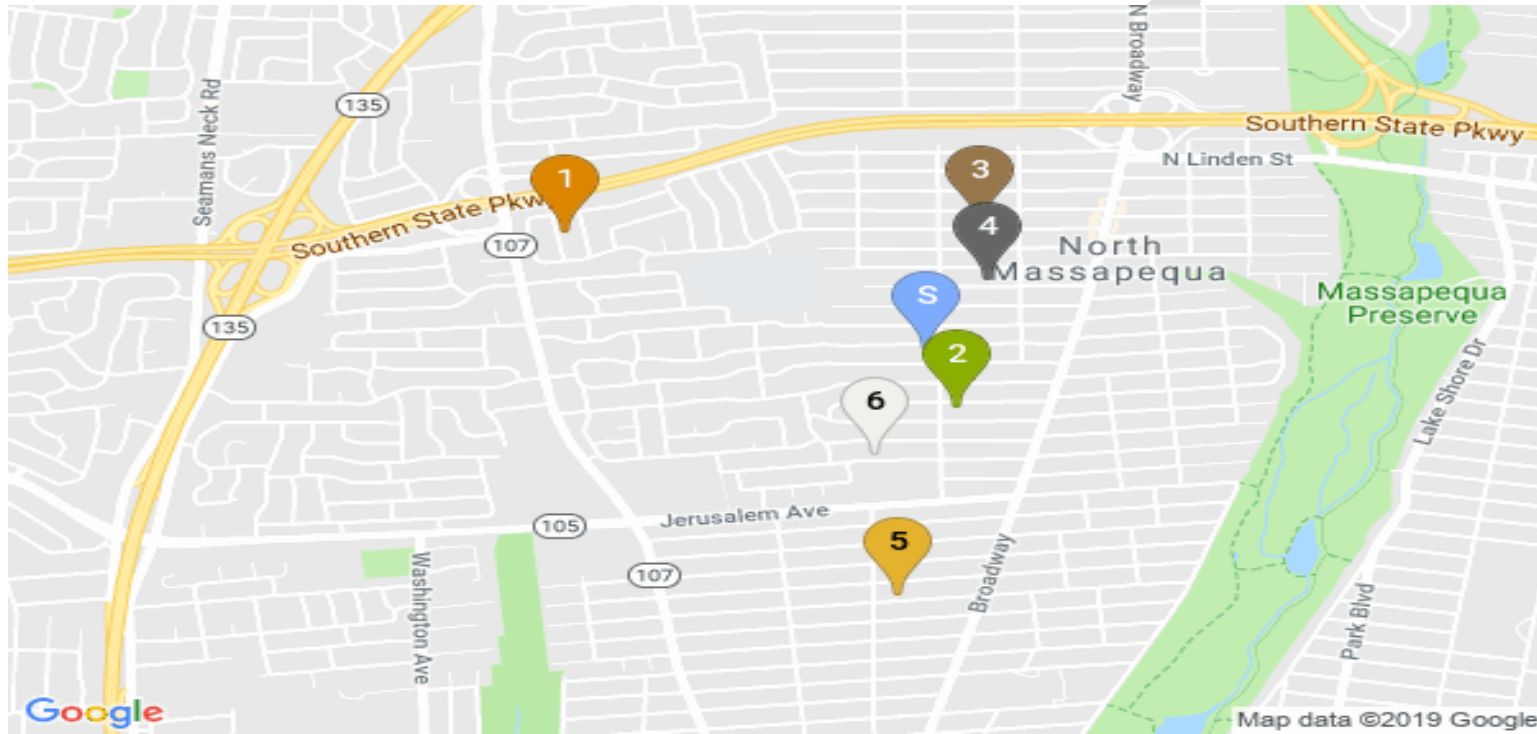
Nassau County Comparable Sales Report

S/B/L: 52/108/107

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	230 NORTH OAK ST MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758	235 PINE ST MASSAPEQUA, NY 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	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
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 01070	52098 01430	52143 32450	52120 00660
Sale Date		September 6, 2017	December 27, 2017	February 27, 2017
Sale Price		\$463,100	\$485,000	\$495,000
Time Adjustment Factor		1.07	1.05	1.11
Time Adjusted Sale Price		\$493,607	\$507,149	\$551,704
Total % Adjustment		2.10 %	-0.06 %	-1.30 %
Adjusted Sales Price		\$503,984	\$506,857	\$544,558

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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: \$468,000

As of January 2, 2019