

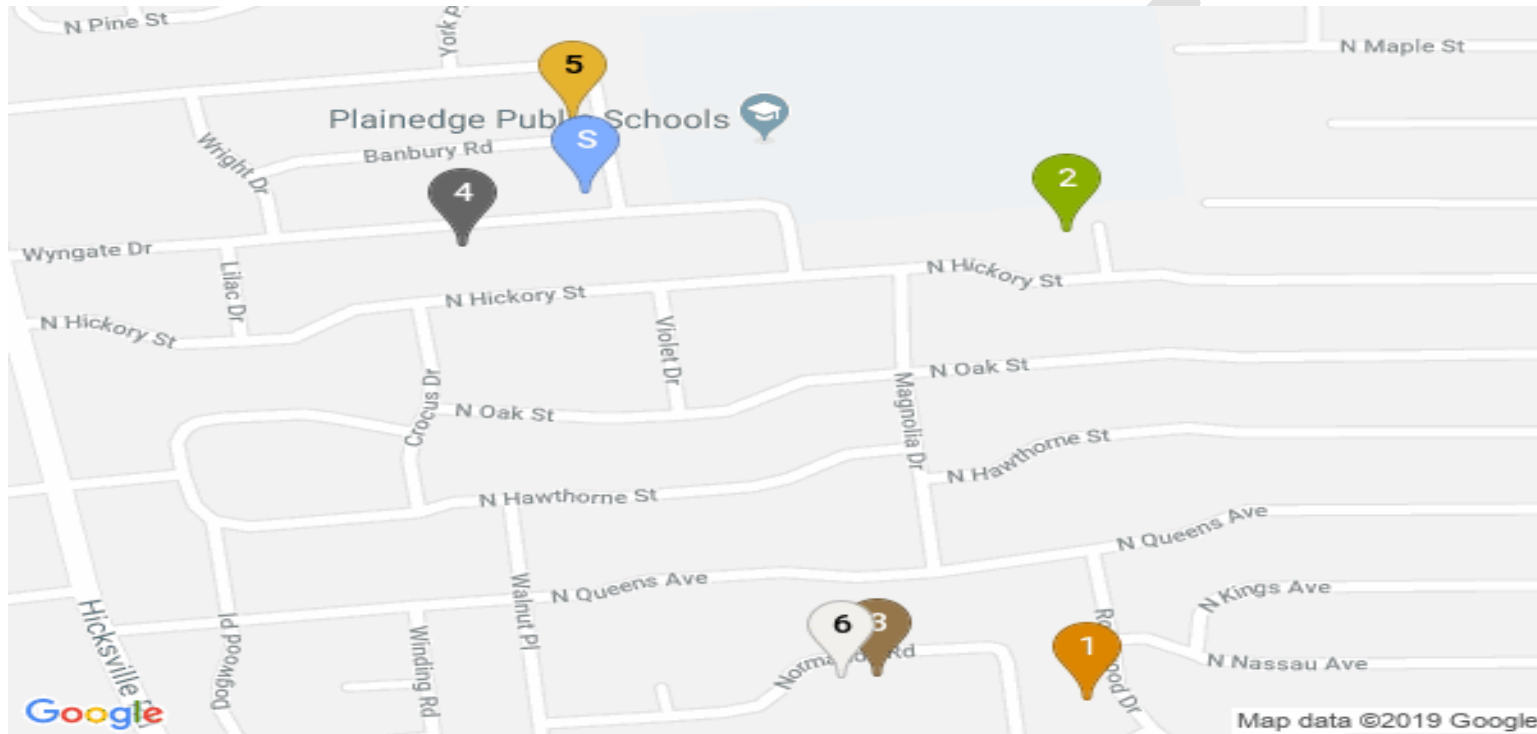
# Nassau County Comparable Sales Report

## S/B/L: 52/508/11

	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	237 WYNGATE DR MASSAPEQUA, NY 11758	7 ROSEWOOD DR MASSAPEQUA, NY 11758	895 FERN DR MASSAPEQUA, NY 11758	232 NORMANDY RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52508 00110	52478 00520	52462 00110	52329 00270
Sale Date		December 14, 2017	October 4, 2018	February 28, 2018
Sale Price		\$496,000	\$585,000	\$385,000
Time Adjustment Factor		1.05	1	1.03
Time Adjusted Sale Price		\$518,652	\$585,000	\$397,479
Total % Adjustment		-4.52 %	-2.99 %	-2.12 %
<b>Adjusted Sales Price</b>		<b>\$495,211</b>	<b>\$567,507</b>	<b>\$389,047</b>
	Your property has been valued using mass appraisal techniques.		Image Not Found	
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	237 WYNGATE DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758	323 BANBURY RD MASSAPEQUA, NY 11758	234 NORMANDY RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52508 00110	52366 00320	52507 00130	52329 00280
Sale Date		August 2, 2018	May 3, 2017	June 13, 2018
Sale Price		\$659,000	\$490,000	\$585,000
Time Adjustment Factor		1	1.09	1.01
Time Adjusted Sale Price		\$659,000	\$535,778	\$588,744
Total % Adjustment		1.16 %	3.23 %	-6.89 %
<b>Adjusted Sales Price</b>		<b>\$666,638</b>	<b>\$553,098</b>	<b>\$548,154</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:** \$557,000

**As of** January 2, 2019