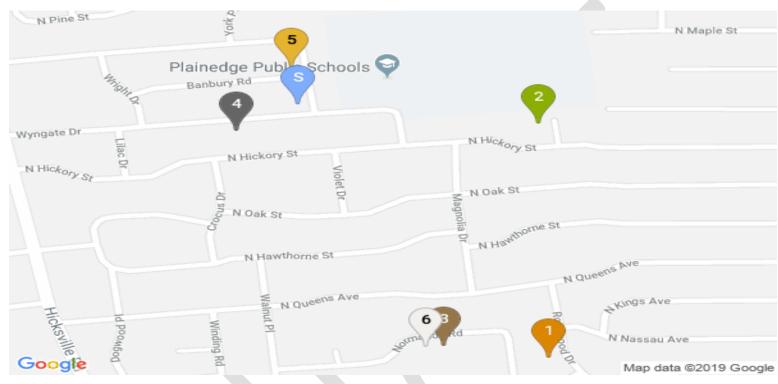
Nassau County Comparable Sales Report S/B/L: 52/508/11

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	6/16/10 Sale #2	Image Not Found
Property Address	237 WYNGATE DR	7 ROSEWOOD DR MASSAPEQUA,	895 FERN DR MASSAPEQUA, NY	232 NORMANDY RD
. reperty riadices	MASSAPEQUA, NY 11758	NY 11758	11758	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 %
Adjusted Sales Price		\$495,211	\$567,507	\$389,047
		THE PROPERTY OF THE PARTY OF TH	N	AND DESCRIPTION OF THE PERSON
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Image Not Found	Sale #6
Subject Property Address	valued using mass appraisal techniques. 237 WYNGATE DR	224 WYNGATE DR	Not Found	234 NORMANDY RD
•	valued using mass appraisal techniques.	*****	Not Found	
•	valued using mass appraisal techniques. 237 WYNGATE DR	224 WYNGATE DR	Not Found Sale #5 323 BANBURY RD MASSAPEQUA,	234 NORMANDY RD
Property Address	valued using mass appraisal techniques. 237 WYNGATE DR MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758	Not Found Sale #5	234 NORMANDY RD MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 237 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018	224 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #5 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018	234 NORMANDY RD MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 237 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018	224 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018 52366 00320	Not Found Sale #5 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130	234 NORMANDY RD MASSAPEQUA, NY 11758 OB-3018 52329 00280
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 237 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018	224 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018 52366 00320 August 2, 2018	Not Found Sale #5 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130 May 3, 2017	234 NORMANDY RD MASSAPEQUA, NY 11758 OB-3018 52329 00280 June 13, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 237 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018	224 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018 52366 00320 August 2, 2018 \$659,000	Not Found Sale #5 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130 May 3, 2017 \$490,000	234 NORMANDY RD MASSAPEQUA, NY 11758 OB-3018 52329 00280 June 13, 2018 \$585,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 237 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018	224 WYNGATE DR MASSAPEQUA, NY 11758 OB-3018 52366 00320 August 2, 2018 \$659,000 1	Not Found Sale #5 323 BANBURY RD MASSAPEQUA, NY 11758 OB-3018 52507 00130 May 3, 2017 \$490,000 1.09	234 NORMANDY RD MASSAPEQUA, NY 11758 OB-3018 52329 00280 June 13, 2018 \$585,000 1.01

Nassau County Comparable Sales Report S/B/L: 52/508/11



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	
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