

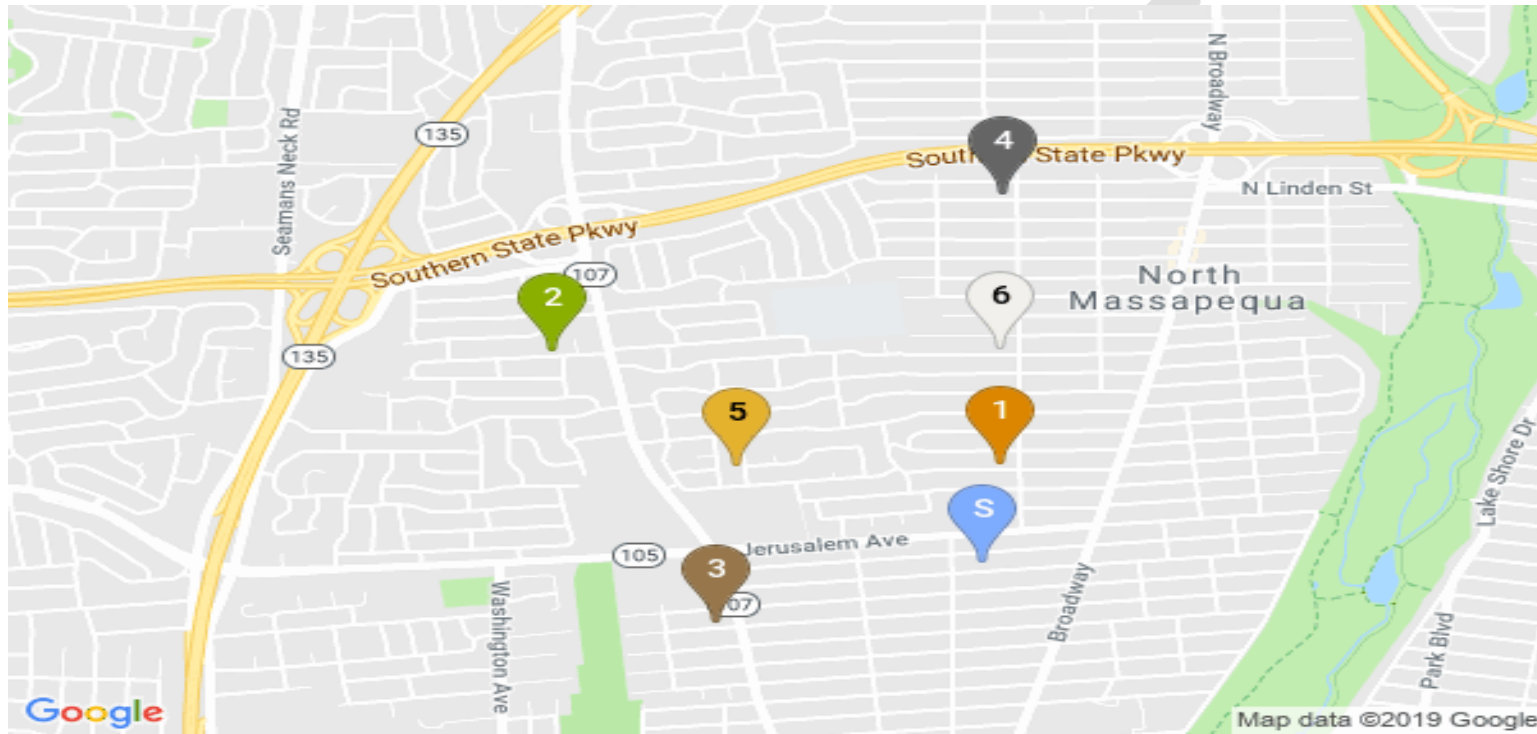
Nassau County Comparable Sales Report

S/B/L: 52/59/70

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	155 TORONTO AVE MASSAPEQUA, NY 11758	251 N SUFFOLK AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52059 00700	52118 00480	52418 00040	52137 00220
Sale Date		March 23, 2018	March 14, 2018	December 19, 2016
Sale Price		\$470,000	\$410,000	\$490,000
Time Adjustment Factor		1.03	1.03	1.13
Time Adjusted Sale Price		\$482,148	\$420,597	\$553,144
Total % Adjustment		-1.45 %	-4.08 %	-5.72 %
Adjusted Sales Price		\$475,146	\$403,448	\$521,481
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	155 TORONTO AVE MASSAPEQUA, NY 11758	247 LINDEN ST MASSAPEQUA, NY 11758	545 KINGS AVE MASSAPEQUA, NY 11758	239 NORTH HICKORY ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52059 00700	52080 00620	52330 00010	52102 00570
Sale Date		May 24, 2016	October 16, 2015	July 31, 2017
Sale Price		\$350,000	\$370,000	\$400,000
Time Adjustment Factor		1.17	1.21	1.08
Time Adjusted Sale Price		\$408,742	\$447,014	\$431,825
Total % Adjustment		-3.63 %	0.06 %	-1.79 %
Adjusted Sales Price		\$393,913	\$447,287	\$424,078

Nassau County Comparable Sales Report

S/B/L: 52/59/70



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: \$437,000

As of January 2, 2019