

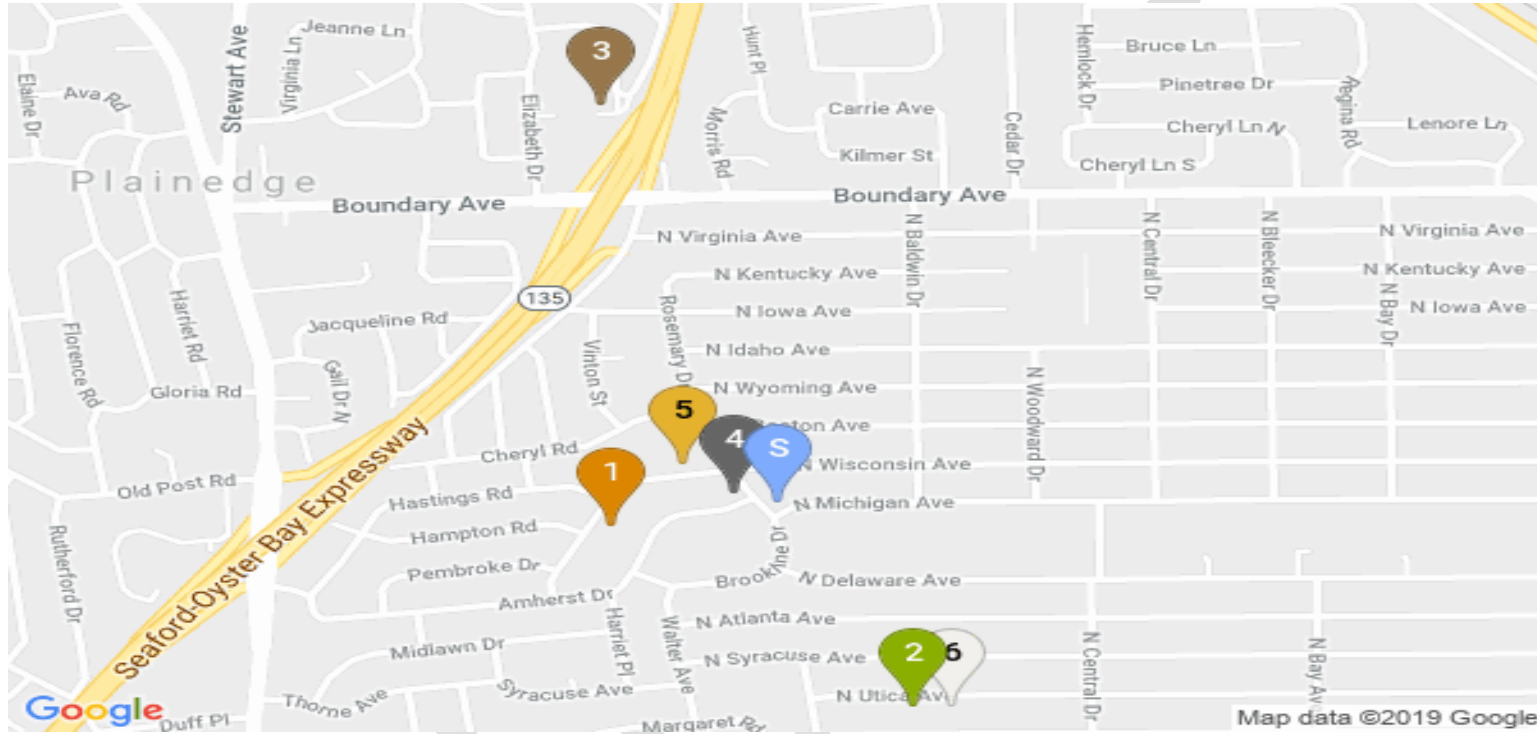
# Nassau County Comparable Sales Report

## S/B/L: 52/41/55

 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #1</b>	 <b>Sale #2</b>	 <b>Sale #3</b>
Property Address	31 BROOKLINE DR MASSAPEQUA, NY 11758	13 WISCONSIN AVE MASSAPEQUA, NY 11758	306 NORTH UTICA AVE MASSAPEQUA, NY 11758	8 BYRON LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52041 00550	52441 00270	52069 04720	49240 00110
Sale Date		August 15, 2018	October 21, 2016	July 27, 2017
Sale Price		\$498,500	\$483,000	\$505,000
Time Adjustment Factor		1	1.14	1.08
Time Adjusted Sale Price		\$498,500	\$550,554	\$545,179
Total % Adjustment		4.68 %	4.53 %	5.33 %
<b>Adjusted Sales Price</b>		<b>\$521,819</b>	<b>\$575,493</b>	<b>\$574,211</b>
 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #4</b>	 <b>Sale #5</b>	 <b>Sale #6</b>
Property Address	31 BROOKLINE DR MASSAPEQUA, NY 11758	28 BROOKLINE DR MASSAPEQUA, NY 11758	28 WISCONSIN AVE MASSAPEQUA, NY 11758	300 UTICA AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52041 00550	52441 00160	52414 00110	52069 04830
Sale Date		August 20, 2018	March 29, 2017	June 11, 2018
Sale Price		\$585,000	\$555,000	\$435,000
Time Adjustment Factor		1	1.11	1.01
Time Adjusted Sale Price		\$585,000	\$614,643	\$437,784
Total % Adjustment		5.21 %	6.12 %	9.98 %
<b>Adjusted Sales Price</b>		<b>\$615,507</b>	<b>\$652,266</b>	<b>\$481,455</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:**           \$549,000          

**As of**           January 2, 2019