

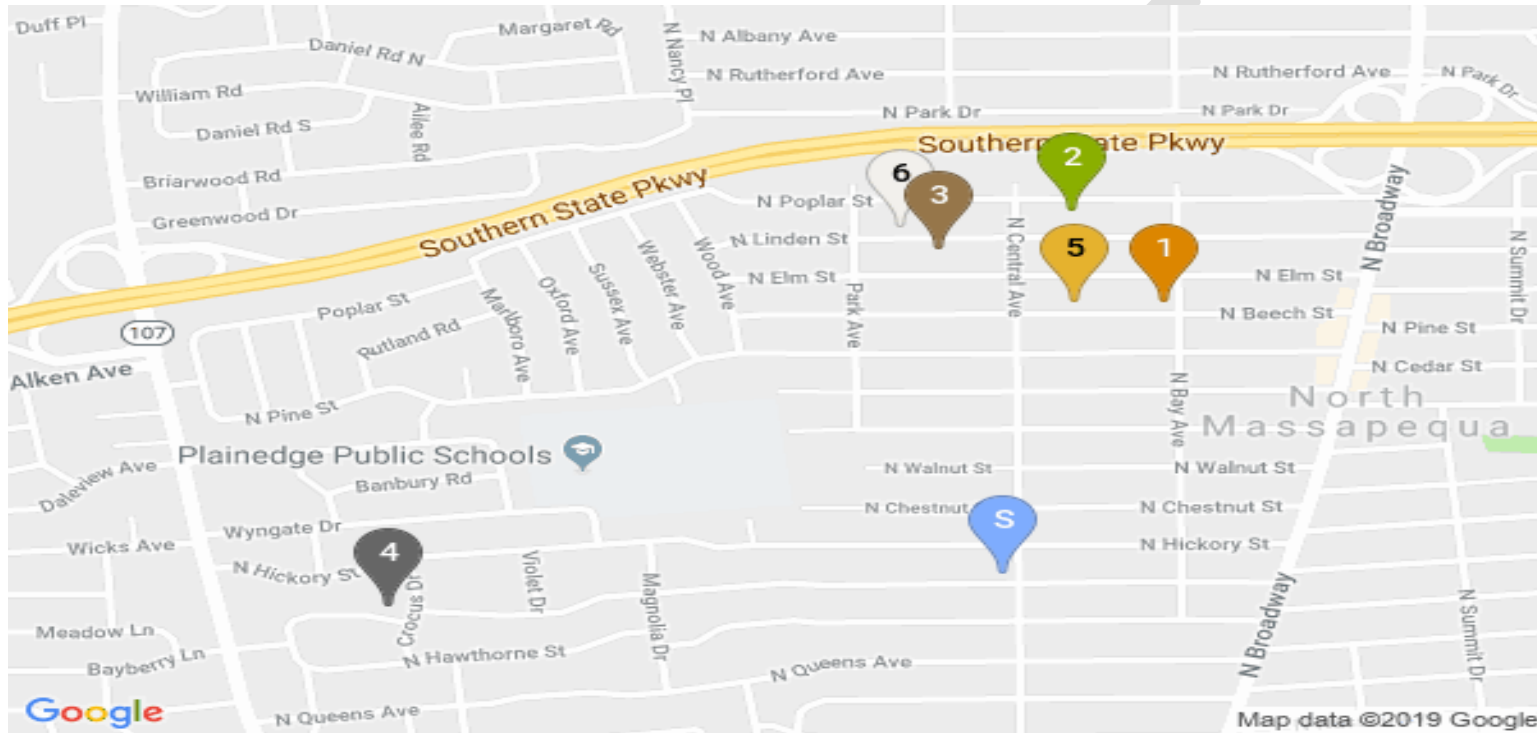
Nassau County Comparable Sales Report

S/B/L: 52/105/112

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	231 OAK ST MASSAPEQUA, NY 11758	951 NORTH BAY AVE MASSAPEQUA, NY 11758	238 NORTH POPLAR ST MASSAPEQUA, NY 11758	254 LINDEN ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52105 01120	52087 00660	52085 00340	52081 00380
Sale Date		August 1, 2016	June 15, 2018	March 16, 2018
Sale Price		\$475,000	\$545,000	\$325,000
Time Adjustment Factor		1.15	1.01	1.03
Time Adjusted Sale Price		\$546,711	\$548,488	\$333,400
Total % Adjustment		-1.98 %	-11.11 %	2.09 %
Adjusted Sales Price		\$535,910	\$487,538	\$340,362
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	231 OAK ST MASSAPEQUA, NY 11758	24 SHEEP PASTURE LN MASSAPEQUA, NY 11758	237 NORTH BEECH ST MASSAPEQUA, NY 11758	264 N LINDEN ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52105 01120	52347 00180	52087 00600	52080 00120
Sale Date		October 6, 2016	April 5, 2016	October 12, 2017
Sale Price		\$545,000	\$442,500	\$416,000
Time Adjustment Factor		1.14	1.17	1.06
Time Adjusted Sale Price		\$621,226	\$519,278	\$440,584
Total % Adjustment		-5.42 %	-1.78 %	8.44 %
Adjusted Sales Price		\$587,528	\$510,040	\$477,762

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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: \$505,000

As of January 2, 2019