

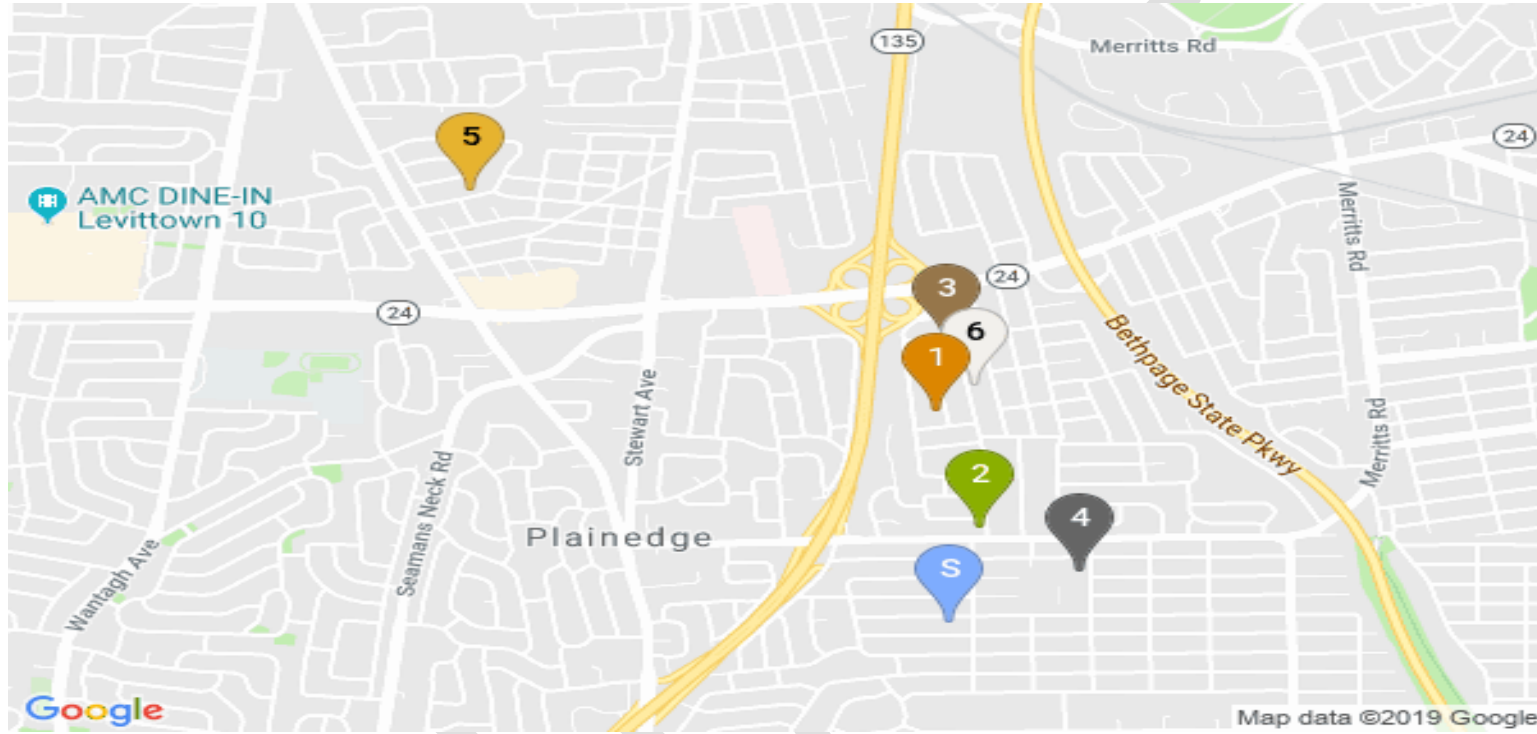
Nassau County Comparable Sales Report

S/B/L: 52/44/23

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	346 IDAHO AVE MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735	3 MARLON AVE BETHPAGE, NY 11714	12 ELSIE LN FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52044 00230	49217 00250	49211 00130	49216 00100
Sale Date		July 28, 2017	August 16, 2016	December 19, 2016
Sale Price		\$505,000	\$430,000	\$410,000
Time Adjustment Factor		1.08	1.15	1.13
Time Adjusted Sale Price		\$545,179	\$494,917	\$462,835
Total % Adjustment		2.90 %	4.34 %	7.61 %
Adjusted Sales Price		\$560,986	\$516,391	\$498,068
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	346 IDAHO AVE MASSAPEQUA, NY 11758	447 NO CENTRAL DR MASSAPEQUA, NY 11758	21 MARTIN RD BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52044 00230	52528 00170	46495 00210	49156 00470
Sale Date		June 8, 2017	July 25, 2017	December 19, 2017
Sale Price		\$495,500	\$480,000	\$537,000
Time Adjustment Factor		1.09	1.08	1.05
Time Adjusted Sale Price		\$538,346	\$518,190	\$561,524
Total % Adjustment		-2.00 %	4.45 %	-4.81 %
Adjusted Sales Price		\$527,576	\$541,271	\$534,510

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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: <u> \$525,000 </u> As of <u> January 2, 2019 </u>
