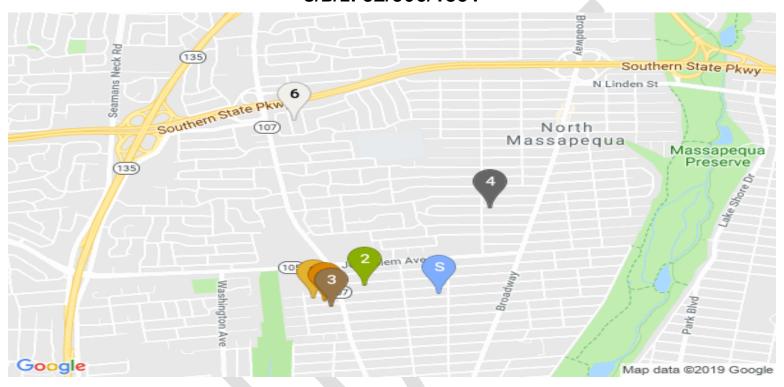
Nassau County Comparable Sales Report S/B/L: 52/306/1831

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	139 NEW HAMPSHIRE AVE	51 NEW HAMPSHIRE AVE	88 TORONTO AVE MASSAPEQUA,	58 NEW HAMPSHIRE AVE
	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	NY 11758	MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52306 18310	52137 00180	52184 12180	52138 00420
Sale Date		July 25, 2017	May 23, 2018	October 12, 2017
Sale Price		\$520,000	\$490,000	\$375,000
Time Adjustment Factor		1.08	1.01	1.06
Time Adjusted Sale Price		\$561,372	\$496,292	\$397,161
Total % Adjustment		-2.54 %	-3.61 %	7.58 %
Adjusted Sales Price		\$547,135	\$478,396	\$427,263
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Image Not Found	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4 232 KINGS AVE MASSAPEQUA,	Not Found	Sale #6 14 DOVER AVE MASSAPEQUA,
-	valued using mass appraisal techniques.		Not Found	
-	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE	232 KINGS AVE MASSAPEQUA,	Not Found Sale #5	14 DOVER AVE MASSAPEQUA,
Property Address	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758	Not Found Sale #5 50 ONTARIO AVE MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018	232 KINGS AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #5 50 ONTARIO AVE MASSAPEQUA, NY 11758 OB-3018	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018	232 KINGS AVE MASSAPEQUA, NY 11758 OB-3018 52117 00950	Not Found Sale #5 50 ONTARIO AVE MASSAPEQUA, NY 11758 OB-3018 52137 00580	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018	232 KINGS AVE MASSAPEQUA, NY 11758 OB-3018 52117 00950 August 13, 2018	Not Found Sale #5 50 ONTARIO AVE MASSAPEQUA, NY 11758 OB-3018 52137 00580 December 2, 2016	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060 January 17, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018	232 KINGS AVE MASSAPEQUA, NY 11758 OB-3018 52117 00950 August 13, 2018 \$560,000	Not Found Sale #5 50 ONTARIO AVE MASSAPEQUA, NY 11758 OB-3018 52137 00580 December 2, 2016 \$525,000	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060 January 17, 2017 \$445,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758 OB-3018	232 KINGS AVE MASSAPEQUA, NY 11758 OB-3018 52117 00950 August 13, 2018 \$560,000 1	Not Found Sale #5 50 ONTARIO AVE MASSAPEQUA, NY 11758 OB-3018 52137 00580 December 2, 2016 \$525,000 1.13	14 DOVER AVE MASSAPEQUA, NY 11758 OB-3018 52336 00060 January 17, 2017 \$445,000 1.12

Nassau County Comparable Sales Report S/B/L: 52/306/1831



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:	\$473.000	As of	January 2, 2019	
	1 -7:			