

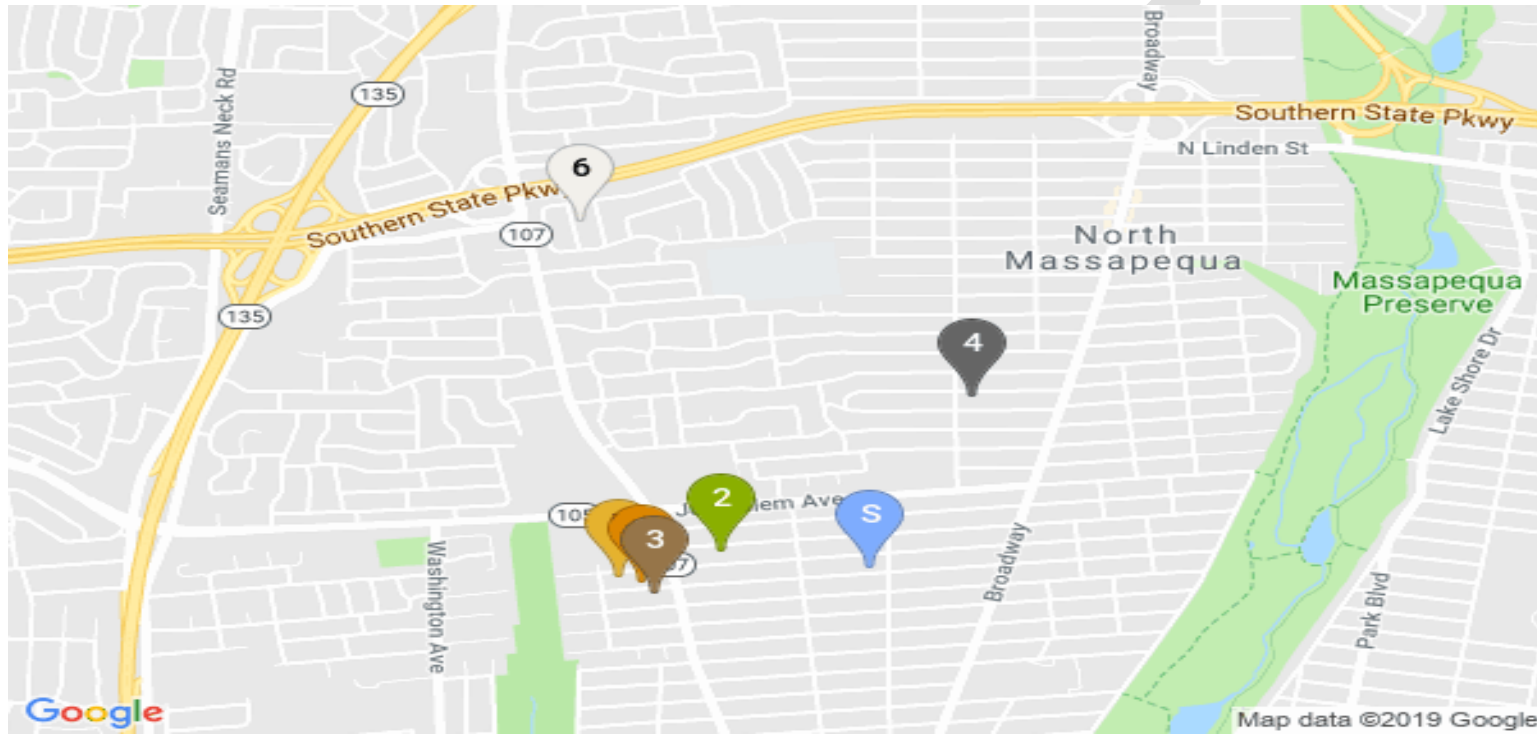
# Nassau County Comparable Sales Report

## S/B/L: 52/306/1831

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	51 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	88 TORONTO AVE MASSAPEQUA, NY 11758	58 NEW HAMPSHIRE AVE 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 %
<b>Adjusted Sales Price</b>		<b>\$547,135</b>	<b>\$478,396</b>	<b>\$427,263</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	139 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758	50 ONTARIO AVE MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52306 18310	52117 00950	52137 00580	52336 00060
Sale Date		August 13, 2018	December 2, 2016	January 17, 2017
Sale Price		\$560,000	\$525,000	\$445,000
Time Adjustment Factor		1	1.13	1.12
Time Adjusted Sale Price		\$560,000	\$592,654	\$499,150
Total % Adjustment		2.83 %	-7.32 %	6.20 %
<b>Adjusted Sales Price</b>		<b>\$575,837</b>	<b>\$549,285</b>	<b>\$530,091</b>

# 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