

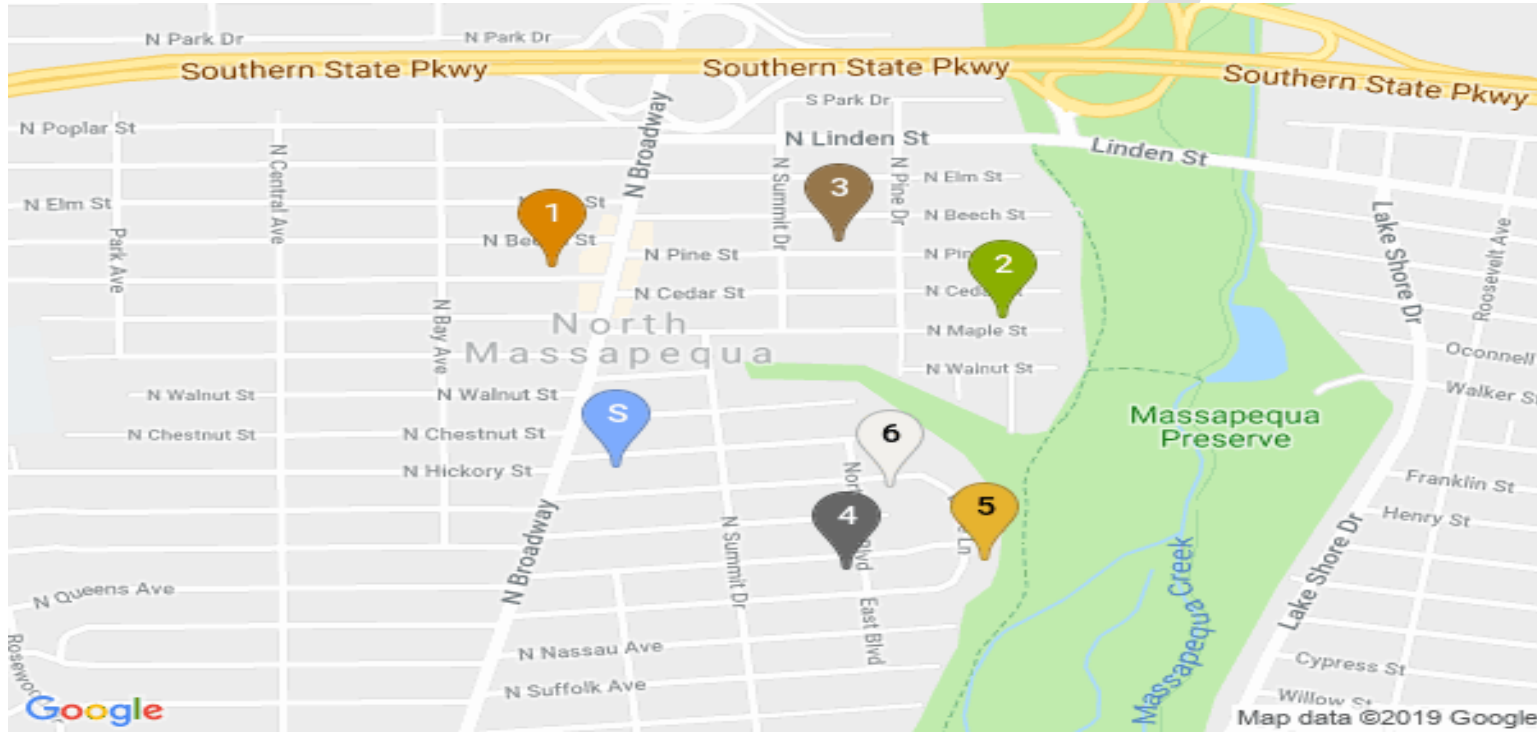
# Nassau County Comparable Sales Report

## S/B/L: 48/64/192

 <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	192 NORTH HICKORY ST MASSAPEQUA, NY 11758	205 PINE ST MASSAPEQUA, NY 11758	87 MAPLE ST MASSAPEQUA, NY 11758	107 PINE ST N MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	48064 01920	52093 00790	48020 00520	48028 00570
Sale Date		July 10, 2018	January 25, 2018	March 26, 2018
Sale Price		\$510,000	\$430,000	\$510,000
Time Adjustment Factor		1	1.04	1.03
Time Adjusted Sale Price		\$510,000	\$446,779	\$523,182
Total % Adjustment		7.67 %	9.04 %	1.78 %
<b>Adjusted Sales Price</b>		<b>\$549,110</b>	<b>\$487,152</b>	<b>\$532,520</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	192 NORTH HICKORY ST MASSAPEQUA, NY 11758	120 NORTH EAST BLVD MASSAPEQUA, NY 11758	24 LESLIE LN MASSAPEQUA, NY 11758	100 OAK ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	48064 01920	48082 15850	48527 00090	48528 00120
Sale Date		October 11, 2017	August 12, 2015	October 4, 2016
Sale Price		\$547,000	\$390,000	\$380,000
Time Adjustment Factor		1.06	1.22	1.14
Time Adjusted Sale Price		\$579,326	\$475,768	\$433,148
Total % Adjustment		-0.96 %	6.98 %	11.47 %
<b>Adjusted Sales Price</b>		<b>\$573,748</b>	<b>\$508,978</b>	<b>\$482,846</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:**           \$556,000          

**As of**           January 2, 2019