

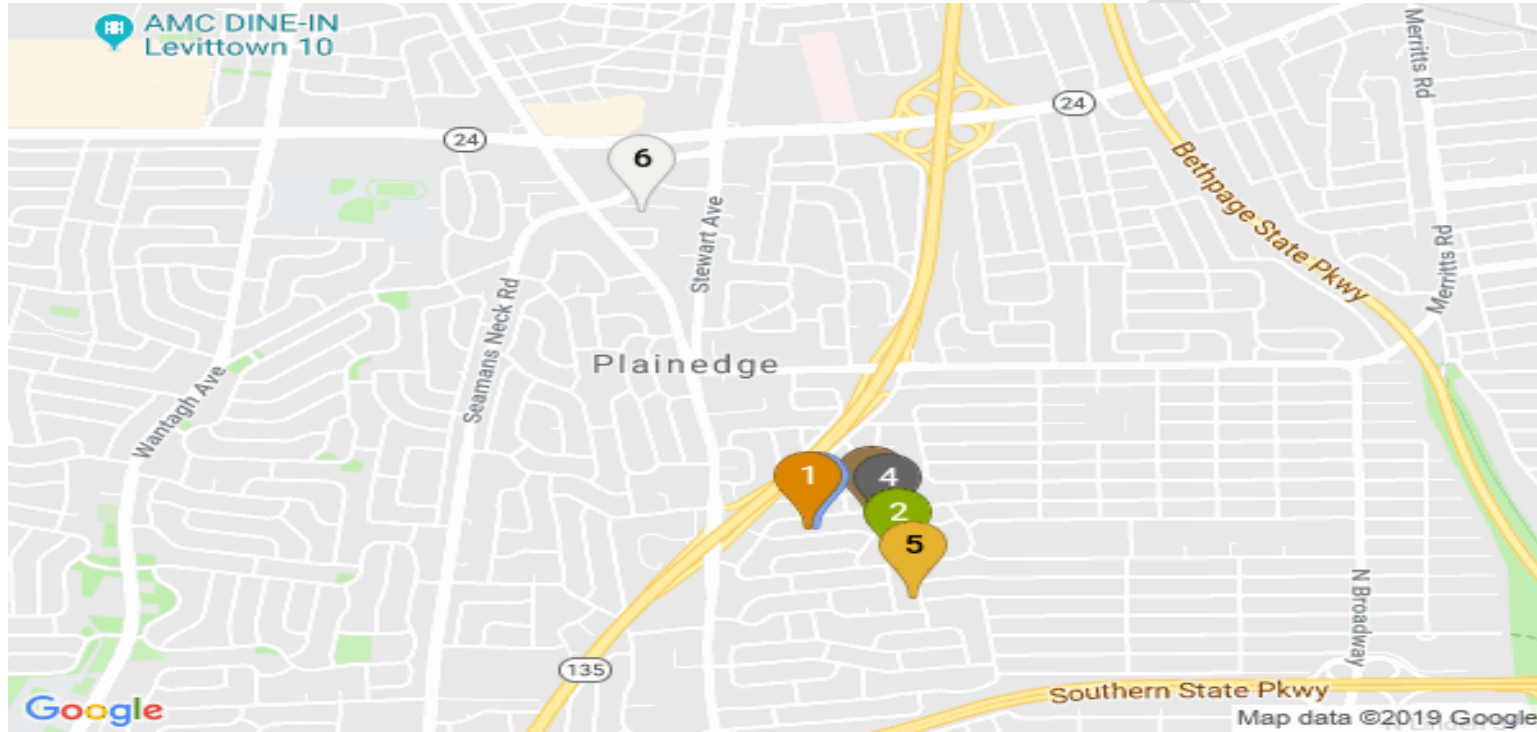
Nassau County Comparable Sales Report

S/B/L: 52/490/23

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	14 HAMPTON RD MASSAPEQUA, NY 11758	12 HAMPTON RD MASSAPEQUA, NY 11758	47 AMHERST DR MASSAPEQUA, NY 11758	14 NORTH WISCONSIN AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52490 00230	52490 00220	52343 00170	52490 00010
Sale Date		October 20, 2017	August 7, 2017	December 16, 2016
Sale Price		\$450,000	\$549,000	\$435,000
Time Adjustment Factor		1.06	1.07	1.13
Time Adjusted Sale Price		\$476,594	\$588,911	\$491,056
Total % Adjustment		3.72 %	6.19 %	4.30 %
Adjusted Sales Price		\$494,333	\$625,385	\$512,161
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	14 HAMPTON RD MASSAPEQUA, NY 11758	13 WISCONSIN AVE MASSAPEQUA, NY 11758	11 WALTER AVE MASSAPEQUA, NY 11758	8 VERLY CT BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52490 00230	52441 00270	52343 00060	49201 00240
Sale Date		August 15, 2018	September 13, 2016	October 3, 2017
Sale Price		\$498,500	\$480,000	\$525,000
Time Adjustment Factor		1	1.15	1.06
Time Adjusted Sale Price		\$498,500	\$549,794	\$556,026
Total % Adjustment		3.16 %	3.57 %	-1.93 %
Adjusted Sales Price		\$514,243	\$569,415	\$545,274

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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> \$541,000 </u>	As of <u> January 2, 2019 </u>
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