

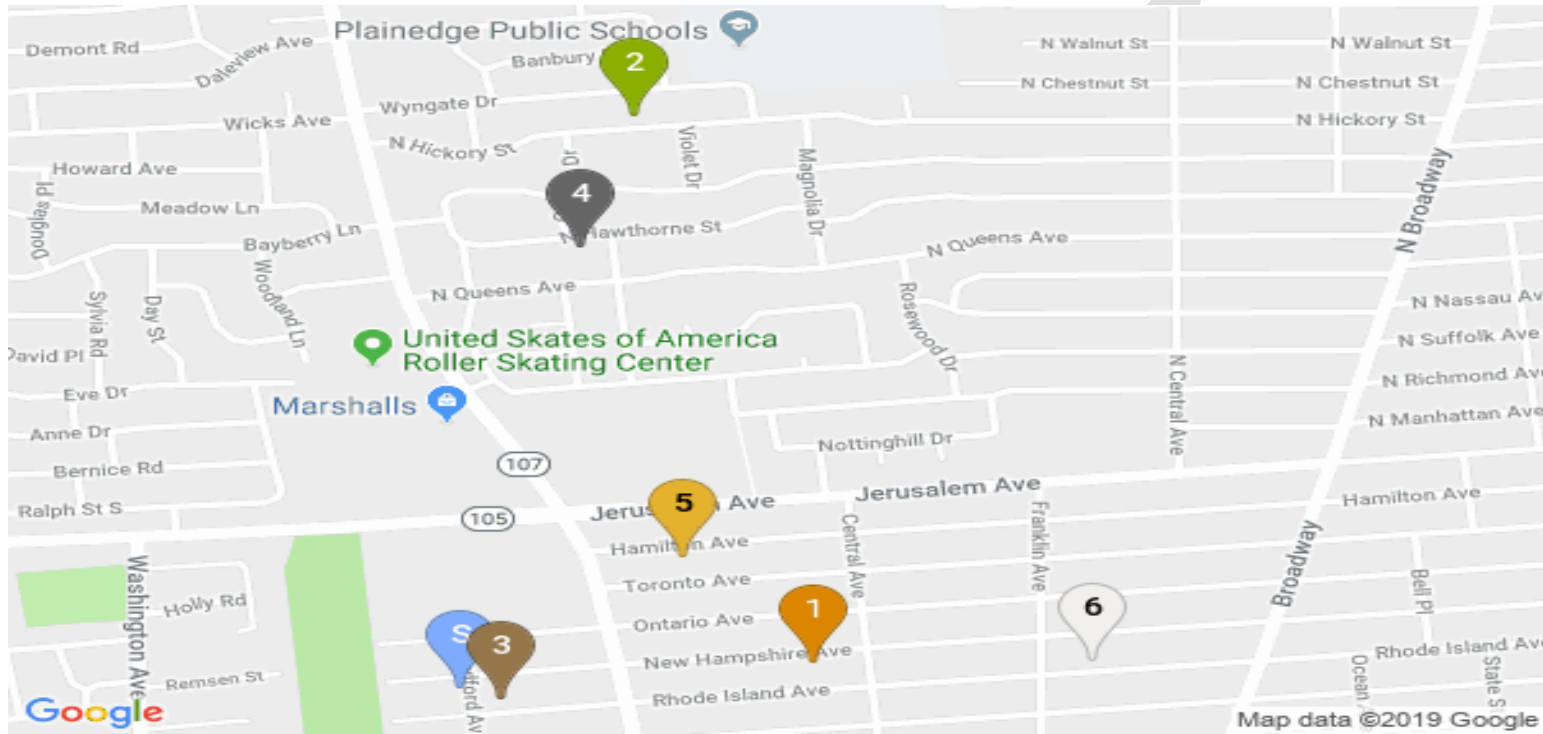
Nassau County Comparable Sales Report

S/B/L: 52/146/32

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	15 BEDFORD AVE MASSAPEQUA, NY 11758	108 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	343 NORTH HICKORY ST MASSAPEQUA, NY 11758	15 RHODE ISLAND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52146 00320	52182 10190	52366 00140	52138 0006A
Sale Date		August 31, 2017	March 2, 2017	June 29, 2018
Sale Price		\$381,100	\$420,000	\$500,000
Time Adjustment Factor		1.07	1.11	1.01
Time Adjusted Sale Price		\$408,805	\$465,135	\$503,200
Total % Adjustment		2.93 %	1.94 %	-4.49 %
Adjusted Sales Price		\$420,785	\$474,144	\$480,621
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	15 BEDFORD AVE MASSAPEQUA, NY 11758	562 HAWTHORNE ST MASSAPEQUA, NY 11758	84 HAMILTON AVE MASSAPEQUA, NY 11758	147 RHODE ISLAND AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52146 00320	52402 00090	52185 13280	52143 32450
Sale Date		May 10, 2017	September 26, 2016	December 27, 2017
Sale Price		\$350,000	\$400,000	\$485,000
Time Adjustment Factor		1.09	1.15	1.05
Time Adjusted Sale Price		\$382,698	\$458,162	\$507,149
Total % Adjustment		3.91 %	-1.10 %	-7.01 %
Adjusted Sales Price		\$397,668	\$453,134	\$471,586

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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: \$437,000

As of January 2, 2019