

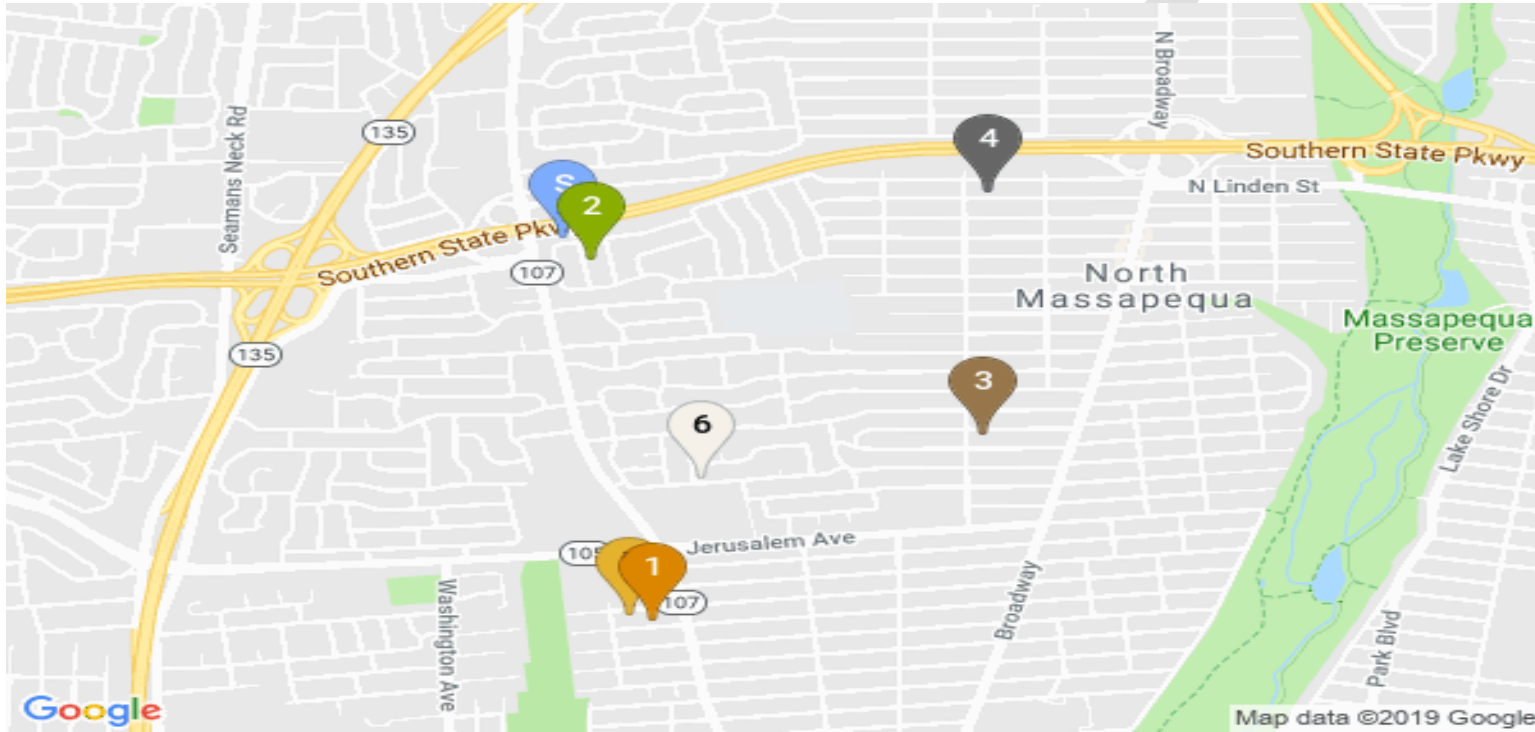
Nassau County Comparable Sales Report

S/B/L: 52/333/8

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	5 POPLAR ST MASSAPEQUA, NY 11758	51 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	14 DOVER AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52333 00080	52137 00180	52336 00060	52117 00950
Sale Date		July 25, 2017	January 17, 2017	August 13, 2018
Sale Price		\$520,000	\$445,000	\$560,000
Time Adjustment Factor		1.08	1.12	1
Time Adjusted Sale Price		\$561,372	\$499,150	\$560,000
Total % Adjustment		-4.61 %	4.12 %	0.73 %
Adjusted Sales Price		\$535,478	\$519,710	\$564,099
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	5 POPLAR ST MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758	50 ONTARIO AVE MASSAPEQUA, NY 11758	575 SUFFOLK AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52333 00080	52085 00110	52137 00580	52329 00040
Sale Date		July 13, 2017	December 2, 2016	December 8, 2017
Sale Price		\$450,000	\$525,000	\$495,000
Time Adjustment Factor		1.08	1.13	1.05
Time Adjusted Sale Price		\$485,803	\$592,654	\$517,606
Total % Adjustment		-9.02 %	-9.39 %	3.73 %
Adjusted Sales Price		\$442,004	\$537,004	\$536,888

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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: \$463,000

As of January 2, 2019