

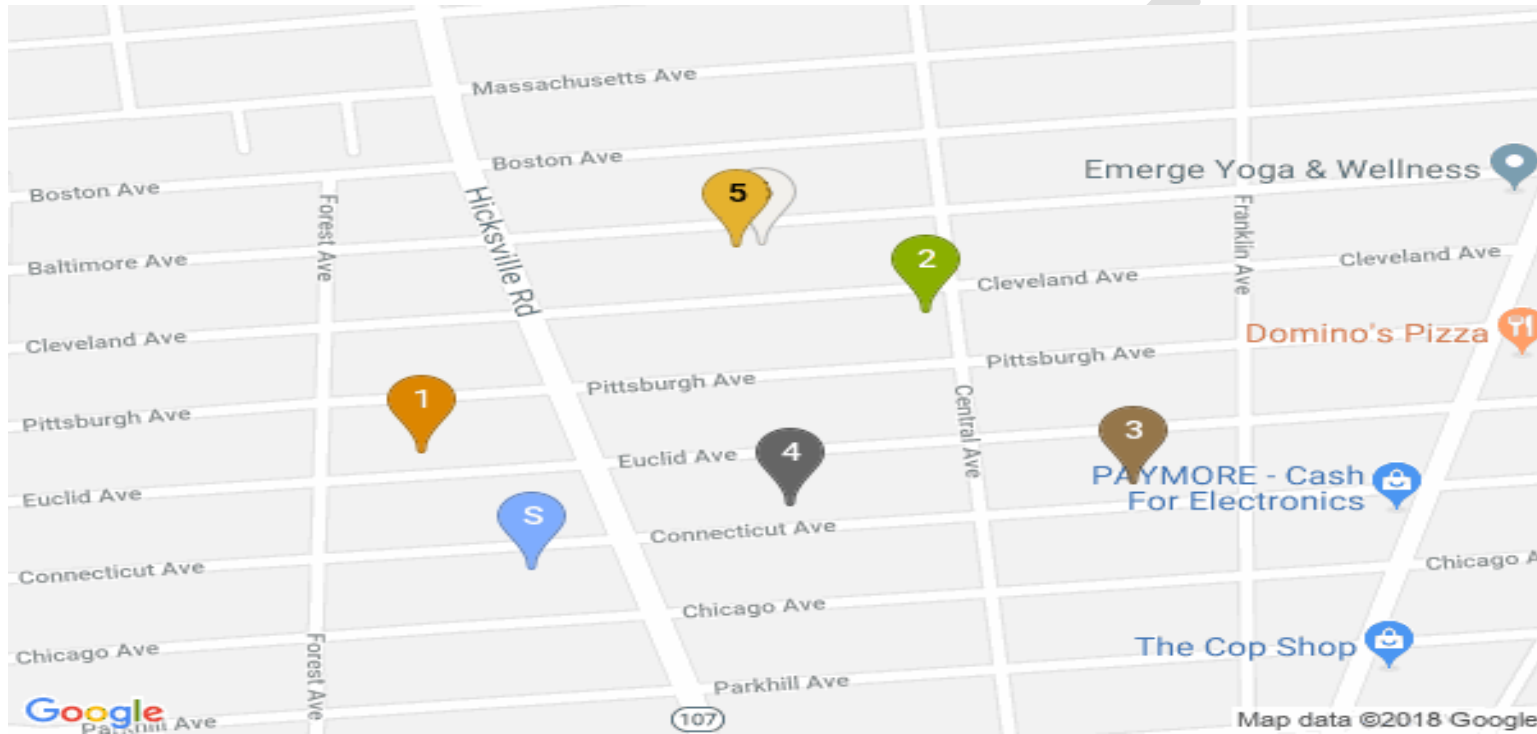
Nassau County Comparable Sales Report

S/B/L: 52/257/1935

 Subject	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 Sale #1	<p style="text-align: center;">Image Not Found</p>	<p style="text-align: center;">Image Not Found</p>
Property Address	68 CONNECTICUT AVE MASSAPEQUA, NY 11758	59 EUCLID AVE MASSAPEQUA, NY 11758	611 CENTRAL AVE MASSAPEQUA, NY 11758	107 CONNECTICUT AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3023	OB-3023	OB-3023	OB-3023
Account Number	52257 19350	52255 17900	52176 00060	52199 24270
Sale Date		June 15, 2017	June 24, 2016	July 14, 2017
Sale Price		\$450,000	\$432,000	\$429,000
Time Adjustment Factor		1.07	1.13	1.06
Time Adjusted Sale Price		\$480,082	\$489,148	\$455,405
Total % Adjustment		-5.29 %	-3.41 %	-0.22 %
Adjusted Sales Price		\$454,687	\$472,486	\$454,407
 Subject	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 Sale #4	 Sale #5	<p style="text-align: center;">Image Not Found</p>
Property Address	68 CONNECTICUT AVE MASSAPEQUA, NY 11758	83 CONNECTICUT AVE MASSAPEQUA, NY 11758	84 BALTIMORE AVE MASSAPEQUA, NY 11758	86 BALTIMORE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3023	OB-3023	OB-3023	OB-3023
Account Number	52257 19350	52174 02760	52177 04930	52177 04960
Sale Date		October 6, 2017	September 15, 2017	March 29, 2018
Sale Price		\$405,000	\$390,000	\$449,000
Time Adjustment Factor		1.05	1.05	1.02
Time Adjusted Sale Price		\$423,556	\$409,904	\$458,029
Total % Adjustment		4.28 %	4.36 %	3.96 %
Adjusted Sales Price		\$441,700	\$427,773	\$476,182

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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: \$443,000

As of January 2, 2019