

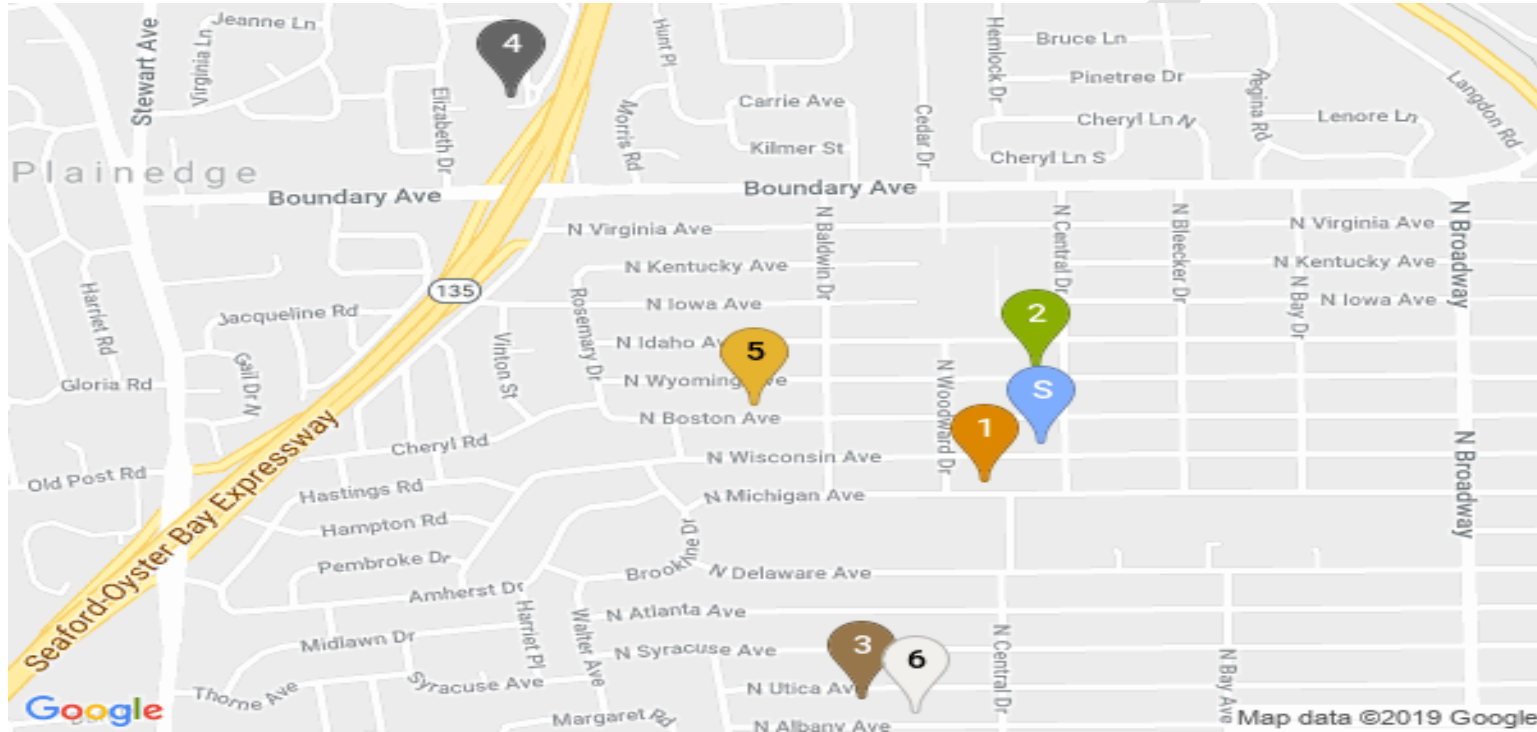
# Nassau County Comparable Sales Report

## S/B/L: 52/26/30

 <p style="text-align: center;"><b>Subject</b></p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p> <p style="text-align: center;"><b>Sale #1</b></p>	 <p style="text-align: center;"><b>Sale #2</b></p>	 <p style="text-align: center;"><b>Sale #3</b></p>
Property Address	291 WISCONSIN AVE MASSAPEQUA, NY 11758	303 N MICHIGAN AVE N MASSAPEQUA, NY 11758	287 WYOMING AVE MASSAPEQUA, NY 11758	300 UTICA AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52026 00300	52025 00430	52028 00600	52069 04830
Sale Date		June 23, 2017	December 12, 2017	June 11, 2018
Sale Price		\$495,000	\$499,000	\$435,000
Time Adjustment Factor		1.09	1.05	1.01
Time Adjusted Sale Price		\$537,803	\$521,789	\$437,784
Total % Adjustment		-0.59 %	-1.97 %	-3.95 %
<b>Adjusted Sales Price</b>		<b>\$534,617</b>	<b>\$511,525</b>	<b>\$420,490</b>
 <p style="text-align: center;"><b>Subject</b></p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Comp Picture 4</p> <p style="text-align: center;"><b>Sale #4</b></p>	 <p style="text-align: center;"><b>Sale #5</b></p>	 <p style="text-align: center;"><b>Sale #6</b></p>
Property Address	291 WISCONSIN AVE MASSAPEQUA, NY 11758	8 BYRON LN BETHPAGE, NY 11714	341 BOSTON AVE MASSAPEQUA, NY 11758	315 ALBANY AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52026 00300	49240 00110	52043 00770	52069 05820
Sale Date		July 27, 2017	November 22, 2017	June 23, 2016
Sale Price		\$505,000	\$407,000	\$430,000
Time Adjustment Factor		1.08	1.05	1.16
Time Adjusted Sale Price		\$545,179	\$428,311	\$499,740
Total % Adjustment		-8.45 %	7.12 %	-0.94 %
<b>Adjusted Sales Price</b>		<b>\$499,132</b>	<b>\$458,793</b>	<b>\$495,042</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:**           \$478,000          

**As of**           January 2, 2019