

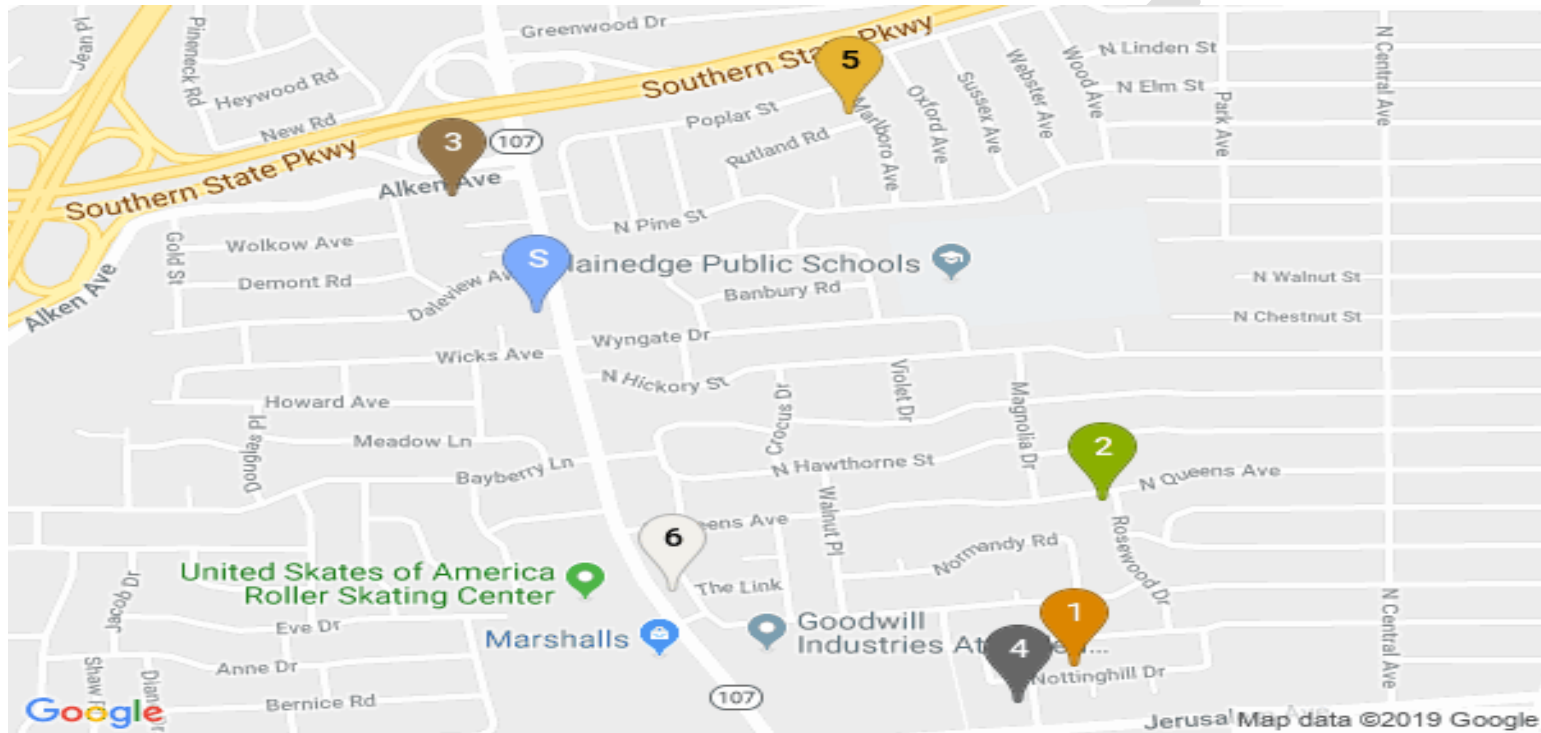
Nassau County Comparable Sales Report

S/B/L: 52/418/47

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1046 HICKSVILLE RD MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	4070 ALKEN AVE SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52418 00470	52521 00050	52478 00460	52476 00230
Sale Date		May 31, 2018	August 14, 2017	November 30, 2017
Sale Price		\$625,000	\$515,000	\$484,000
Time Adjustment Factor		1.01	1.07	1.05
Time Adjusted Sale Price		\$633,026	\$552,439	\$509,343
Total % Adjustment		-5.22 %	-3.73 %	-4.23 %
Adjusted Sales Price		\$600,007	\$531,845	\$487,817
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1046 HICKSVILLE RD MASSAPEQUA, NY 11758	3 GULL PL MASSAPEQUA, NY 11758	15 MARLBORO AVE MASSAPEQUA, NY 11758	17 DOGWOOD PL MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52418 00470	52327 00240	52399 00320	52332 00030
Sale Date		April 7, 2017	October 18, 2018	February 4, 2016
Sale Price		\$455,000	\$485,000	\$388,000
Time Adjustment Factor		1.1	1	1.18
Time Adjusted Sale Price		\$500,692	\$485,000	\$459,758
Total % Adjustment		-2.34 %	-0.93 %	-1.62 %
Adjusted Sales Price		\$488,986	\$480,478	\$452,291

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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: \$497,000

As of January 2, 2019