

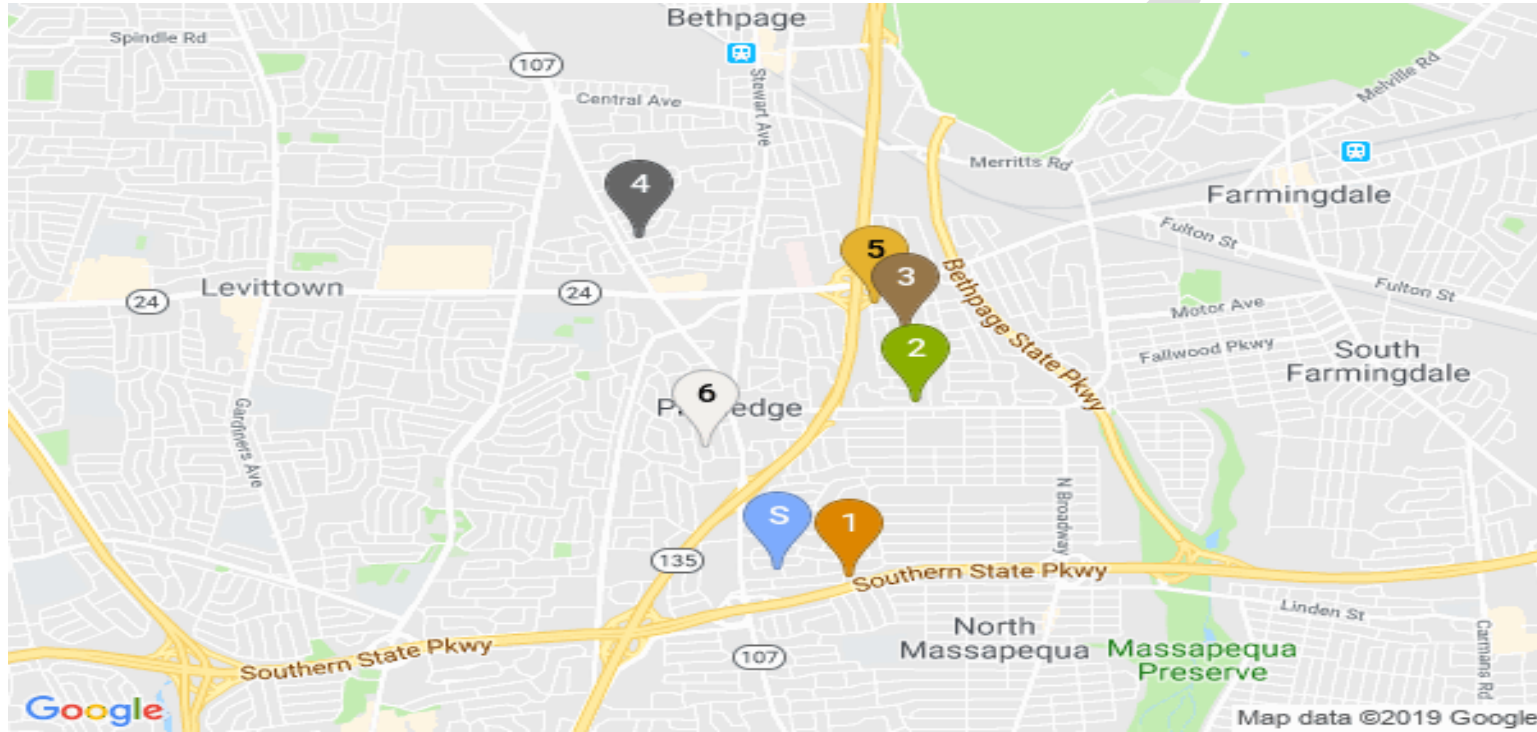
Nassau County Comparable Sales Report

S/B/L: 52/384/21

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	63 DANIEL RD MASSAPEQUA, NY 11758	988 JONEL LN MASSAPEQUA, NY 11758	6 MARLON AVE BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52384 00210	52454 00010	49212 00030	49156 00470
Sale Date		August 22, 2018	July 28, 2017	December 19, 2017
Sale Price		\$386,000	\$543,000	\$537,000
Time Adjustment Factor		1	1.08	1.05
Time Adjusted Sale Price		\$386,000	\$586,202	\$561,524
Total % Adjustment		3.14 %	5.42 %	5.27 %
Adjusted Sales Price		\$398,117	\$617,971	\$591,124
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	63 DANIEL RD MASSAPEQUA, NY 11758	9 MARTIN RD S BETHPAGE, NY 11714	17 ZORANNE DR FARMINGDALE, NY 11735	4160 LUDWIG LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52384 00210	46495 00160	49215 00160	52318 00110
Sale Date		November 2, 2017	September 17, 2018	September 7, 2017
Sale Price		\$540,000	\$520,000	\$455,000
Time Adjustment Factor		1.05	1	1.07
Time Adjusted Sale Price		\$568,275	\$520,000	\$484,973
Total % Adjustment		-2.78 %	7.51 %	9.65 %
Adjusted Sales Price		\$552,467	\$559,042	\$531,785

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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: \$581,000

As of January 2, 2019