

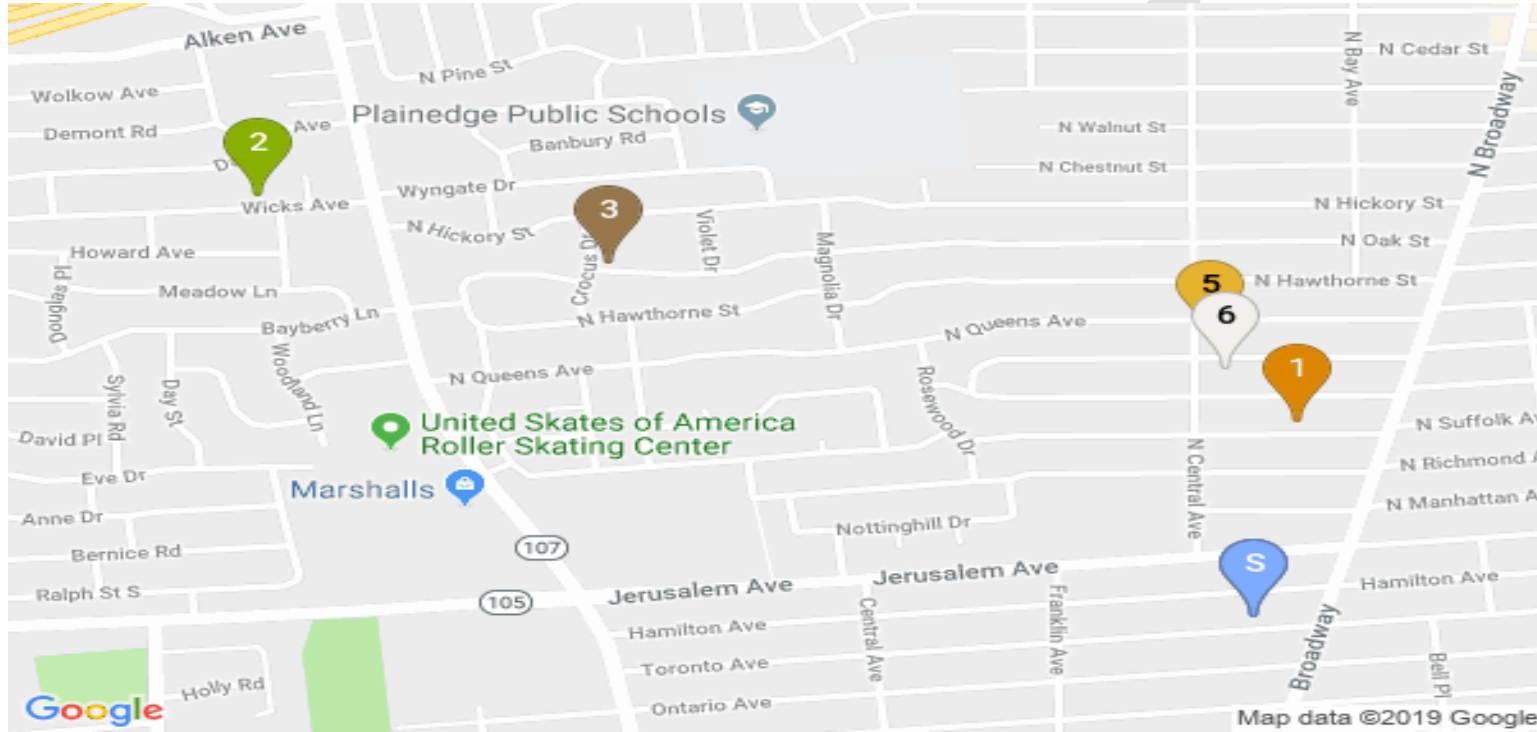
Nassau County Comparable Sales Report

S/B/L: 52/59/38

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	189 TORONTO AVE MASSAPEQUA, NY 11758	211 NORTH SUFFOLK AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	560 OAK ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52059 00380	52119 00620	52418 00040	52337 00140
Sale Date		August 30, 2016	March 14, 2018	October 27, 2017
Sale Price		\$400,000	\$410,000	\$519,000
Time Adjustment Factor		1.15	1.03	1.06
Time Adjusted Sale Price		\$460,388	\$420,597	\$549,671
Total % Adjustment		-0.16 %	4.00 %	-6.48 %
Adjusted Sales Price		\$459,636	\$437,417	\$514,074
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	189 TORONTO AVE MASSAPEQUA, NY 11758	189 TORONTO AVE MASSAPEQUA, NY 11758	854 CENTRAL AVE MASSAPEQUA, NY 11758	232 KINGS AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52059 00380	52059 00380	52115 01010	52117 00950
Sale Date		September 17, 2013	July 5, 2016	August 13, 2018
Sale Price		\$307,000	\$462,500	\$560,000
Time Adjustment Factor		1.32	1.16	1
Time Adjusted Sale Price		\$405,373	\$534,911	\$560,000
Total % Adjustment		2.97 %	-0.02 %	3.00 %
Adjusted Sales Price		\$417,418	\$534,787	\$576,791

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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: \$474,000

As of January 2, 2019