

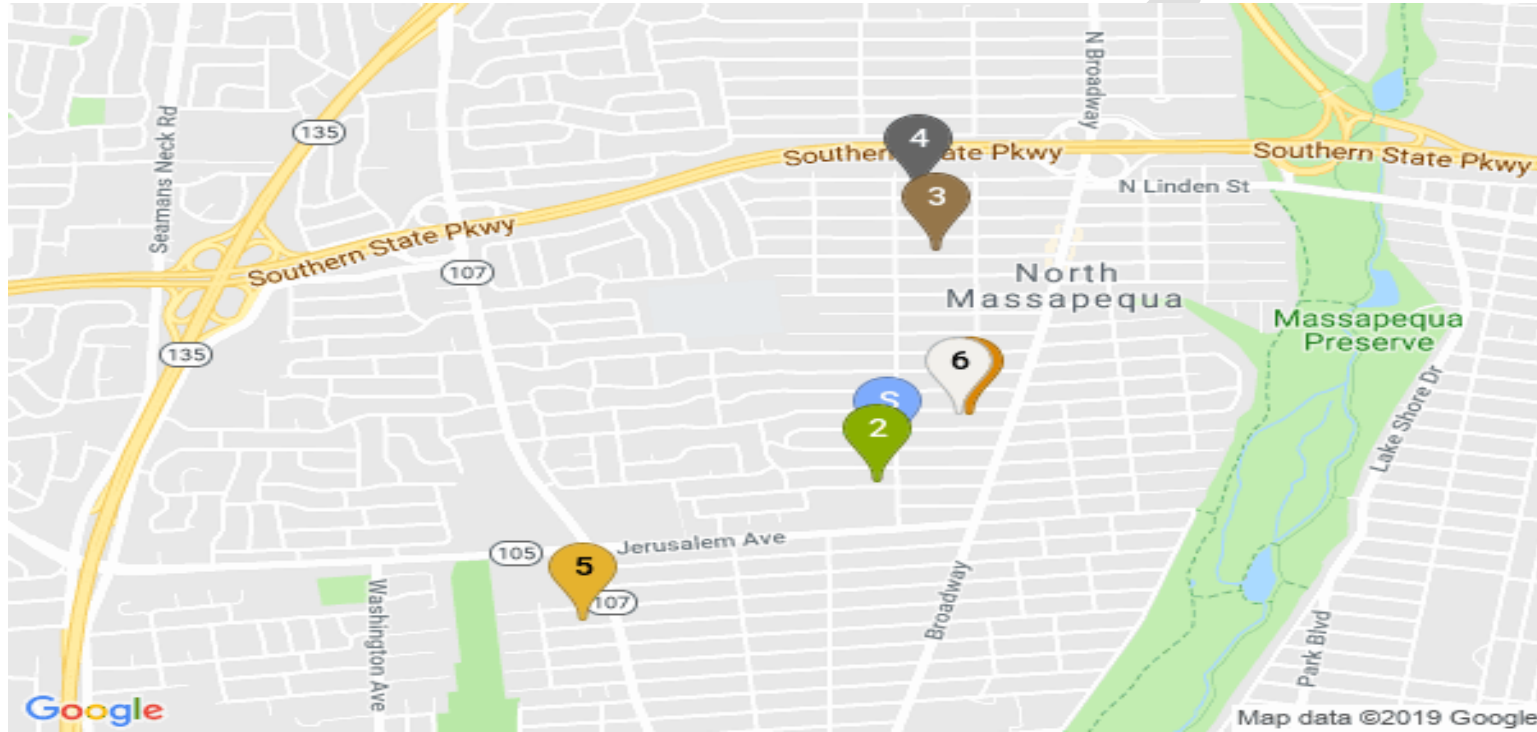
Nassau County Comparable Sales Report

S/B/L: 52/118/35

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	833 N CENTRAL AVE MASSAPEQUA, NY 11758	212 QUEENS AVE MASSAPEQUA, NY 11758	235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	235 PINE ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52118 00350	52115 00300	52120 00440	52088 00660
Sale Date		June 23, 2015	October 20, 2017	October 10, 2017
Sale Price		\$425,000	\$447,000	\$895,000
Time Adjustment Factor		1.23	1.06	1.06
Time Adjusted Sale Price		\$521,939	\$473,416	\$947,892
Total % Adjustment		-0.49 %	9.74 %	9.84 %
Adjusted Sales Price		\$519,384	\$519,542	\$1,041,175
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	833 N CENTRAL AVE MASSAPEQUA, NY 11758	235 LINDEN ST MASSAPEQUA, NY 11758	51 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758	216 QUEENS AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52118 00350	52085 00110	52137 00180	52115 00260
Sale Date		July 13, 2017	July 25, 2017	February 24, 2017
Sale Price		\$450,000	\$520,000	\$455,000
Time Adjustment Factor		1.08	1.08	1.11
Time Adjusted Sale Price		\$485,803	\$561,372	\$507,122
Total % Adjustment		2.42 %	6.83 %	1.63 %
Adjusted Sales Price		\$497,578	\$599,689	\$515,396

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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: <u> \$519,000 </u>	As of <u> January 2, 2019 </u>
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