

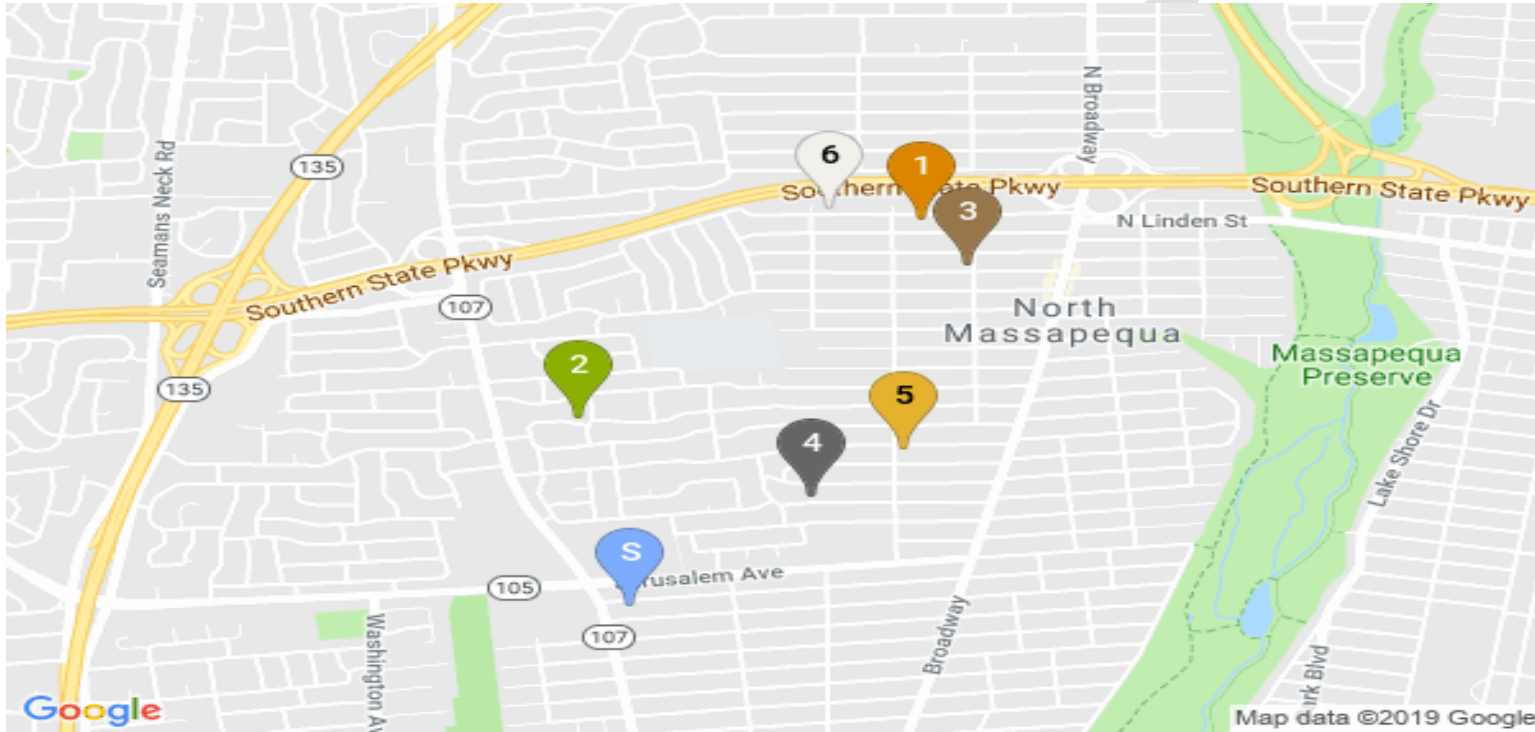
Nassau County Comparable Sales Report

S/B/L: 52/185/1432

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	78 HAMILTON AVE MASSAPEQUA, NY 11758	238 NORTH POPLAR ST MASSAPEQUA, NY 11758	24 SHEEP PASTURE LN MASSAPEQUA, NY 11758	951 NORTH BAY AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52185 14320	52085 00340	52347 00180	52087 00660
Sale Date		June 15, 2018	October 6, 2016	August 1, 2016
Sale Price		\$545,000	\$545,000	\$475,000
Time Adjustment Factor		1.01	1.14	1.15
Time Adjusted Sale Price		\$548,488	\$621,226	\$546,711
Total % Adjustment		6.96 %	12.91 %	16.63 %
Adjusted Sales Price		\$586,680	\$701,439	\$637,625
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	78 HAMILTON AVE MASSAPEQUA, NY 11758	271 SUFFOLK AVE MASSAPEQUA, NY 11758	238 QUEENS AVE MASSAPEQUA, NY 11758	267 NORTH POPLAR ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52185 14320	52118 00860	52115 01020	52079 00050
Sale Date		April 8, 2016	August 21, 2015	September 14, 2015
Sale Price		\$498,000	\$460,000	\$450,000
Time Adjustment Factor		1.17	1.22	1.21
Time Adjusted Sale Price		\$584,407	\$561,163	\$546,308
Total % Adjustment		-10.88 %	7.02 %	-5.82 %
Adjusted Sales Price		\$520,799	\$600,573	\$514,506

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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: \$606,000

As of January 2, 2019