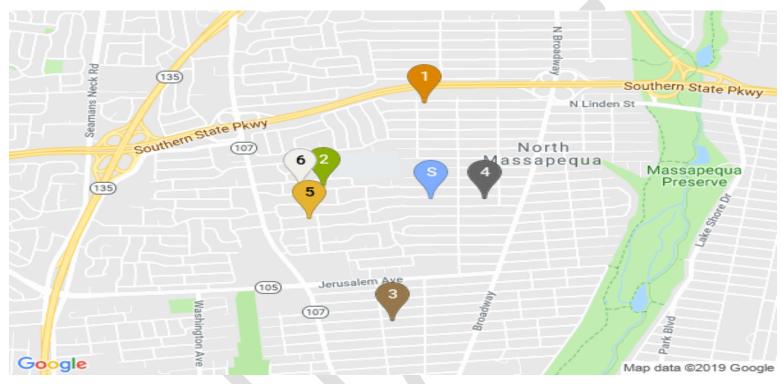
Nassau County Comparable Sales Report S/B/L: 52/108/22

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	244 OAK ST MASSAPEQUA,	266 POPLAR ST MASSAPEQUA,	343 NORTH HICKORY ST	118 NEW HAMPSHIRE AVE
. ,	NY 11758	NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 00220	52080 00290	52366 00140	52191 18720
Sale Date		September 15, 2017	March 2, 2017	September 15, 2015
Sale Price		\$285,000	\$420,000	\$370,000
Time Adjustment Factor		1.07	1.11	1.21
Time Adjusted Sale Price		\$303,774	\$465,135	\$449,187
Total % Adjustment		7.54 %	-13.59 %	-6.31 %
Adjusted Sales Price		\$326,668	\$401,907	\$420,862
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject	valued using mass appraisal	Not	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 562 HAWTHORNE ST MASSAPEQUA, NY 11758	Sale #6 357 NORTH HICKORY ST MASSAPEQUA, NY 11758
-	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA,	Not Found Sale #4	562 HAWTHORNE ST	357 NORTH HICKORY ST
Property Address	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA, NY 11758	Not Found Sale #4 216 NORTH OAK ST MASSAPEQUA, NY 11758	562 HAWTHORNE ST MASSAPEQUA, NY 11758	357 NORTH HICKORY ST MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 216 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018	562 HAWTHORNE ST MASSAPEQUA, NY 11758 OB-3018	357 NORTH HICKORY ST MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 216 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52109 00280	562 HAWTHORNE ST MASSAPEQUA, NY 11758 OB-3018 52402 00090	357 NORTH HICKORY ST MASSAPEQUA, NY 11758 OB-3018 52366 00070
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 216 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52109 00280 October 10, 2017	562 HAWTHORNE ST MASSAPEQUA, NY 11758 OB-3018 52402 00090 May 10, 2017	357 NORTH HICKORY ST MASSAPEQUA, NY 11758 OB-3018 52366 00070 May 21, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 216 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52109 00280 October 10, 2017 \$270,000	562 HAWTHORNE ST MASSAPEQUA, NY 11758 OB-3018 52402 00090 May 10, 2017 \$350,000	357 NORTH HICKORY ST MASSAPEQUA, NY 11758 OB-3018 52366 00070 May 21, 2018 \$440,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 244 OAK ST MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 216 NORTH OAK ST MASSAPEQUA, NY 11758 OB-3018 52109 00280 October 10, 2017 \$270,000 1.06	562 HAWTHORNE ST MASSAPEQUA, NY 11758 OB-3018 52402 00090 May 10, 2017 \$350,000 1.09	357 NORTH HICKORY ST MASSAPEQUA, NY 11758 OB-3018 52366 00070 May 21, 2018 \$440,000 1.01

Nassau County Comparable Sales Report S/B/L: 52/108/22



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:	\$372,000	As of	January 2, 2019	
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