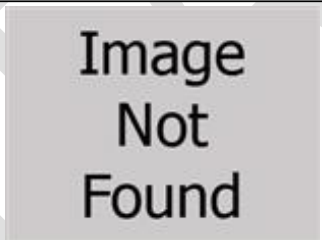


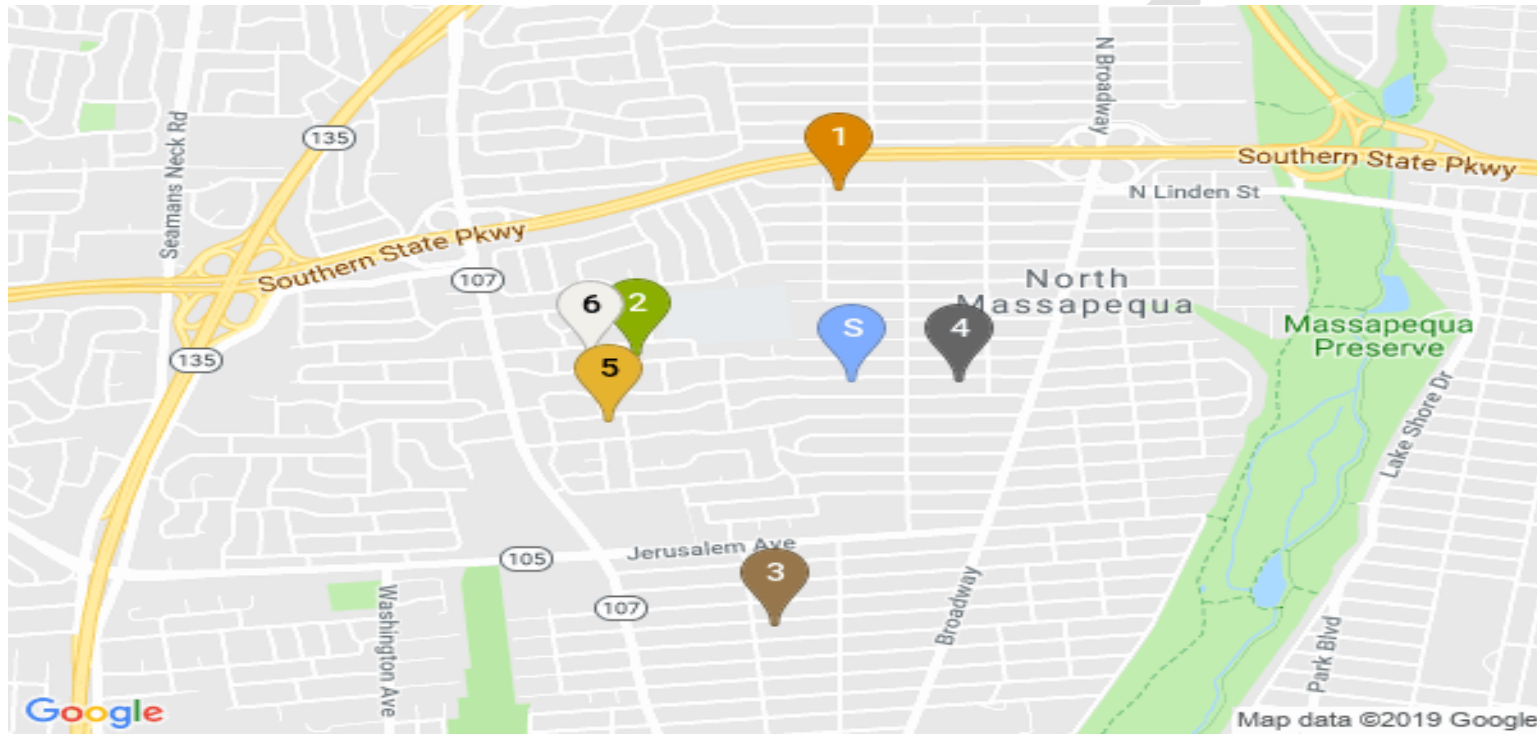
Nassau County Comparable Sales Report

S/B/L: 52/108/22

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	244 OAK ST MASSAPEQUA, NY 11758	266 POPLAR ST MASSAPEQUA, NY 11758	343 NORTH HICKORY ST MASSAPEQUA, NY 11758	118 NEW HAMPSHIRE AVE 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.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	244 OAK ST MASSAPEQUA, NY 11758	216 NORTH OAK ST MASSAPEQUA, NY 11758	562 HAWTHORNE ST MASSAPEQUA, NY 11758	357 NORTH HICKORY ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 00220	52109 00280	52402 00090	52366 00070
Sale Date		October 10, 2017	May 10, 2017	May 21, 2018
Sale Price		\$270,000	\$350,000	\$440,000
Time Adjustment Factor		1.06	1.09	1.01
Time Adjusted Sale Price		\$285,956	\$382,698	\$445,650
Total % Adjustment		12.21 %	-11.63 %	-15.65 %
Adjusted Sales Price		\$320,866	\$338,175	\$375,907

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