

Nassau County Comparable Sales Report

S/B/L: 52/502/42

|  Subject | <p>Your property has been valued using mass appraisal techniques.</p> |  Sale #1 | <p style="text-align: center; font-size: 2em;">Image Not Found</p> Sale #2 |  Sale #3 |
|--|---|---|--|--|
| Property Address | 4103 BAYBERRY LN SEAFORD, NY 11783 | 4094 MEADOW LN SEAFORD, NY 11783 | 232 NORMANDY RD MASSAPEQUA, NY 11758 | 4124 BAYBERRY LN SEAFORD, NY 11783 |
| Town/School Dist/Village | OB-3018 | OB-3018 | OB-3018 | OB-3018 |
| Account Number | 52502 00420 | 52502 00050 | 52329 00270 | 52503 00030 |
| Sale Date | | July 21, 2017 | February 28, 2018 | February 26, 2018 |
| Sale Price | | \$550,000 | \$385,000 | \$562,500 |
| Time Adjustment Factor | | 1.08 | 1.03 | 1.03 |
| Time Adjusted Sale Price | | \$593,759 | \$397,479 | \$580,732 |
| Total % Adjustment | | -1.94 % | -4.35 % | 4.42 % |
| Adjusted Sales Price | | \$582,262 | \$380,170 | \$606,426 |
|  Subject | <p>Your property has been valued using mass appraisal techniques.</p> |  Sale #4 |  Sale #5 |  Sale #6 |
| Property Address | 4103 BAYBERRY LN SEAFORD, NY 11783 | 12 NOTTINGHILL DR MASSAPEQUA, NY 11758 | 309 RICHMOND AVE MASSAPEQUA, NY 11758 | 7 ROSEWOOD DR MASSAPEQUA, NY 11758 |
| Town/School Dist/Village | OB-3018 | OB-3018 | OB-3018 | OB-3018 |
| Account Number | 52502 00420 | 52122 00860 | 52328 00160 | 52478 00520 |
| Sale Date | | September 14, 2017 | June 1, 2017 | December 14, 2017 |
| Sale Price | | \$520,000 | \$550,000 | \$496,000 |
| Time Adjustment Factor | | 1.07 | 1.09 | 1.05 |
| Time Adjusted Sale Price | | \$554,255 | \$597,559 | \$518,652 |
| Total % Adjustment | | -1.27 % | -5.96 % | -6.71 % |
| Adjusted Sales Price | | \$547,230 | \$561,967 | \$483,867 |

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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: \$545,000

As of January 2, 2019