

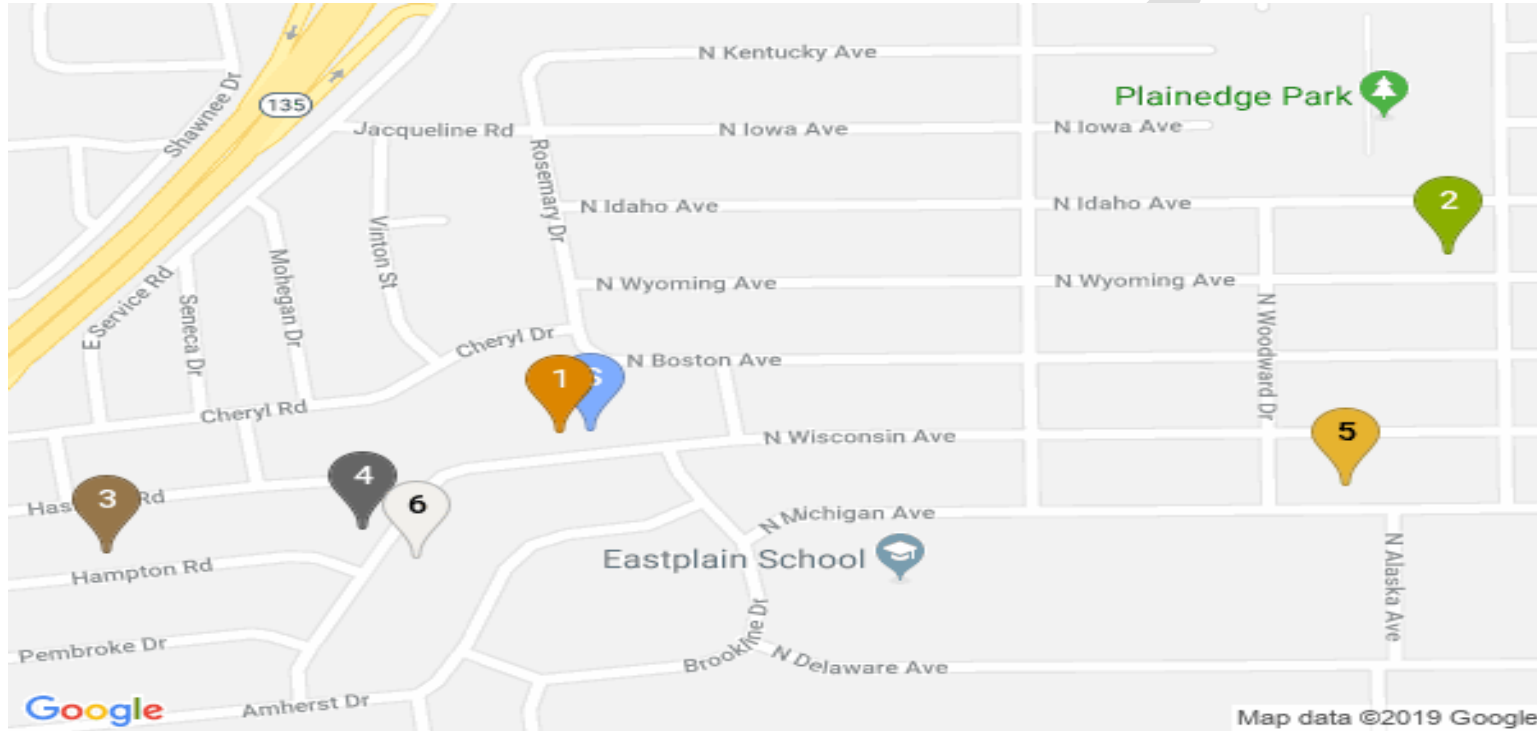
Nassau County Comparable Sales Report

S/B/L: 52/414/10

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	30 WISCONSIN AVE MASSAPEQUA, NY 11758	28 WISCONSIN AVE MASSAPEQUA, NY 11758	287 WYOMING AVE MASSAPEQUA, NY 11758	12 HAMPTON RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52414 00100	52414 00110	52028 00600	52490 00220
Sale Date		March 29, 2017	December 12, 2017	October 20, 2017
Sale Price		\$555,000	\$499,000	\$450,000
Time Adjustment Factor		1.11	1.05	1.06
Time Adjusted Sale Price		\$614,643	\$521,789	\$476,594
Total % Adjustment		-4.67 %	1.15 %	-5.34 %
Adjusted Sales Price		\$585,909	\$527,810	\$451,145
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	30 WISCONSIN AVE MASSAPEQUA, NY 11758	14 NORTH WISCONSIN AVE MASSAPEQUA, NY 11758	303 N MICHIGAN AVE N MASSAPEQUA, NY 11758	13 WISCONSIN AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52414 00100	52490 00010	52025 00430	52441 00270
Sale Date		December 16, 2016	June 23, 2017	August 15, 2018
Sale Price		\$435,000	\$495,000	\$498,500
Time Adjustment Factor		1.13	1.09	1
Time Adjusted Sale Price		\$491,056	\$537,803	\$498,500
Total % Adjustment		-4.77 %	2.57 %	-6.00 %
Adjusted Sales Price		\$467,630	\$551,631	\$468,605

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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> \$493,000 </u>	As of <u> January 2, 2019 </u>
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