

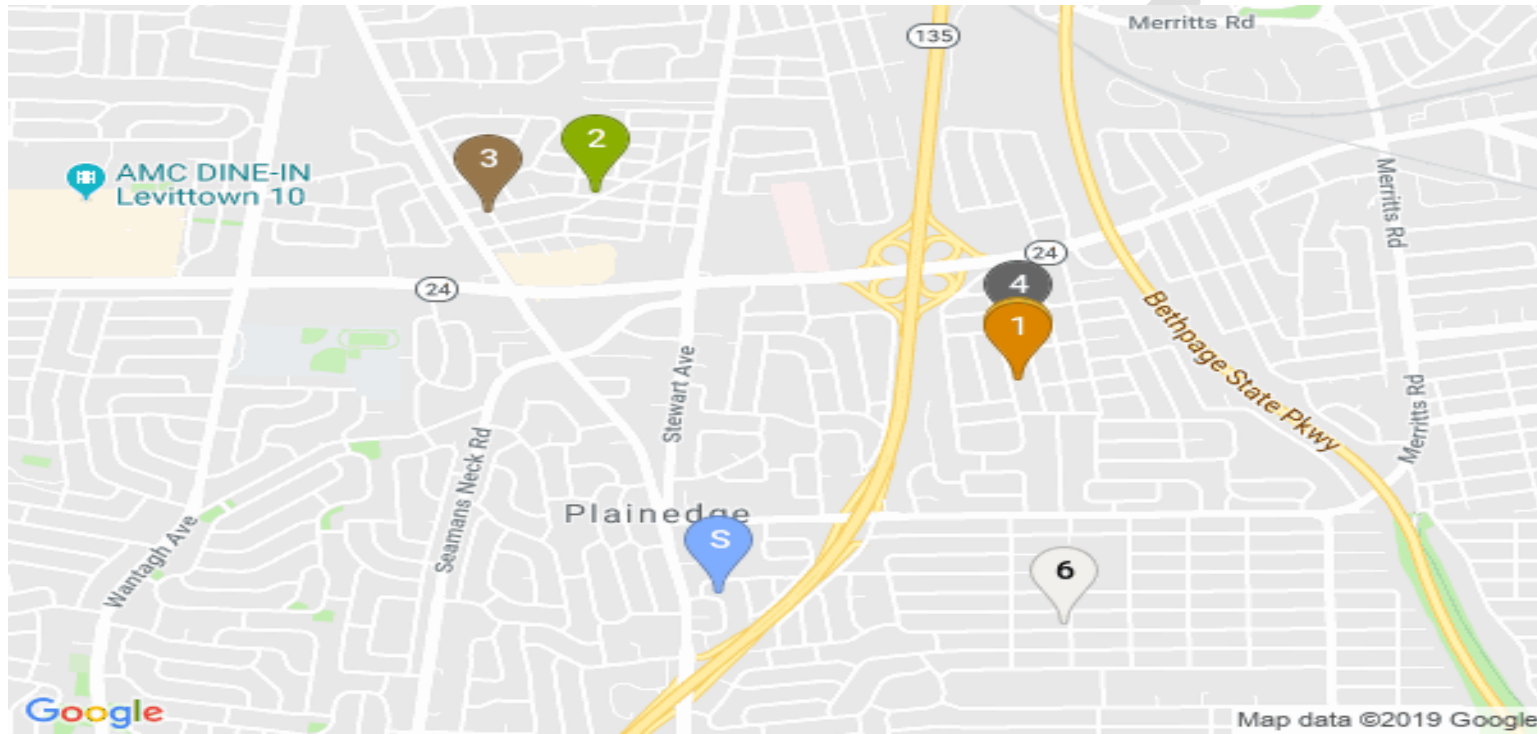
# Nassau County Comparable Sales Report

## S/B/L: 52/388/7

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	6 GAIL DR MASSAPEQUA, NY 11758	132 EAST ZORANNE DR FARMINGDALE, NY 11735	40 LINCOLN BLVD BETHPAGE, NY 11714	29 BYRON ST BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52388 00070	49156 00510	46318 00380	46259 00060
Sale Date		June 12, 2018	May 22, 2018	February 15, 2018
Sale Price		\$471,200	\$430,000	\$430,000
Time Adjustment Factor		1.01	1.01	1.03
Time Adjusted Sale Price		\$474,216	\$435,522	\$443,937
Total % Adjustment		2.37 %	0.29 %	3.82 %
<b>Adjusted Sales Price</b>		<b>\$485,459</b>	<b>\$436,770</b>	<b>\$460,915</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	6 GAIL DR MASSAPEQUA, NY 11758	32 CEDAR DR FARMINGDALE, NY 11735	134 EAST ZORANNE DR FARMINGDALE, NY 11735	315 BOSTON AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52388 00070	49156 00980	49156 00500	52038 00260
Sale Date		May 19, 2017	October 25, 2017	October 2, 2018
Sale Price		\$435,000	\$540,000	\$367,500
Time Adjustment Factor		1.09	1.06	1
Time Adjusted Sale Price		\$475,639	\$571,912	\$367,500
Total % Adjustment		3.07 %	-0.61 %	-2.94 %
<b>Adjusted Sales Price</b>		<b>\$490,224</b>	<b>\$568,445</b>	<b>\$356,685</b>

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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: \$474,000

As of January 2, 2019