

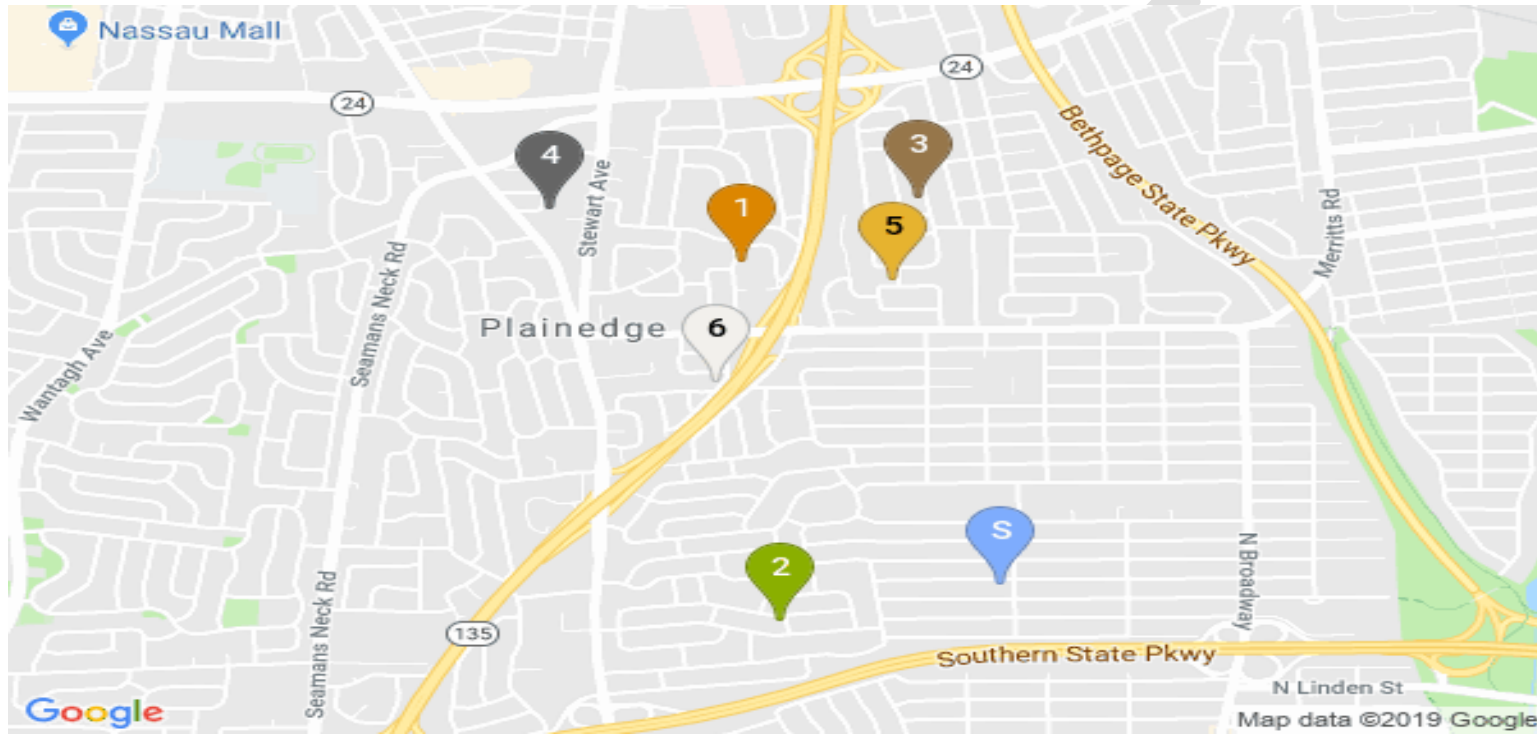
# Nassau County Comparable Sales Report

## S/B/L: 52/69/507

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	288 UTICA AVE MASSAPEQUA, NY 11758	49 ELIZABETH DR BETHPAGE, NY 11714	161 DANIEL RD MASSAPEQUA, NY 11758	129 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52069 05070	49240 00220	52394 00230	49185 00250
Sale Date		March 22, 2017	February 26, 2014	August 23, 2016
Sale Price		\$470,000	\$405,000	\$380,000
Time Adjustment Factor		1.11	1.29	1.15
Time Adjusted Sale Price		\$520,509	\$524,372	\$437,369
Total % Adjustment		11.36 %	4.59 %	5.82 %
<b>Adjusted Sales Price</b>		<b>\$579,628</b>	<b>\$548,447</b>	<b>\$462,824</b>
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	288 UTICA AVE MASSAPEQUA, NY 11758	23 GINNY LN BETHPAGE, NY 11714	6 CAROL PL BETHPAGE, NY 11714	39 JACQUELINE RD MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52069 05070	49201 00130	49214 00340	52376 00510
Sale Date		February 26, 2018	December 30, 2014	August 27, 2018
Sale Price		\$500,000	\$425,000	\$440,000
Time Adjustment Factor		1.03	1.24	1
Time Adjusted Sale Price		\$516,206	\$527,696	\$440,000
Total % Adjustment		17.58 %	7.75 %	18.37 %
<b>Adjusted Sales Price</b>		<b>\$606,947</b>	<b>\$568,567</b>	<b>\$520,814</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:** \$589,000

**As of** January 2, 2019