

Nassau County Comparable Sales Report

S/B/L: 52/349/4

 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 #3
Property Address	74 MIDLAWN DR MASSAPEQUA, NY 11758	12 IRVING PL MASSAPEQUA, NY 11758	31 JACQUELINE RD MASSAPEQUA, NY 11758	15 LEE CT MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52349 00040	52352 00010	52376 00310	52353 00090
Sale Date		June 29, 2018	December 20, 2017	December 30, 2015
Sale Price		\$486,500	\$475,000	\$380,000
Time Adjustment Factor		1.01	1.05	1.2
Time Adjusted Sale Price		\$489,614	\$496,693	\$454,665
Total % Adjustment		3.04 %	1.94 %	-4.36 %
Adjusted Sales Price		\$504,487	\$506,341	\$434,826
 Subject	<p>Your property has been valued using mass appraisal techniques.</p>	 Sale #4	<p style="text-align: center; font-size: 2em;">Image Not Found</p>	 Sale #6
Property Address	74 MIDLAWN DR MASSAPEQUA, NY 11758	24 MOHAWK DR MASSAPEQUA, NY 11758	96 WILLIAM RD MASSAPEQUA, NY 11758	96 WINDHORST AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52349 00040	52376 00130	52394 00010	49023 01520
Sale Date		August 29, 2018	July 10, 2017	September 4, 2018
Sale Price		\$520,000	\$422,000	\$715,291
Time Adjustment Factor		1	1.08	1
Time Adjusted Sale Price		\$520,000	\$455,575	\$715,291
Total % Adjustment		-5.38 %	9.54 %	1.46 %
Adjusted Sales Price		\$492,025	\$499,052	\$725,754

Nassau County Comparable Sales Report

S/B/L: 52/349/4



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> \$469,000 </u>	As of <u> January 2, 2019 </u>
---	---