Nassau County Comparable Sales Report

S/B/L: 52/390/2

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	3 CHERYL RD MASSAPEQUA,	3 CHERYL RD MASSAPEQUA, NY	4324 HICKSVILLE RD BETHPAGE,	12 IRVING PL MASSAPEQUA, NY
Town /Cob and Dist // /illand	NY 11758	0B-3018	NY 11714	11758
Town/School Dist/Village Account Number	OB-3018	52390 00020	OB-3018 52310 00170	OB-3018
Sale Date	52390 00020	April 28, 2014	August 16, 2018	52352 00010 June 29, 2018
Sale Price		\$319,000	\$375,000	\$486,500
Time Adjustment Factor		1.28	3575,000	1.01
Time Adjusted Sale Price		\$407,650	\$375,000	\$489,614
Total % Adjustment		2.20 %	12.97 %	-7.42 %
Adjusted Sales Price		\$416,610	\$423,641	\$453,269
i injustica caree i i i ce		3410,010	9423,041	\$433,209
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Image Not Found	Sale #6
	valued using mass appraisal		Image Not Found	
Subject	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA,	Sale #4 27 JACQUELINE RD	Image Not Found Sale #5	Sale #6 96 WINDHORST AVE BETHPAGE,
Subject Property Address	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA, NY 11758	Sale #4 27 JACQUELINE RD MASSAPEQUA, NY 11758	Image Not Found Sale #5 4221 CLARISSA RD BETHPAGE, NY 11714	Sale #6 96 WINDHORST AVE BETHPAGE, NY 11714
Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA, NY 11758 OB-3018	Sale #4 27 JACQUELINE RD MASSAPEQUA, NY 11758 OB-3018	Image Not Found Sale #5 4221 CLARISSA RD BETHPAGE, NY 11714 OB-3018 52315 00130 May 24, 2017	Sale #6 96 WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49023 01520 September 4, 2018
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA, NY 11758 OB-3018	Sale #4 27 JACQUELINE RD MASSAPEQUA, NY 11758 OB-3018 52376 00290	Image Not Found Sale #5 4221 CLARISSA RD BETHPAGE, NY 11714 OB-3018 52315 00130	Sale #6 96 WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49023 01520
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA, NY 11758 OB-3018	Sale #4 27 JACQUELINE RD MASSAPEQUA, NY 11758 OB-3018 52376 00290 December 19, 2017 \$340,000 1.05	Image Not Found Sale #5 4221 CLARISSA RD BETHPAGE, NY 11714 OB-3018 52315 00130 May 24, 2017 \$305,000 1.09	Sale #6 96 WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49023 01520 September 4, 2018 \$715,291 1
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor Time Adjusted Sale Price	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA, NY 11758 OB-3018	Sale #4 27 JACQUELINE RD MASSAPEQUA, NY 11758 OB-3018 52376 00290 December 19, 2017 \$340,000 1.05 \$355,527	Image Not Found Sale #5 4221 CLARISSA RD BETHPAGE, NY 11714 OB-3018 52315 00130 May 24, 2017 \$305,000	Sale #6 96 WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49023 01520 September 4, 2018 \$715,291
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 3 CHERYL RD MASSAPEQUA, NY 11758 OB-3018	Sale #4 27 JACQUELINE RD MASSAPEQUA, NY 11758 OB-3018 52376 00290 December 19, 2017 \$340,000 1.05	Image Not Found Sale #5 4221 CLARISSA RD BETHPAGE, NY 11714 OB-3018 52315 00130 May 24, 2017 \$305,000 1.09	Sale #6 96 WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49023 01520 September 4, 2018 \$715,291 1

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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: \$422,000 As of January 2, 2019