

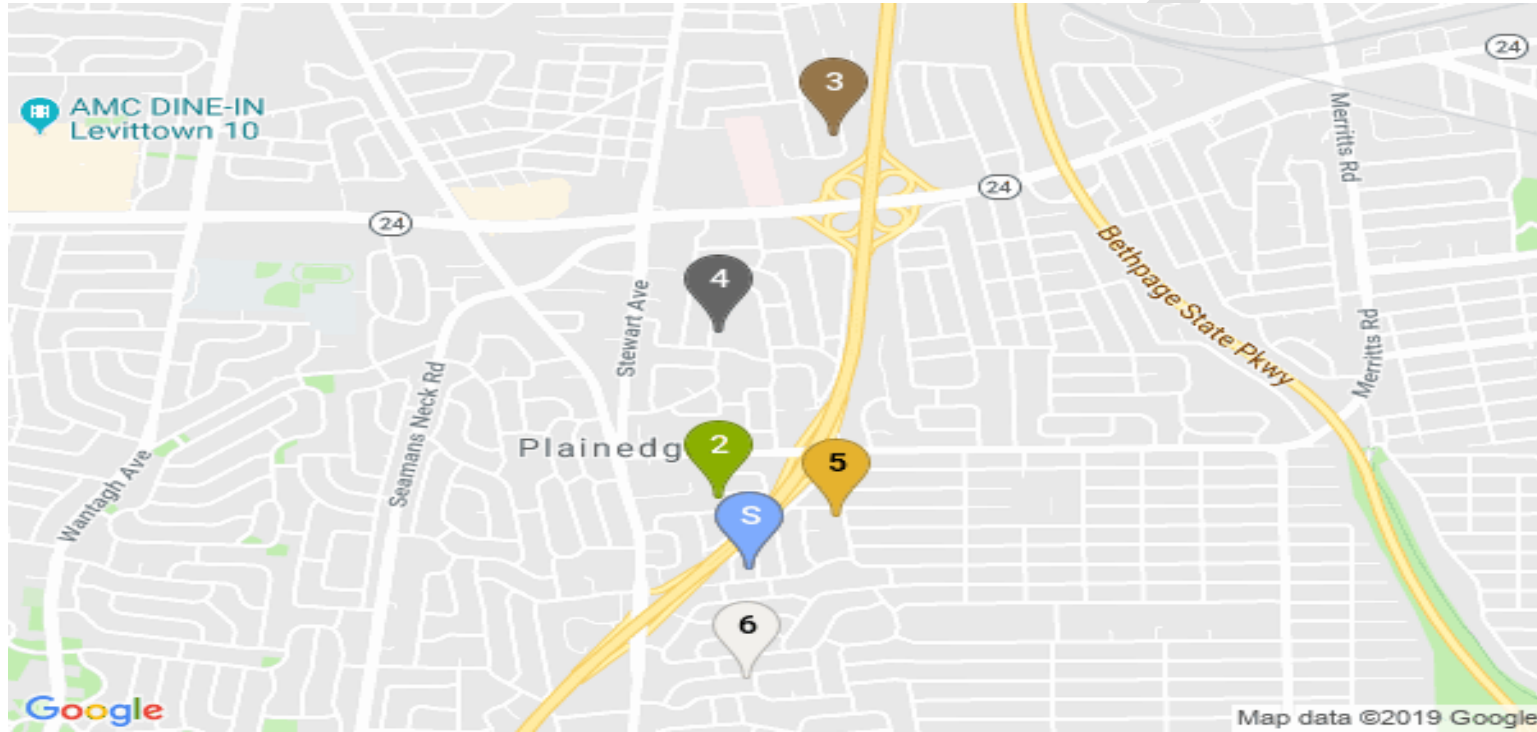
Nassau County Comparable Sales Report

S/B/L: 52/412/15

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	21 SENECA DR MASSAPEQUA, NY 11758	21 SENECA DR MASSAPEQUA, NY 11758	18 MOHAWK DR MASSAPEQUA, NY 11758	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52412 00150	52412 00150	52376 00100	49025 01210
Sale Date		December 10, 2015	May 11, 2018	July 7, 2017
Sale Price		\$365,000	\$463,500	\$414,000
Time Adjustment Factor		1.2	1.01	1.08
Time Adjusted Sale Price		\$436,718	\$469,452	\$446,939
Total % Adjustment		-0.14 %	-3.18 %	0.56 %
Adjusted Sales Price		\$436,090	\$454,546	\$449,463
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	21 SENECA DR MASSAPEQUA, NY 11758	29 PHYLISS DR BETHPAGE, NY 11714	5 ROSEMARY DR MASSAPEQUA, NY 11758	38 MIDLAWN DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52412 00150	49195 00100	52413 00020	52349 00130
Sale Date		July 31, 2017	October 31, 2016	July 27, 2017
Sale Price		\$384,000	\$400,000	\$415,000
Time Adjustment Factor		1.08	1.14	1.08
Time Adjusted Sale Price		\$414,552	\$455,946	\$448,018
Total % Adjustment		1.60 %	4.66 %	-3.30 %
Adjusted Sales Price		\$421,196	\$477,180	\$433,215

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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> \$449,000 </u> As of <u> January 2, 2019 </u>
