


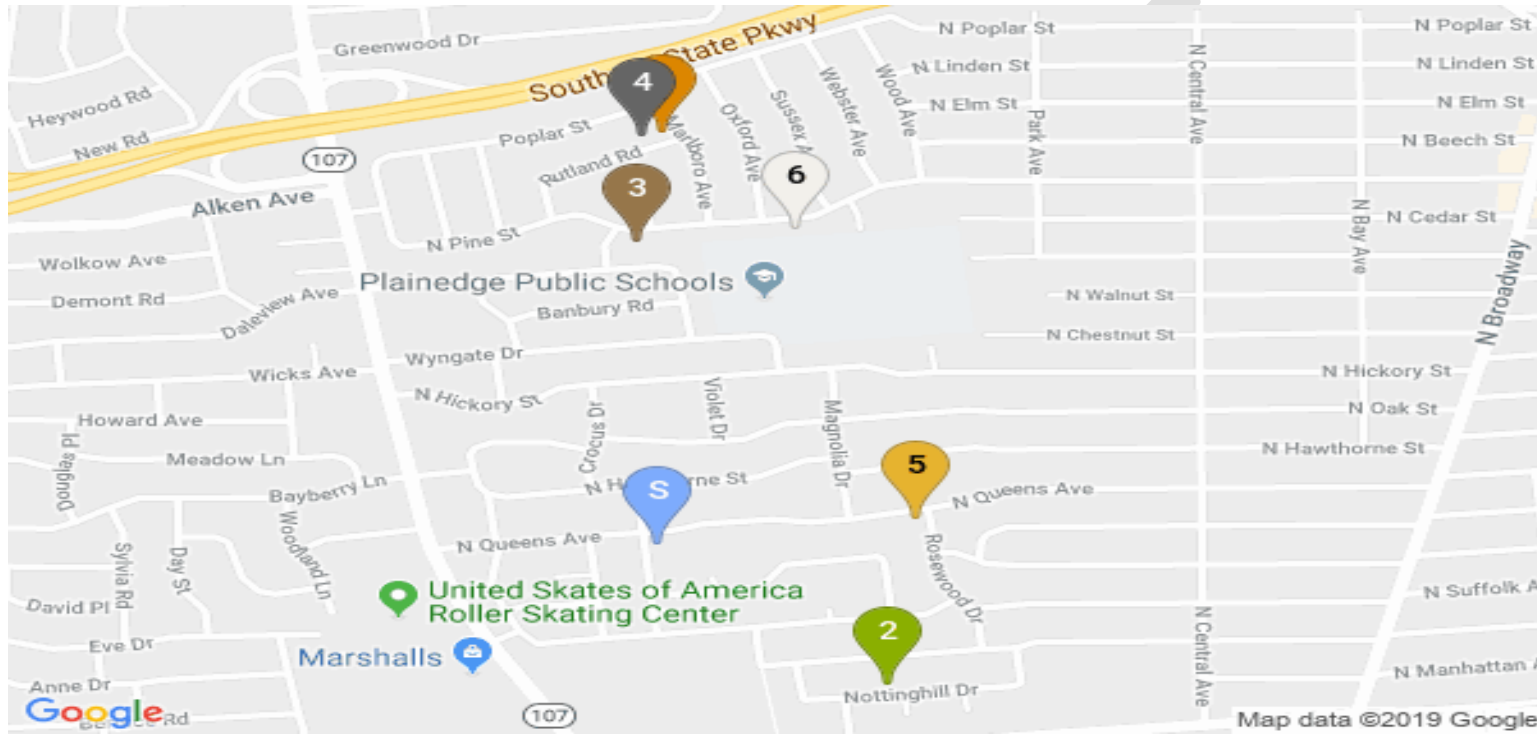
# Nassau County Comparable Sales Report

## S/B/L: 52/478/1

	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	8 WALNUT PL MASSAPEQUA, NY 11758	15 MARLBORO AVE MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	38 NORTH PINE ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52478 00010	52399 00320	52521 00050	52469 00170
Sale Date		October 18, 2018	May 31, 2018	May 24, 2016
Sale Price		\$485,000	\$625,000	\$480,000
Time Adjustment Factor		1	1.01	1.17
Time Adjusted Sale Price		\$485,000	\$633,026	\$560,560
Total % Adjustment		1.30 %	-2.96 %	2.10 %
<b>Adjusted Sales Price</b>		<b>\$491,305</b>	<b>\$614,291</b>	<b>\$572,350</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	8 WALNUT PL MASSAPEQUA, NY 11758	27 RUTLAND RD MASSAPEQUA, NY 11758	412 QUEENS AVE MASSAPEQUA, NY 11758	62 PINE ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52478 00010	52399 00310	52478 00460	52469 00050
Sale Date		September 14, 2018	August 14, 2017	January 14, 2016
Sale Price		\$300,000	\$515,000	\$365,650
Time Adjustment Factor		1	1.07	1.19
Time Adjusted Sale Price		\$300,000	\$552,439	\$435,380
Total % Adjustment		3.95 %	-1.49 %	2.16 %
<b>Adjusted Sales Price</b>		<b>\$311,865</b>	<b>\$544,228</b>	<b>\$444,778</b>

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## S/B/L: 52/478/1



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:** \$508,000

**As of** January 2, 2019