

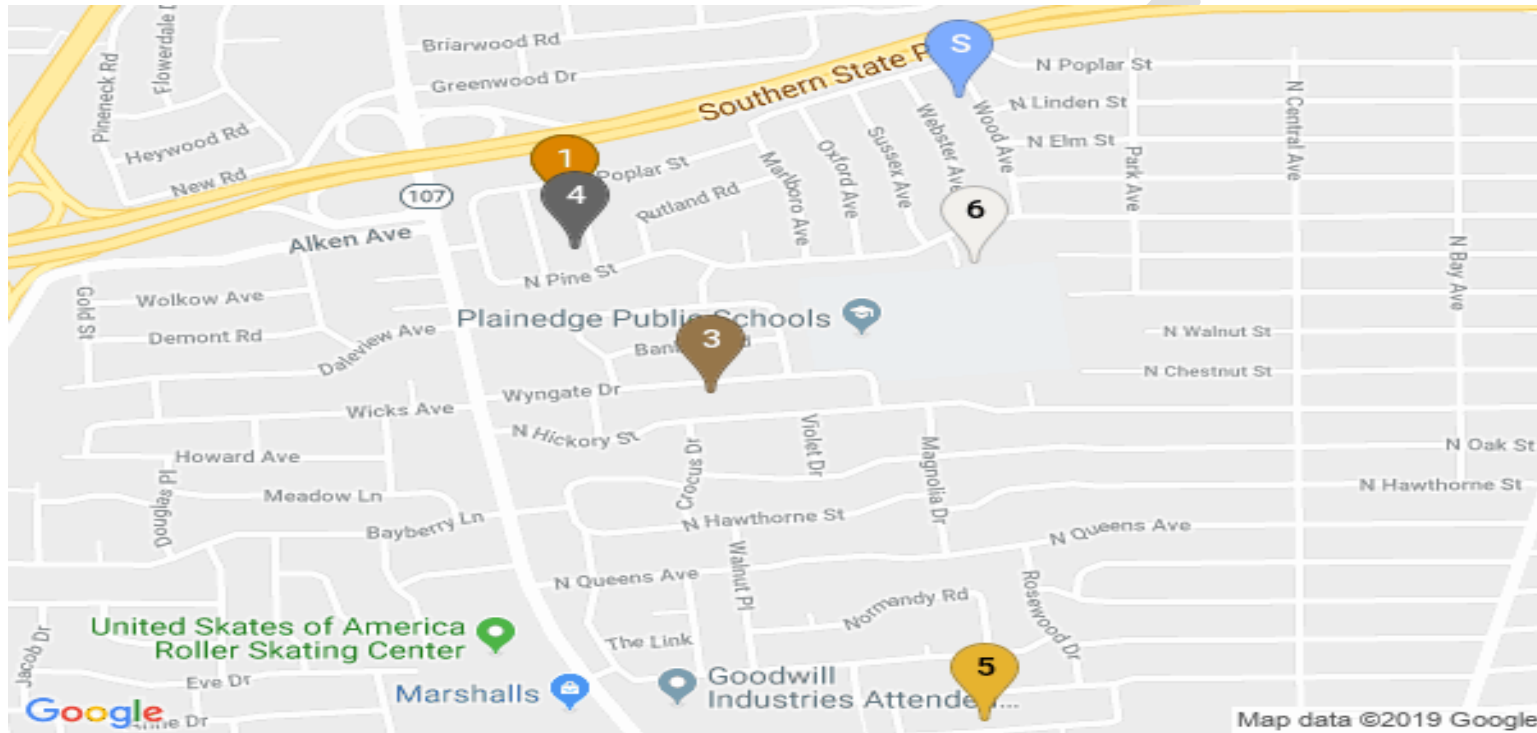
# Nassau County Comparable Sales Report

## S/B/L: 52/472/14

	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	23 WOOD AVE MASSAPEQUA, NY 11758	11 GARDEN AVE MASSAPEQUA, NY 11758	11 GARDEN AVE MASSAPEQUA, NY 11758	224 WYNGATE DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52472 00140	52336 00120	52336 00120	52366 00320
Sale Date		August 8, 2018	January 29, 2016	August 2, 2018
Sale Price		\$570,000	\$485,000	\$659,000
Time Adjustment Factor		1	1.19	1
Time Adjusted Sale Price		\$570,000	\$577,490	\$659,000
Total % Adjustment		1.03 %	1.07 %	-5.12 %
<b>Adjusted Sales Price</b>		<b>\$575,861</b>	<b>\$583,675</b>	<b>\$625,236</b>
	Your property has been valued using mass appraisal techniques.	<b>Image Not Found</b>		<b>Comp Picture 6</b>
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	23 WOOD AVE MASSAPEQUA, NY 11758	3 GARDEN AVE MASSAPEQUA, NY 11758	13 NOTTINGHILL DR MASSAPEQUA, NY 11758	2 ETON CT MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52472 00140	52336 00160	52521 00050	52057 00440
Sale Date		February 24, 2017	May 31, 2018	July 29, 2015
Sale Price		\$455,000	\$625,000	\$435,000
Time Adjustment Factor		1.11	1.01	1.23
Time Adjusted Sale Price		\$507,122	\$633,026	\$533,244
Total % Adjustment		-0.24 %	-0.26 %	-2.12 %
<b>Adjusted Sales Price</b>		<b>\$505,909</b>	<b>\$631,408</b>	<b>\$521,932</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:**           \$523,000          

**As of**           January 2, 2019