

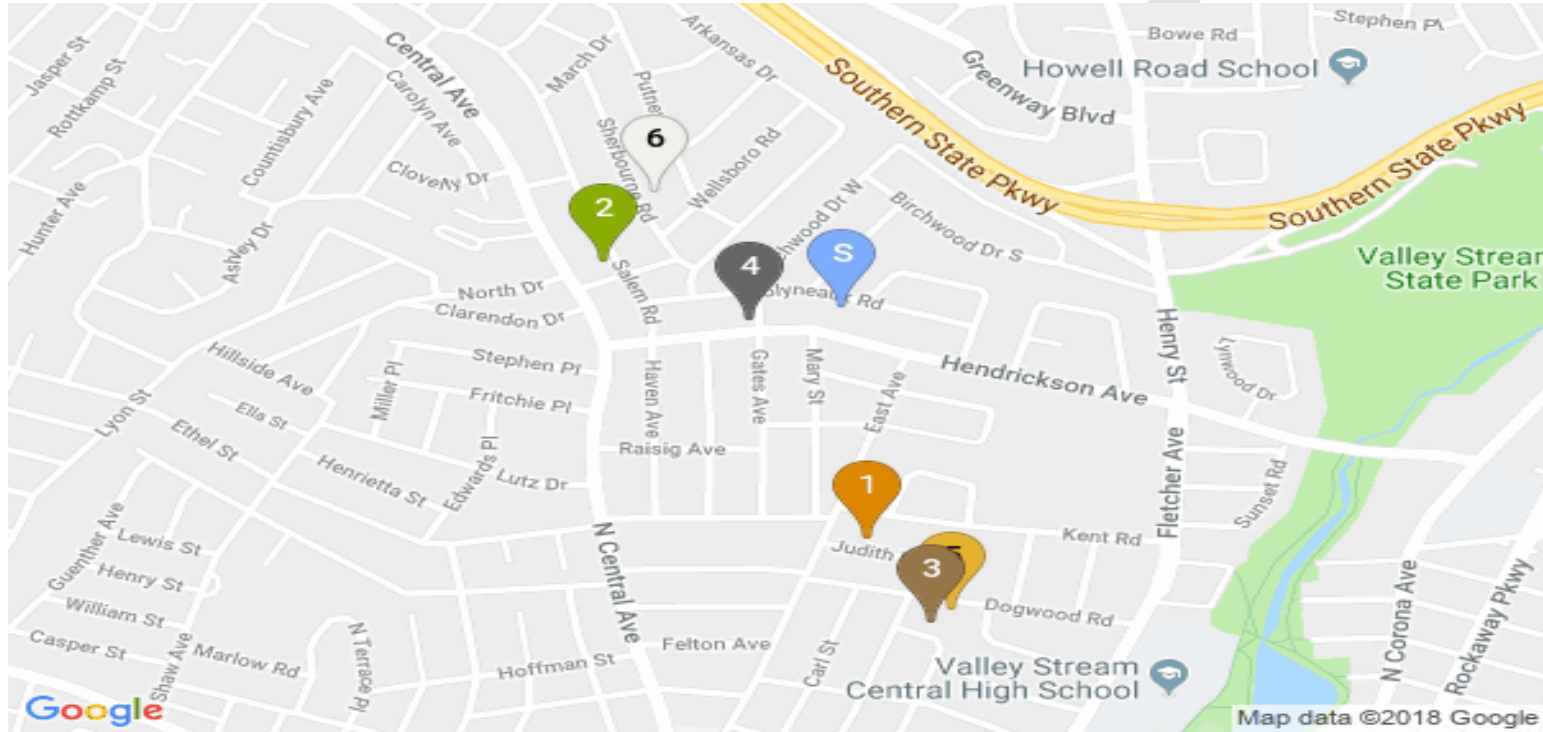
Nassau County Comparable Sales Report

S/B/L: 37/552/12

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	64 MOLYNEXAUX RD VALLEY STREAM, NY 11580	137 JUDITH LN VALLEY STREAM, NY 11580	395 SALEM RD VALLEY STREAM, NY 11580	86 ALBERT RD VALLEY STREAM, NY 11580
Town/School Dist/Village	H-1013-VS	H-1013-VS	H-1013	H-1013-VS
Account Number	37552 00120	37541 00530	37578 00130	37565 00400
Sale Date		February 13, 2018	December 16, 2016	October 20, 2016
Sale Price		\$555,000	\$509,000	\$520,000
Time Adjustment Factor		1.01	1.1	1.11
Time Adjusted Sale Price		\$563,291	\$558,121	\$579,469
Total % Adjustment		8.05 %	10.86 %	10.71 %
Adjusted Sales Price		\$608,651	\$618,731	\$641,528
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	64 MOLYNEXAUX RD VALLEY STREAM, NY 11580	87 BIRCHWOOD DR VALLEY STREAM, NY 11580	234 DOGWOOD RD VALLEY STREAM, NY 11580	372 SHERBOURNE RD VALLEY STREAM, NY 11580
Town/School Dist/Village	H-1013-VS	H-1013-VS	H-1013-VS	H-1013
Account Number	37552 00120	37551 00160	37565 00420	37583 00070
Sale Date		February 28, 2018	March 27, 2018	September 28, 2016
Sale Price		\$540,000	\$480,000	\$399,489
Time Adjustment Factor		1.01	1.01	1.12
Time Adjusted Sale Price		\$548,067	\$485,728	\$447,361
Total % Adjustment		12.56 %	12.96 %	12.35 %
Adjusted Sales Price		\$616,926	\$548,699	\$502,628

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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: \$573,000

As of January 2, 2019