

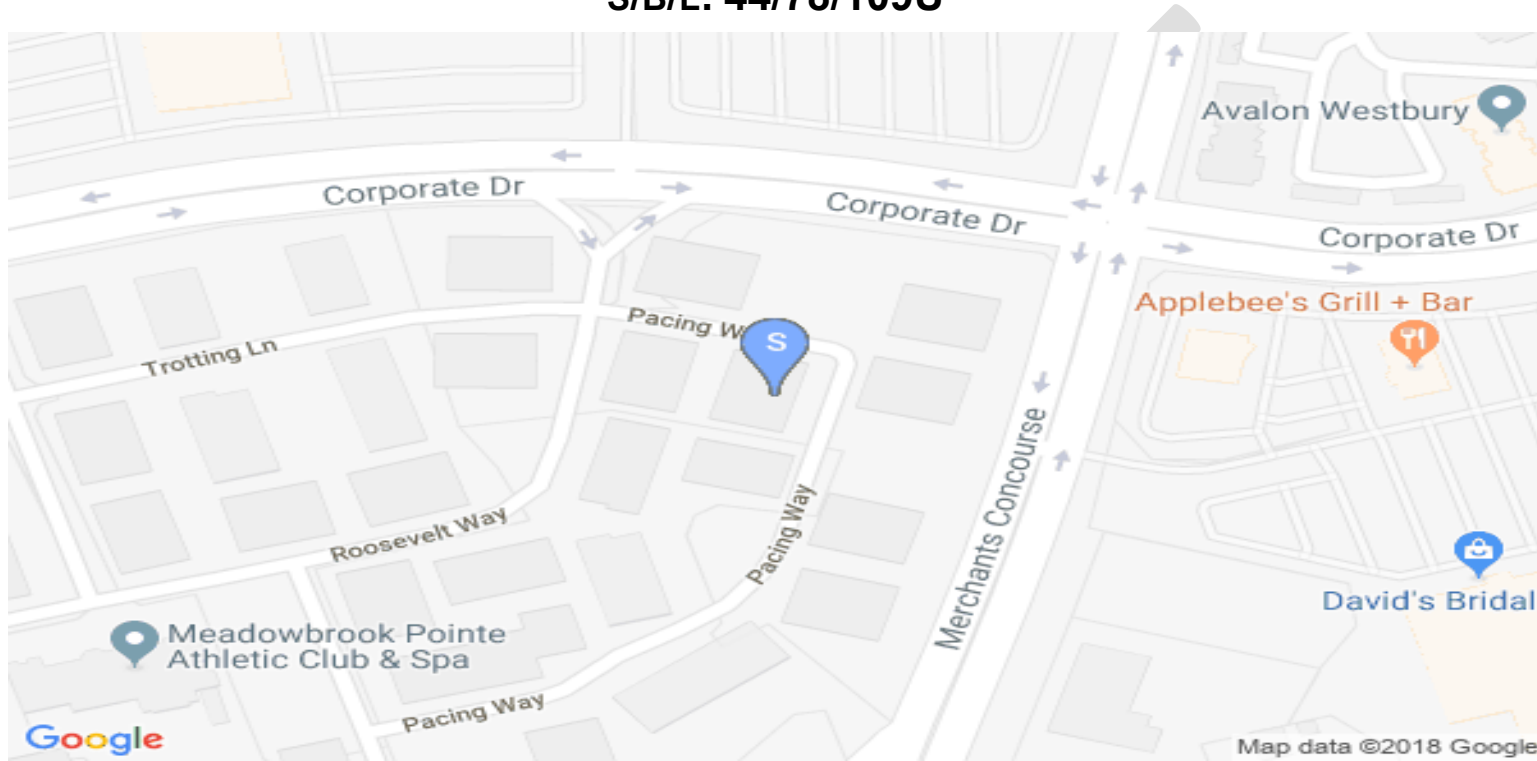
Nassau County Comparable Sales Report

S/B/L: 44/78/109U

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	101 ROOSEVELT WAY WESTBURY, NY 11590	214 ROOSEVELT WAY WESTBURY, NY 11590	226 ROOSEVELT WAY WESTBURY, NY 11590	423 PACING WAY WESTBURY, NY 11590
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	44078 0109UCA022101101	44078 0109UCA022103201	44078 0109UCA022103301	44078 0109UCA022104301
Sale Date		July 21, 2017	June 25, 2018	August 1, 2017
Sale Price		\$630,000	\$690,000	\$779,000
Time Adjustment Factor		1.06	1	1.05
Time Adjusted Sale Price		\$666,784	\$693,271	\$820,593
Total % Adjustment		0.00 %	0.00 %	0.00 %
Adjusted Sales Price		\$666,784	\$693,271	\$820,593
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	101 ROOSEVELT WAY WESTBURY, NY 11590	426 PACING WAY WESTBURY, NY 11590	440 PACING WAY WESTBURY, NY 11590	412 PACING WAY WESTBURY, NY 11590
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	44078 0109UCA022101101	44078 0109UCA022106301	44078 0109UCA022107102	44078 0109UCA022106106
Sale Date		May 2, 2017	June 14, 2016	July 7, 2017
Sale Price		\$652,600	\$695,000	\$690,000
Time Adjustment Factor		1.07	1.13	1.06
Time Adjusted Sale Price		\$697,267	\$782,217	\$730,287
Total % Adjustment		0.00 %	0.00 %	-3.51 %
Adjusted Sales Price		\$697,267	\$782,217	\$704,648

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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: \$702,500

As of January 2, 2019