

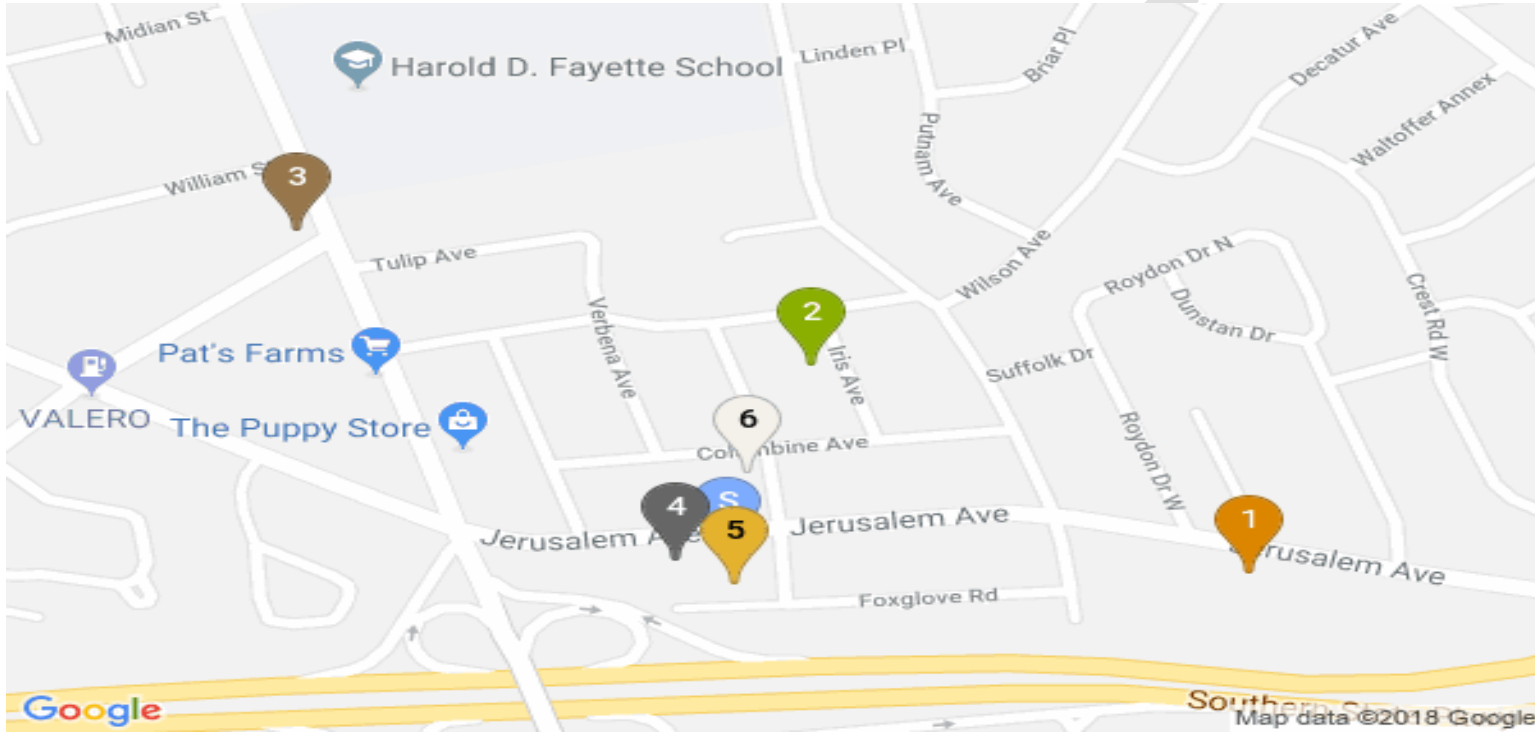
# Nassau County Comparable Sales Report

## S/B/L: 56/428/25

 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #1</b>	 <b>Sale #2</b>	 <b>Sale #3</b>
Property Address	816 JERUSALEM AVE MERRICK, NY 11566	1792 JERUSALEM AVE MERRICK, NY 11566	32 IRIS AVE MERRICK, NY 11566	1080 MERRICK AVE MERRICK, NY 11566
Town/School Dist/Village	H-1029	H-1029	H-1029	H-1029
Account Number	56428 00250	56511 00090	50377 00120	50295 00410
Sale Date		August 17, 2017	August 23, 2016	March 14, 2018
Sale Price		\$413,000	\$460,000	\$440,000
Time Adjustment Factor		1.05	1.11	1.02
Time Adjusted Sale Price		\$434,433	\$511,436	\$448,170
Total % Adjustment		-7.29 %	-22.24 %	-12.21 %
<b>Adjusted Sales Price</b>		<b>\$402,758</b>	<b>\$397,700</b>	<b>\$393,461</b>
 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #4</b>	 <b>Sale #5</b>	 <b>Sale #6</b>
Property Address	816 JERUSALEM AVE MERRICK, NY 11566	808 JERUSALEM AVE NORTH MERRICK, NY 11566	1621 FOXGLOVE RD MERRICK, NY 11566	8 CROCUS AVE MERRICK, NY 11566
Town/School Dist/Village	H-1029	H-1029	H-1029	H-1029
Account Number	56428 00250	56428 00230	56428 00090	50357 00080
Sale Date		July 28, 2014	July 28, 2016	August 28, 2018
Sale Price		\$399,000	\$435,000	\$436,500
Time Adjustment Factor		1.21	1.12	1
Time Adjusted Sale Price		\$484,767	\$485,904	\$436,500
Total % Adjustment		-9.65 %	-20.33 %	-25.68 %
<b>Adjusted Sales Price</b>		<b>\$437,964</b>	<b>\$387,104</b>	<b>\$324,422</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:**           \$369,000          

**As of**           January 2, 2019