

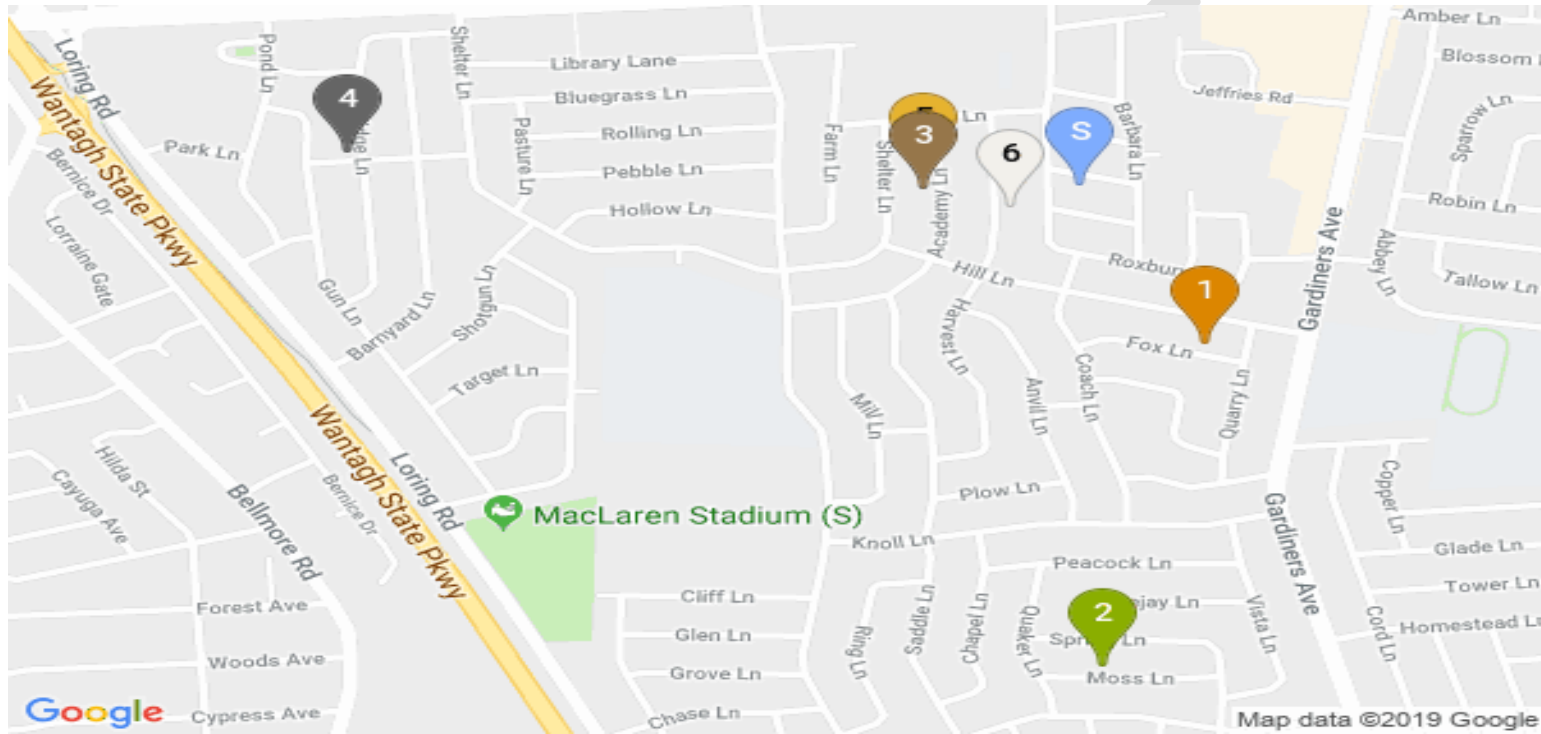
Nassau County Comparable Sales Report

S/B/L: 51/263/4

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	3144 EUSTON LN LEVITTOWN, NY 11756	29 FOX LN LEVITTOWN, NY 11756	13 MOSS LN LEVITTOWN, NY 11756	22 ACADEMY LN LEVITTOWN, NY 11756
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51263 00040	51126 00170	51153 00220	51113 00080
Sale Date		January 12, 2018	November 12, 2015	August 7, 2017
Sale Price		\$450,000	\$425,000	\$337,500
Time Adjustment Factor		1.03	1.17	1.06
Time Adjusted Sale Price		\$463,532	\$496,557	\$356,339
Total % Adjustment		3.07 %	2.43 %	1.06 %
Adjusted Sales Price		\$477,743	\$508,620	\$360,133
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	3144 EUSTON LN LEVITTOWN, NY 11756	54 RIDGE LN LEVITTOWN, NY 11756	16 ACADEMY LN LEVITTOWN, NY 11756	29 HARVEST LN LEVITTOWN, NY 11756
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51263 00040	51092 00120	51113 00060	51115 00100
Sale Date		June 16, 2017	August 11, 2017	January 14, 2016
Sale Price		\$450,000	\$470,000	\$494,100
Time Adjustment Factor		1.07	1.06	1.16
Time Adjusted Sale Price		\$479,833	\$496,234	\$572,695
Total % Adjustment		-0.94 %	-4.79 %	2.09 %
Adjusted Sales Price		\$475,306	\$472,465	\$584,680

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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: \$468,000

As of January 2, 2019