

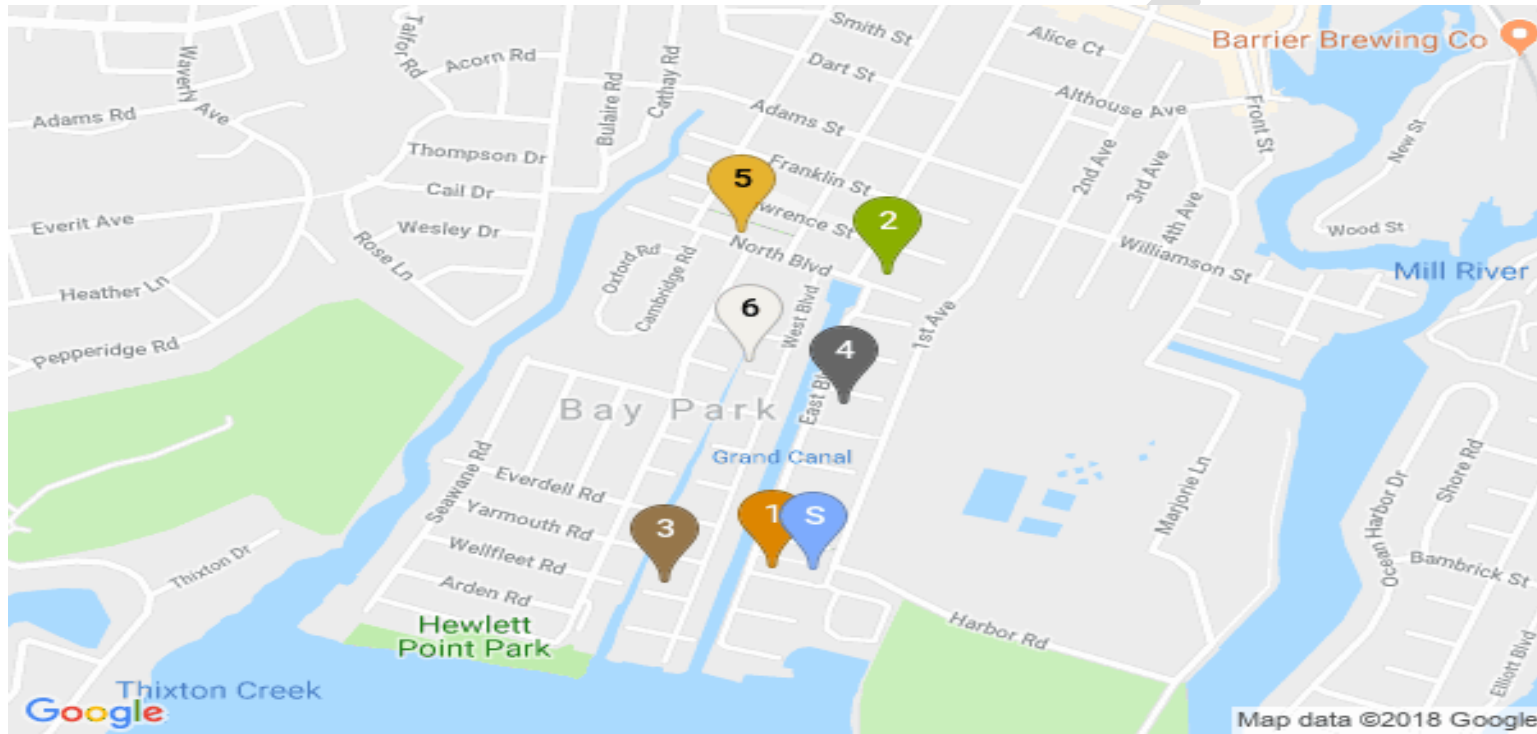
Nassau County Comparable Sales Report

S/B/L: 42/37/21

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	14 KIRGAN CT EAST ROCKAWAY, NY 11518	2 EAST SAMPSON ST EAST ROCKAWAY, NY 11518	12 NORTH BLVD EAST ROCKAWAY, NY 11518	2 DEWEY ST EAST ROCKAWAY, NY 11518
Town/School Dist/Village	H-1019	H-1019	H-1019	H-1019
Account Number	42037 00210	42037 00070	42019 00280	42039 00070
Sale Date		October 4, 2018	July 24, 2018	June 29, 2017
Sale Price		\$169,000	\$340,236	\$140,000
Time Adjustment Factor		1	1	1.16
Time Adjusted Sale Price		\$169,000	\$340,236	\$162,625
Total % Adjustment		13.78 %	-10.79 %	-17.30 %
Adjusted Sales Price		\$192,289	\$303,521	\$134,494
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	14 KIRGAN CT EAST ROCKAWAY, NY 11518	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518	48 NORTH BLVD EAST ROCKAWAY, NY 11518	4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518
Town/School Dist/Village	H-1019	H-1019	H-1019	H-1019
Account Number	42037 00210	42029 00060	42021 00080	42027 01090
Sale Date		October 3, 2018	August 8, 2017	November 22, 2017
Sale Price		\$199,149	\$82,680	\$162,500
Time Adjustment Factor		1	1.14	1.1
Time Adjusted Sale Price		\$199,149	\$93,853	\$178,193
Total % Adjustment		-14.89 %	5.79 %	-27.12 %
Adjusted Sales Price		\$169,486	\$99,284	\$129,873

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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: \$286,500

As of January 2, 2019