

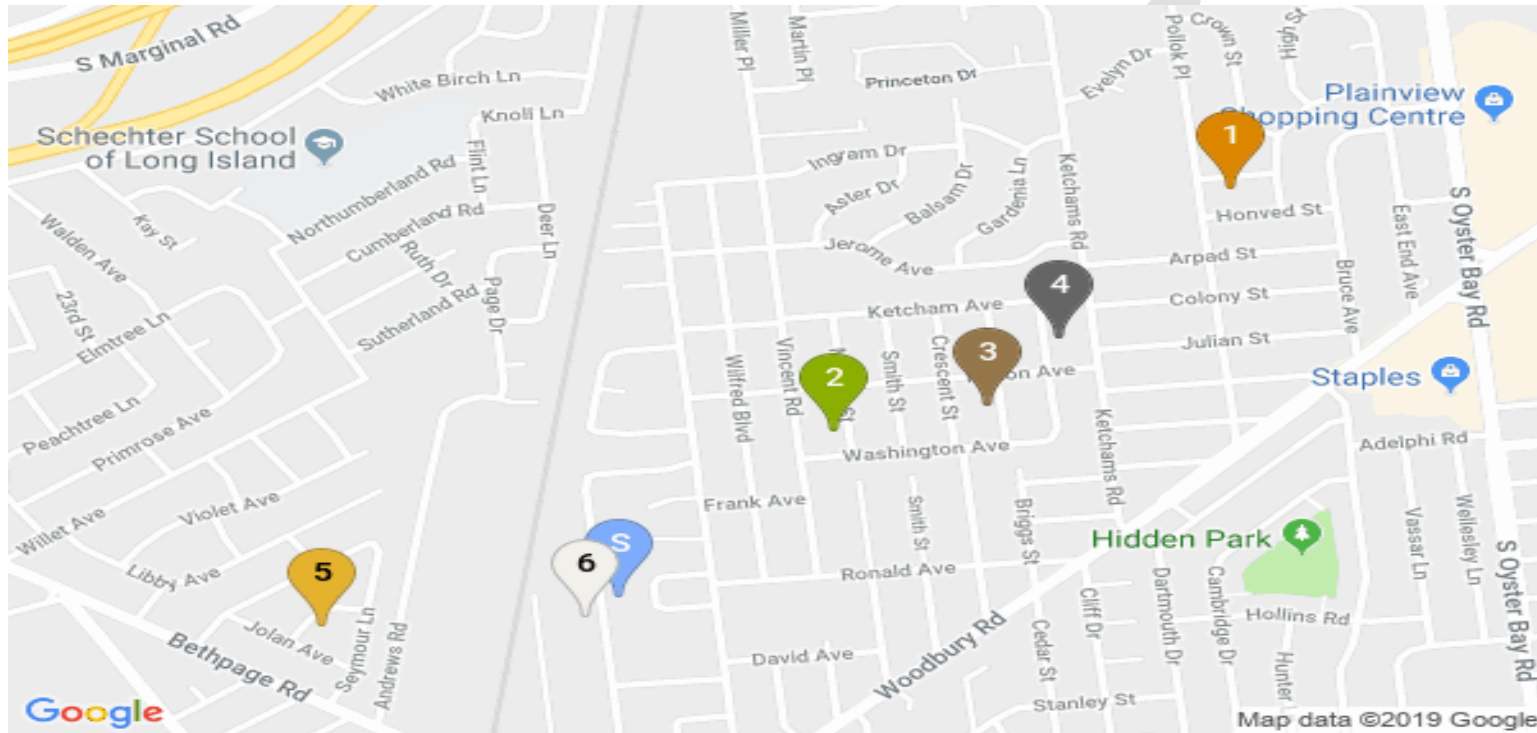
Nassau County Comparable Sales Report

S/B/L: 12/323/57

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	66 TWINLAWNS AVE HICKSVILLE, NY 11801	6 QUEEN ST HICKSVILLE, NY 11801	64 MOELLER ST HICKSVILLE, NY 11801	38 BRIGGS ST HICKSVILLE, NY 11801
Town/School Dist/Village	OB-3017	OB-3017	OB-3017	OB-3017
Account Number	12323 00570	12301 00020	12315 00040	12318 00050
Sale Date		January 18, 2018	December 12, 2017	October 18, 2018
Sale Price		\$480,000	\$449,000	\$470,000
Time Adjustment Factor		1.04	1.04	1
Time Adjusted Sale Price		\$498,432	\$469,179	\$470,000
Total % Adjustment		-5.86 %	3.26 %	-1.13 %
Adjusted Sales Price		\$469,223	\$484,495	\$464,692
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	66 TWINLAWNS AVE HICKSVILLE, NY 11801	23 ADAMS ST HICKSVILLE, NY 11801	4 LAYTON AVE HICKSVILLE, NY 11801	59 TWINLAWNS AVE HICKSVILLE, NY 11801
Town/School Dist/Village	OB-3017	OB-3017	OB-3017	OB-3017
Account Number	12323 00570	12308 00130	12324 00030	12174 03810
Sale Date		October 1, 2018	May 26, 2017	November 5, 2014
Sale Price		\$462,000	\$480,000	\$370,000
Time Adjustment Factor		1	1.09	1.26
Time Adjusted Sale Price		\$462,000	\$524,114	\$465,065
Total % Adjustment		-1.41 %	-5.77 %	-2.73 %
Adjusted Sales Price		\$455,499	\$493,887	\$452,363

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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: \$448,000

As of January 2, 2019