

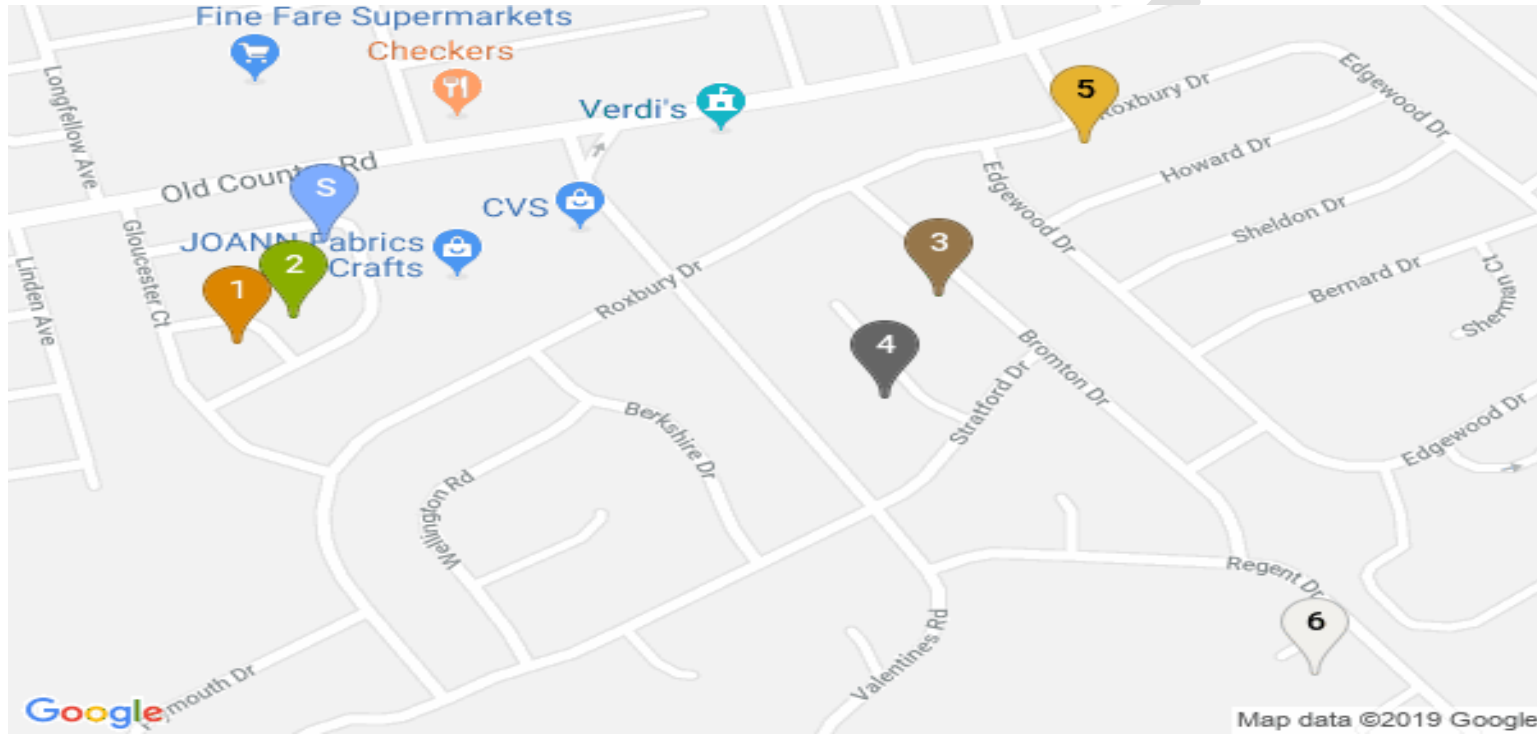
# Nassau County Comparable Sales Report

## S/B/L: 45/564/26

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	574 MERYL DR WESTBURY, NY 11590	552 MARK LN WESTBURY, NY 11590	559 MARK LN WESTBURY, NY 11590	893 BROMTON DR WESTBURY, NY 11590
Town/School Dist/Village	H-1003	H-1003	H-1003	H-1003
Account Number	45564 00260	45565 00100	45564 00210	45546 00110
Sale Date		September 25, 2018	January 15, 2016	August 31, 2017
Sale Price		\$610,000	\$547,000	\$659,000
Time Adjustment Factor		1	1.19	1.07
Time Adjusted Sale Price		\$610,000	\$648,806	\$706,135
Total % Adjustment		-1.28 %	0.14 %	-6.14 %
<b>Adjusted Sales Price</b>		<b>\$602,201</b>	<b>\$649,729</b>	<b>\$662,810</b>
	Your property has been valued using mass appraisal techniques.	<b>Image Not Found</b>		
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	574 MERYL DR WESTBURY, NY 11590	901 STRATFORD CT WESTBURY, NY 11590	1114 ROXBURY DR WESTBURY, NY 11590	2170 REGENT CT WESTBURY, NY 11590
Town/School Dist/Village	H-1003	H-1003	H-1003	H-1003
Account Number	45564 00260	45546 00310	45560 00050	45435 00400
Sale Date		February 24, 2016	July 27, 2018	October 23, 2017
Sale Price		\$695,000	\$660,000	\$572,000
Time Adjustment Factor		1.18	1	1.06
Time Adjusted Sale Price		\$820,511	\$660,000	\$605,262
Total % Adjustment		-5.09 %	-9.55 %	-4.82 %
<b>Adjusted Sales Price</b>		<b>\$778,741</b>	<b>\$596,939</b>	<b>\$576,074</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.

<b>Subject Market Value:</b> <u>          \$613,000          </u>	<b>As of</b> <u>          January 2, 2019          </u>
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