

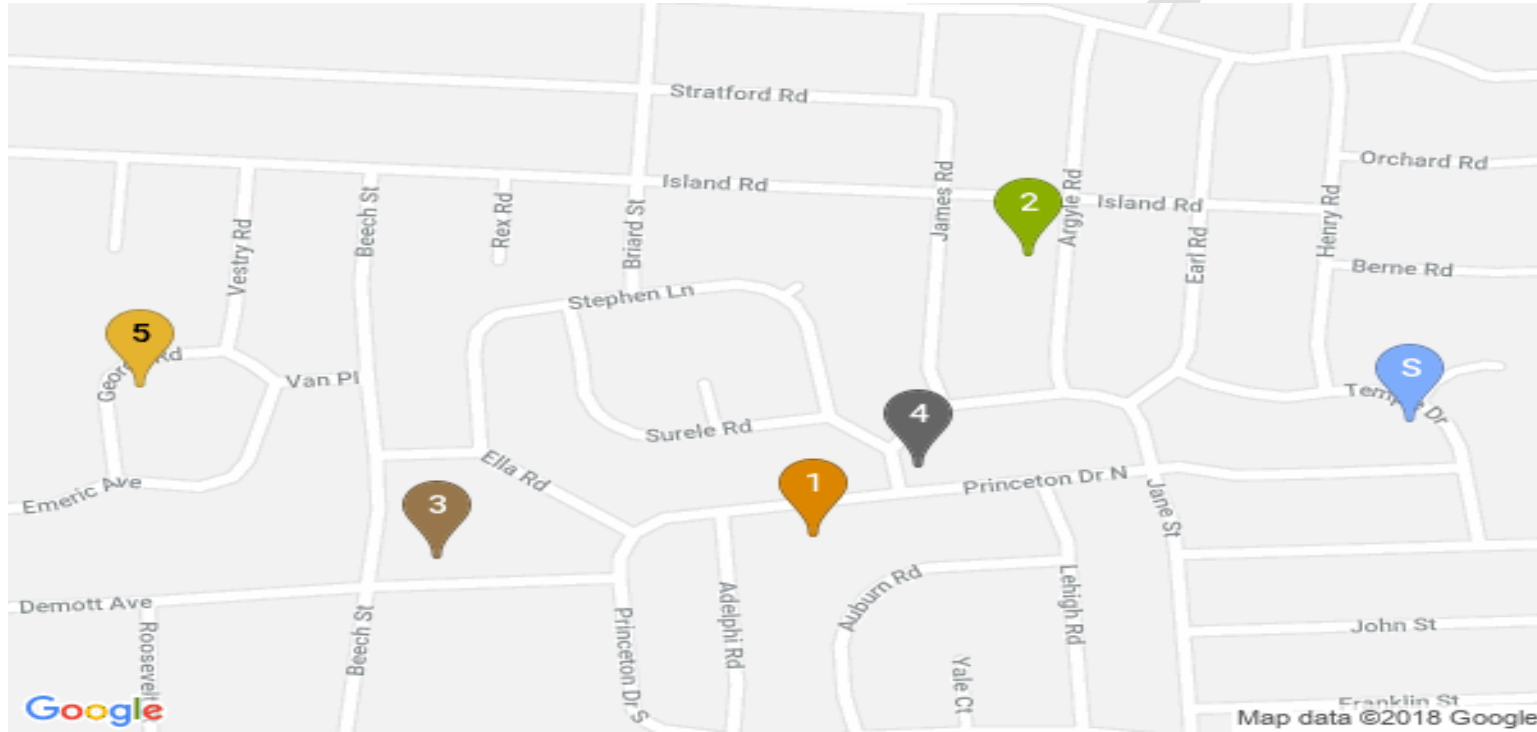
Nassau County Comparable Sales Report

S/B/L: 57/247/12

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	1662 TEMPLE DR WANTAGH, NY 11793	3520 PRINCETON DR WANTAGH, NY 11793	1580 ARGYLE RD WANTAGH, NY 11793	3425 DE MOTT AVE WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	57247 00120	57233 00140	57053 02300	57228 00140
Sale Date		November 22, 2016	April 6, 2018	April 26, 2018
Sale Price		\$515,000	\$570,000	\$450,000
Time Adjustment Factor		1.08	1.01	1.01
Time Adjusted Sale Price		\$557,793	\$577,229	\$455,707
Total % Adjustment		-6.30 %	-0.65 %	-3.30 %
Adjusted Sales Price		\$522,628	\$573,460	\$440,686
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	1662 TEMPLE DR WANTAGH, NY 11793	3563 SURELE RD WANTAGH, NY 11793	1639 GEORGE RD WANTAGH, NY 11793	3520 PRINCETON DR WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	57247 00120	57243 00010	57250 00010	57233 00140
Sale Date		September 6, 2017	June 8, 2018	September 18, 2014
Sale Price		\$390,000	\$571,000	\$475,000
Time Adjustment Factor		1.04	1	1.15
Time Adjusted Sale Price		\$406,734	\$573,404	\$545,716
Total % Adjustment		10.53 %	-10.81 %	-6.30 %
Adjusted Sales Price		\$449,566	\$511,392	\$511,312

Nassau County Comparable Sales Report

S/B/L: 57/247/12



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: \$473,000

As of January 2, 2019