

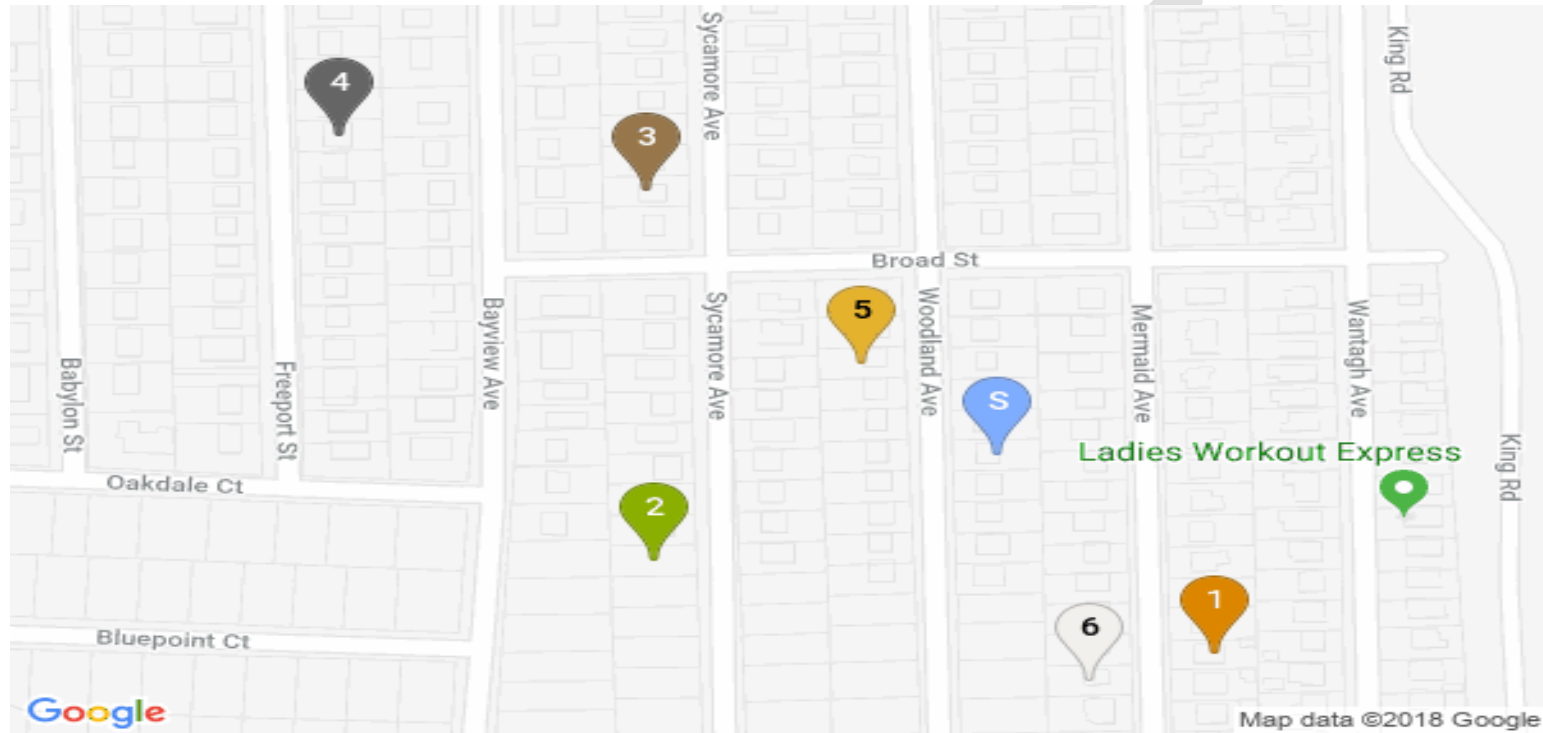
Nassau County Comparable Sales Report

S/B/L: 63/11/85

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2509 WOODLAND AVE WANTAGH, NY 11793	2541 MERMAID AVE WANTAGH, NY 11793	2526 SYCAMORE AVE WANTAGH, NY 11793	2466 SYCAMORE AVE WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	63011 00850	63012 00910	63009 00890	63005 00840
Sale Date		September 19, 2017	May 2, 2016	October 3, 2017
Sale Price		\$479,000	\$418,000	\$433,500
Time Adjustment Factor		1.08	1.22	1.07
Time Adjusted Sale Price		\$516,572	\$508,680	\$463,986
Total % Adjustment		-9.30 %	-5.49 %	-10.10 %
Adjusted Sales Price		\$468,537	\$480,777	\$417,100
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	2509 WOODLAND AVE WANTAGH, NY 11793	2453 FREEPORT ST WANTAGH, NY 11793	2496 WOODLAND AVE WANTAGH, NY 11793	2546 MERMAID AVE WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	63011 00850	63180 00820	63010 00820	63011 01060
Sale Date		February 9, 2018	January 31, 2017	August 27, 2018
Sale Price		\$515,000	\$350,000	\$59,400
Time Adjustment Factor		1.04	1.15	1
Time Adjusted Sale Price		\$534,817	\$400,959	\$59,400
Total % Adjustment		-1.45 %	14.01 %	-1.27 %
Adjusted Sales Price		\$527,073	\$457,121	\$58,648

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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