

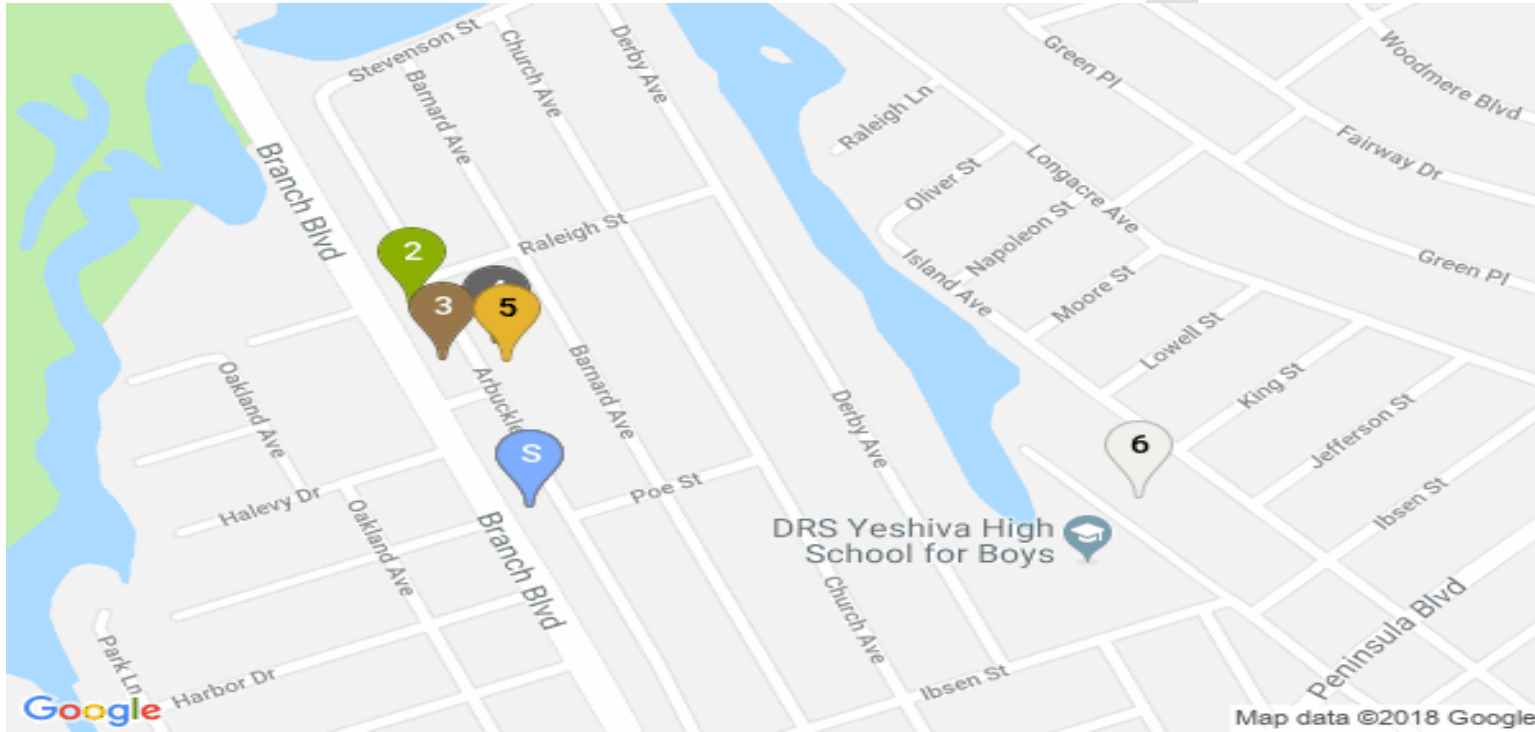
Nassau County Comparable Sales Report

S/B/L: 39/275/337

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	Image Not Found	 Sale #3
Property Address	688 ARBUCKLE AVE WOODMERE, NY 11598	688 ARBUCKLE AVE WOODMERE, NY 11598	752 ARBUCKLE AVE WOODMERE, NY 11598	734 ARBUCKLE AVE WOODMERE, NY 11598
Town/School Dist/Village	H-1015	H-1015	H-1015	H-1015
Account Number	39275 03370	39275 03370	39620 00050	39620 00020
Sale Date		June 8, 2018	July 22, 2016	May 7, 2014
Sale Price		\$855,000	\$750,000	\$685,000
Time Adjustment Factor		1.01	1.13	1.35
Time Adjusted Sale Price		\$862,515	\$847,758	\$925,595
Total % Adjustment		-0.98 %	-1.81 %	-1.61 %
Adjusted Sales Price		\$854,096	\$832,390	\$910,655
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	688 ARBUCKLE AVE WOODMERE, NY 11598	735 ARBUCKLE AVENUE WOODMERE, NY 11598	729 ARBUCKLE AVE WOODMERE, NY 11598	558 HOWARD AVE WOODMERE, NY 11598
Town/School Dist/Village	H-1015	H-1015	H-1015	H-1015
Account Number	39275 03370	39152 00950	39152 00960	39627 00790
Sale Date		May 4, 2015	September 16, 2014	December 21, 2017
Sale Price		\$690,000	\$620,000	\$895,000
Time Adjustment Factor		1.27	1.31	1.06
Time Adjusted Sale Price		\$878,396	\$814,486	\$951,543
Total % Adjustment		-4.76 %	-7.53 %	-13.96 %
Adjusted Sales Price		\$836,604	\$753,142	\$818,710

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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: \$776,000

As of January 2, 2019