

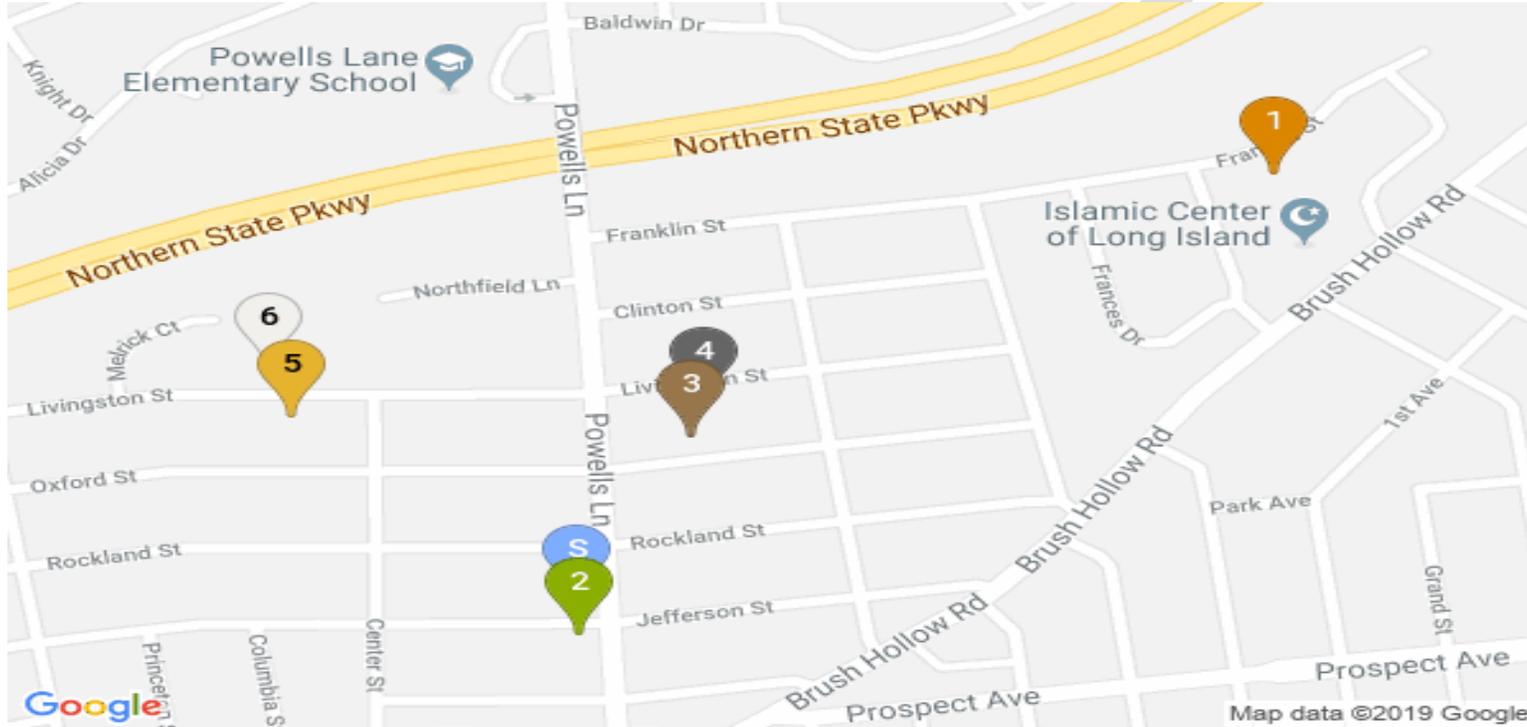
Nassau County Comparable Sales Report

S/B/L: 10/69/300

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	581 JEFFERSON ST WESTBURY, NY 11590	746 FRANKLIN ST WESTBURY, NY 11590	590 JEFFERSON ST WESTBURY, NY 11590	609 OXFORD ST WESTBURY, NY 11590
Town/School Dist/Village	NH-2001-WE	NH-2001-WE	NH-2001-WE	NH-2001-WE
Account Number	10069 03000	11376 00200	10068 03430	11219 00760
Sale Date		August 30, 2018	August 21, 2018	October 18, 2016
Sale Price		\$565,000	\$1,030,719	\$470,000
Time Adjustment Factor		1	1	1.14
Time Adjusted Sale Price		\$565,000	\$1,030,719	\$535,736
Total % Adjustment		-1.40 %	-5.65 %	-0.19 %
Adjusted Sales Price		\$557,105	\$972,513	\$534,697
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
Property Address	581 JEFFERSON ST WESTBURY, NY 11590	610 LIVINGSTON ST WESTBURY, NY 11590	526 LIVINGSTON ST WESTBURY, NY 11590	527 LIVINGSTON ST WESTBURY, NY 11590
Town/School Dist/Village	NH-2001-WE	NH-2001-WE	NH-2001-WE	NH-2001-WE
Account Number	10069 03000	11219 00480	10247 01640	10 M 01930
Sale Date		July 31, 2017	May 5, 2017	June 6, 2018
Sale Price		\$500,000	\$495,000	\$549,879
Time Adjustment Factor		1.08	1.09	1.01
Time Adjusted Sale Price		\$539,781	\$541,245	\$553,398
Total % Adjustment		14.85 %	7.10 %	-12.81 %
Adjusted Sales Price		\$619,931	\$579,668	\$482,509

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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: \$523,000

As of January 2, 2019