

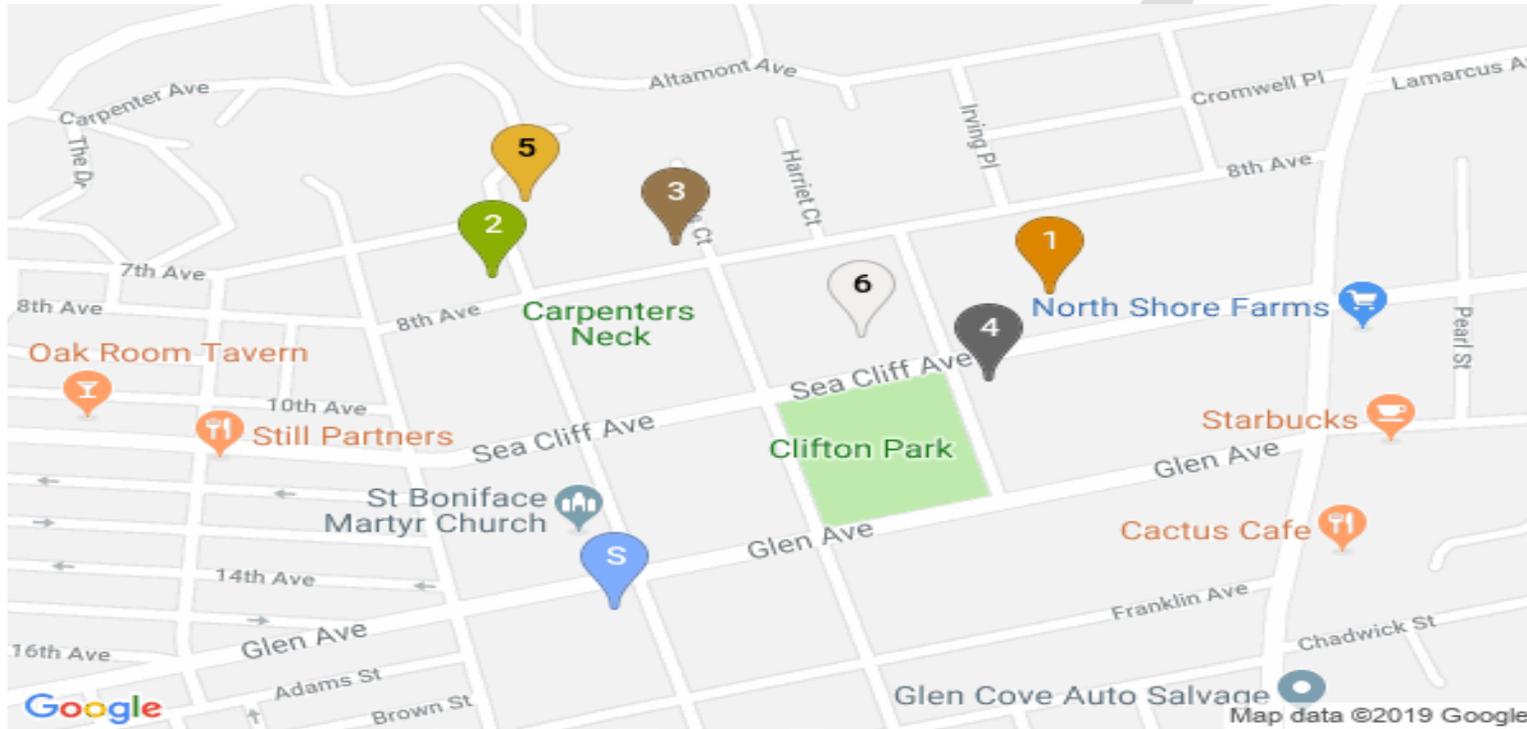
Nassau County Comparable Sales Report

S/B/L: 21/97/7

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	145 GLEN AVE SEA CLIFF, NY 11579	46 SEA CLIFF AVE SEA CLIFF, NY 11579	160 EIGHTH AVE SEA CLIFF, NY 11579	120 8TH AVE SEA CLIFF, NY 11579
Town/School Dist/Village	OB-3024-SC	OB-3024-SC	OB-3024-SC	OB-3024-SC
Account Number	21097 00070	21116 00860	21091 03050	21089 01360
Sale Date		September 17, 2018	August 21, 2017	September 25, 2018
Sale Price		\$2,300,000	\$700,000	\$550,000
Time Adjustment Factor		1	1.14	1
Time Adjusted Sale Price		\$2,300,000	\$794,513	\$550,000
Total % Adjustment		33.93 %	74.80 %	110.59 %
Adjusted Sales Price		\$3,080,364	\$1,388,839	\$1,158,241
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
Property Address	145 GLEN AVE SEA CLIFF, NY 11579	45 LOCUST AVE SEA CLIFF, NY 11579	137 CARPENTER AVE SEA CLIFF, NY 11579	82 SEA CLIFF AVE SEA CLIFF, NY 11579
Town/School Dist/Village	OB-3024-SC	OB-3024-SC	OB-3024-SC	OB-3024-SC
Account Number	21097 00070	21096 00040	21089 02330	21115 00020
Sale Date		April 28, 2017	August 31, 2018	April 13, 2018
Sale Price		\$670,000	\$510,000	\$1,235,000
Time Adjustment Factor		1.19	1	1.04
Time Adjusted Sale Price		\$796,303	\$510,000	\$1,278,403
Total % Adjustment		95.29 %	101.45 %	65.09 %
Adjusted Sales Price		\$1,555,105	\$1,027,398	\$2,110,556

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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: <u> \$1,845,000 </u>	As of <u> January 2, 2019 </u>
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