

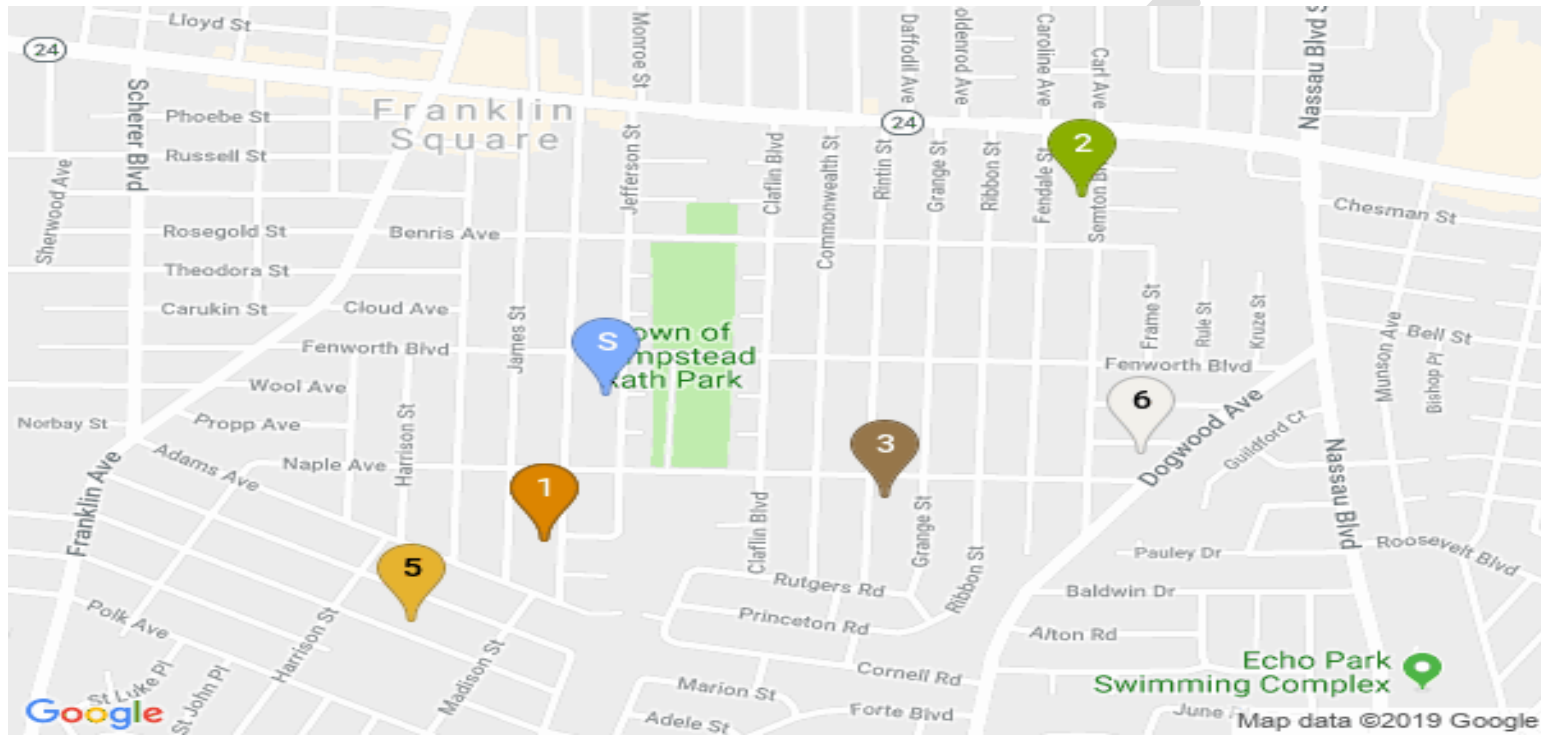
Nassau County Comparable Sales Report

S/B/L: 35/126/163

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010	40 SEMTON BLVD FRANKLIN SQUARE, NY 11010	277 RINTIN ST FRANKLIN SQUARE, NY 11010
Town/School Dist/Village	H-1017	H-1017	H-1017	H-1017
Account Number	35126 01630	35133 02200	35179 00560	35203 01120
Sale Date		November 13, 2017	September 6, 2018	March 30, 2018
Sale Price		\$508,000	\$480,000	\$478,000
Time Adjustment Factor		1.05	1	1.03
Time Adjusted Sale Price		\$534,175	\$480,000	\$490,160
Total % Adjustment		1.11 %	-1.34 %	-1.69 %
Adjusted Sales Price		\$540,119	\$473,590	\$481,878
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010	661 PROPP AVE FRANKLIN SQUARE, NY 11010
Town/School Dist/Village	H-1017	H-1017	H-1017	H-1017
Account Number	35126 01630	35133 02200	35144 01590	35200 00150
Sale Date		July 7, 2016	September 17, 2018	August 25, 2016
Sale Price		\$472,500	\$529,000	\$457,500
Time Adjustment Factor		1.15	1	1.15
Time Adjusted Sale Price		\$544,957	\$529,000	\$525,199
Total % Adjustment		1.11 %	-3.07 %	-1.71 %
Adjusted Sales Price		\$551,022	\$512,744	\$516,230

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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: \$500,000

As of January 2, 2019