

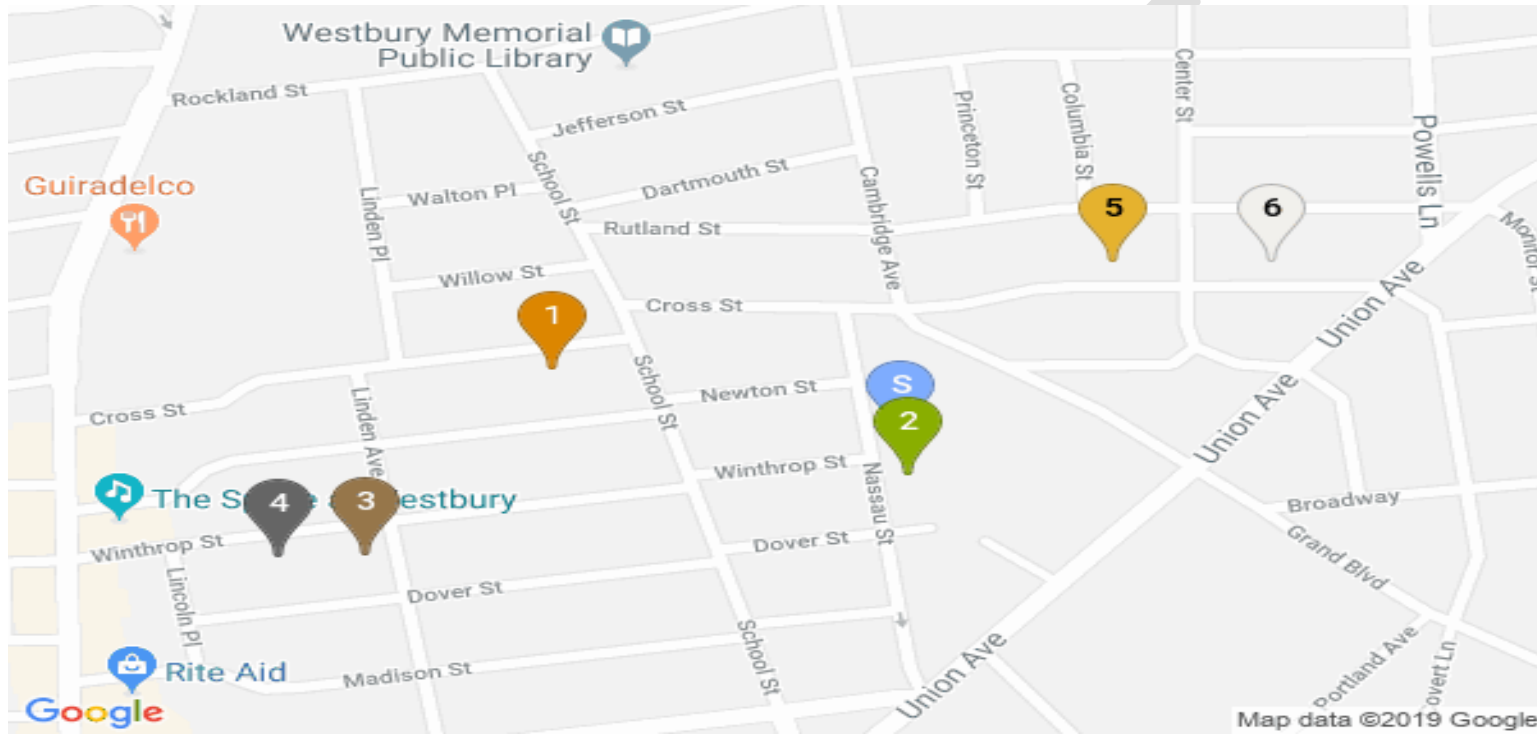
Nassau County Comparable Sales Report

S/B/L: 10/T/19

	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #1	Sale #2	Sale #3
Property Address	280 NASSAU ST WESTBURY, NY 11590	440 CROSS ST WESTBURY, NY 11590	270 NASSAU ST WESTBURY, NY 11590	243 LINDEN AVE WESTBURY, NY 11590
Town/School Dist/Village	NH-2001-WE	NH-2001-WE	NH-2001-WE	NH-2001-WE
Account Number	10 T 00190	10223 02490	10 T 00240	10218 01960
Sale Date		May 16, 2018	May 11, 2018	May 7, 2018
Sale Price		\$435,000	\$350,000	\$360,000
Time Adjustment Factor		1.01	1.01	1.01
Time Adjusted Sale Price		\$440,586	\$354,494	\$364,623
Total % Adjustment		0.10 %	-1.00 %	1.46 %
Adjusted Sales Price		\$441,044	\$350,959	\$369,932
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	280 NASSAU ST WESTBURY, NY 11590	350 WINTHROP ST WESTBURY, NY 11590	535 CROSS ST WESTBURY, NY 11590	569 CROSS ST WESTBURY, NY 11590
Town/School Dist/Village	NH-2001-WE	NH-2001-WE	NH-2001-WE	NH-2001-WE
Account Number	10 T 00190	10218 04050	10253 00930	10066 05630
Sale Date		August 10, 2018	April 10, 2018	October 16, 2018
Sale Price		\$440,000	\$447,000	\$326,654
Time Adjustment Factor		1	1.02	1
Time Adjusted Sale Price		\$440,000	\$455,637	\$326,654
Total % Adjustment		-2.45 %	-0.59 %	0.72 %
Adjusted Sales Price		\$429,205	\$452,946	\$329,016

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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> \$393,000 </u>	As of <u> January 2, 2019 </u>
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