

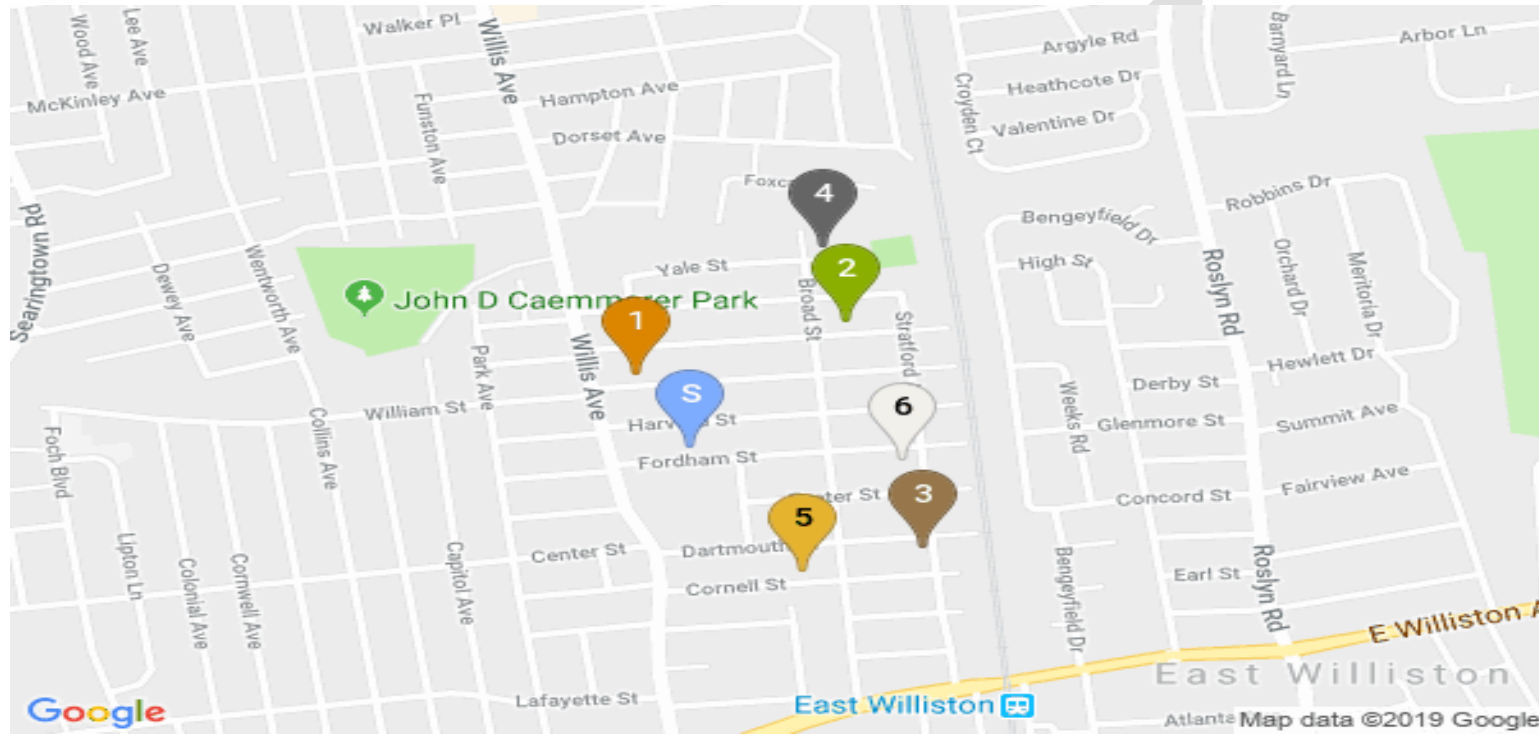
Nassau County Comparable Sales Report

S/B/L: 9/189/35

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	33 FORDHAM ST WILLISTON PARK, NY 11596	15 LEHIGH ST WILLISTON PARK, NY 11596	89 PRINCETON ST WILLISTON PARK, NY 11596	92 DARTMOUTH ST WILLISTON PARK, NY 11596
Town/School Dist/Village	NH-2010-WP	NH-2010-WP	NH-2010-WP	NH-2010-WP
Account Number	09189 00350	09183 00450	09181 00140	09200 00380
Sale Date		August 16, 2018	July 6, 2018	January 24, 2018
Sale Price		\$500,000	\$525,000	\$550,000
Time Adjustment Factor		1	1	1.03
Time Adjusted Sale Price		\$500,000	\$525,000	\$569,216
Total % Adjustment		-2.26 %	-2.76 %	-1.19 %
Adjusted Sales Price		\$488,700	\$510,497	\$562,419
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	33 FORDHAM ST WILLISTON PARK, NY 11596	9 YALE ST WILLISTON PARK, NY 11596	61 CORNELL ST WILLISTON PARK, NY 11596	100 FORDHAM ST WILLISTON PARK, NY 11596
Town/School Dist/Village	NH-2010-WP	NH-2010-WP	NH-2010-WP	NH-2010-WP
Account Number	09189 00350	09179 00070	09199 00130	09194 00380
Sale Date		August 23, 2018	December 1, 2017	February 15, 2018
Sale Price		\$575,000	\$562,000	\$615,000
Time Adjustment Factor		1	1.04	1.03
Time Adjusted Sale Price		\$575,000	\$584,974	\$632,854
Total % Adjustment		-0.16 %	-0.97 %	-4.20 %
Adjusted Sales Price		\$574,080	\$579,287	\$606,293

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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: \$537,000

As of January 2, 2019