

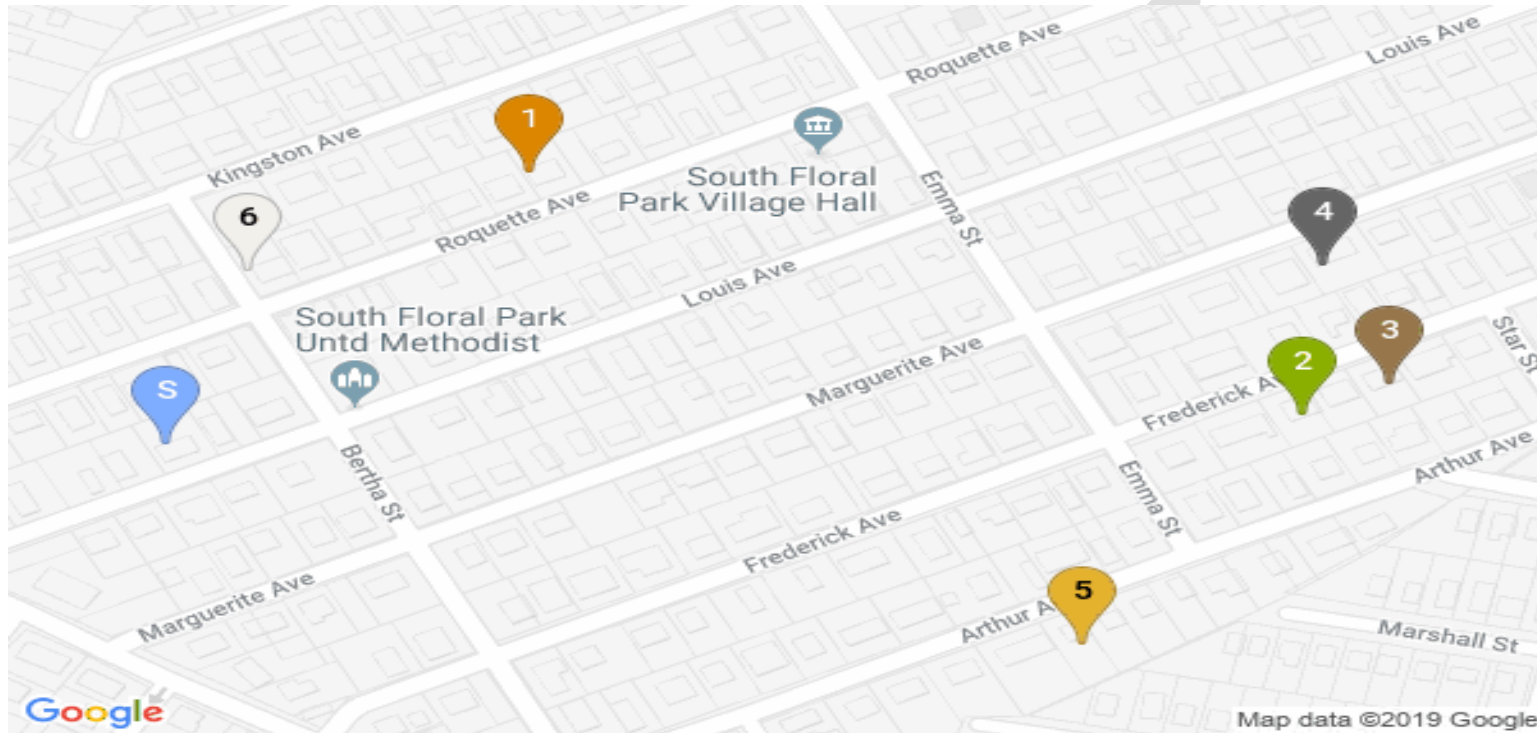
# Nassau County Comparable Sales Report

## S/B/L: 32/351/56

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	252 LOUIS AVE SOUTH FLORAL PARK, NY 11001	340 ROQUETTE AVE SOUTH FLORAL PARK, NY 11001	219 FREDERICK AVE SOUTH FLORAL PARK, NY 11001	239 FREDERICK AVE SOUTH FLORAL PARK, NY 11001
Town/School Dist/Village	H-1016-FPS	H-1016-FPS	H-1016-FPS	H-1016-FPS
Account Number	32351 00560	32342 00810	32334 00130	32334 00210
Sale Date		June 29, 2018	March 19, 2018	March 23, 2018
Sale Price		\$510,000	\$440,000	\$50,000
Time Adjustment Factor		1.01	1.03	1.03
Time Adjusted Sale Price		\$513,213	\$451,193	\$51,272
Total % Adjustment		0.24 %	2.36 %	2.98 %
<b>Adjusted Sales Price</b>		<b>\$514,427</b>	<b>\$461,831</b>	<b>\$52,801</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	252 LOUIS AVE SOUTH FLORAL PARK, NY 11001	387 MARGUERITE AVE SOUTH FLORAL PARK, NY 11001	167 ARTHUR AVE SOUTH FLORAL PARK, NY 11001	300 ROQUETTE AVE SOUTH FLORAL PARK, NY 11001
Town/School Dist/Village	H-1016-FPS	H-1016-FPS	H-1016-FPS	H-1016-FPS
Account Number	32351 00560	32335 00230	32332 00680	32342 01070
Sale Date		August 27, 2018	December 27, 2016	March 17, 2017
Sale Price		\$360,000	\$315,000	\$380,000
Time Adjustment Factor		1	1.13	1.11
Time Adjusted Sale Price		\$360,000	\$354,922	\$420,168
Total % Adjustment		-4.54 %	4.73 %	-2.93 %
<b>Adjusted Sales Price</b>		<b>\$343,647</b>	<b>\$371,695</b>	<b>\$407,846</b>

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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:** \$426,000

**As of** January 2, 2019