

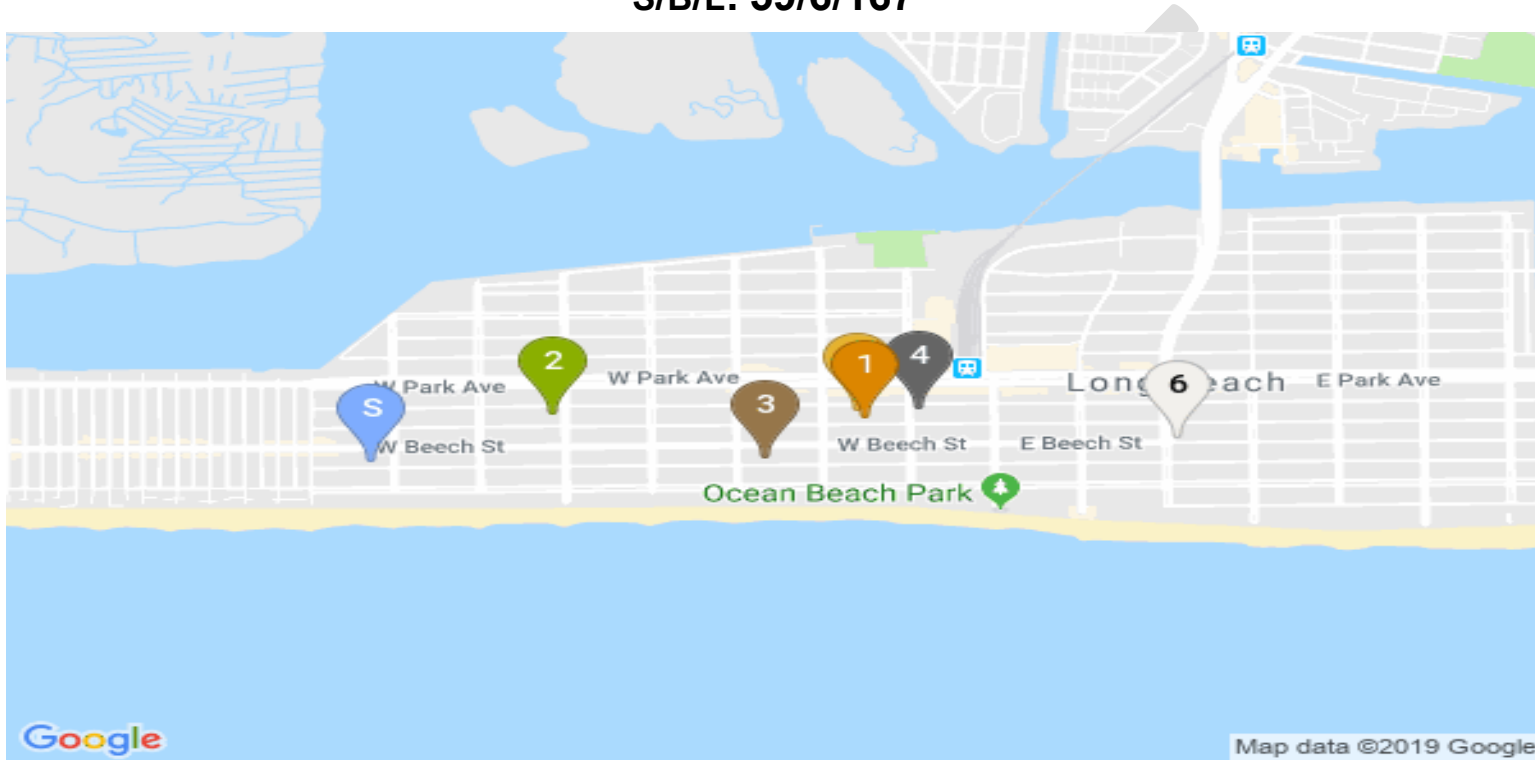
Nassau County Comparable Sales Report

S/B/L: 59/6/167

Subject Picture	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #1	Sale #2	Sale #3
Property Address	715 W PENN ST LONG BEACH, NY 11561	145 OLIVE ST LONG BEACH, NY 11561	. WASHINGTON BLVD LONG BEACH, NY 11561	253 WEST PENN ST LONG BEACH, NY 11561
Town/School Dist/Village	LB-5028-LB	LB-5028-LB	LB-5028-LB	LB-5028-LB
Account Number	59006 01670	59072 00550	59025 00390	59062 00510
Sale Date		November 1, 2017	June 29, 2017	December 27, 2017
Sale Price		\$970,000	\$750,000	\$900,000
Time Adjustment Factor		1.03	1.06	1.03
Time Adjusted Sale Price		\$1,002,835	\$791,690	\$926,602
Total % Adjustment		-1.37 %	17.89 %	-17.25 %
Adjusted Sales Price		\$989,103	\$933,359	\$766,759
Subject Picture	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	715 W PENN ST LONG BEACH, NY 11561	80 WALNUT ST LONG BEACH, NY 11561	148 WALNUT ST LONG BEACH, NY 11561	201 BEECH ST LONG BEACH, NY 11561
Town/School Dist/Village	LB-5028-LB	LB-5028-LB	LB-5028-LB	LB-5028-LB
Account Number	59006 01670	59085 00010	59072 00190	59127 00060
Sale Date		July 2, 2018	September 27, 2016	August 29, 2018
Sale Price		\$1,425,000	\$605,000	\$795,000
Time Adjustment Factor		1	1.11	1
Time Adjusted Sale Price		\$1,425,000	\$671,565	\$795,000
Total % Adjustment		3.59 %	26.96 %	19.18 %
Adjusted Sales Price		\$1,476,118	\$852,589	\$947,443

Nassau County Comparable Sales Report

S/B/L: 59/6/167



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> \$1,271,000 </u>	As of <u> January 2, 2019 </u>
---	---