

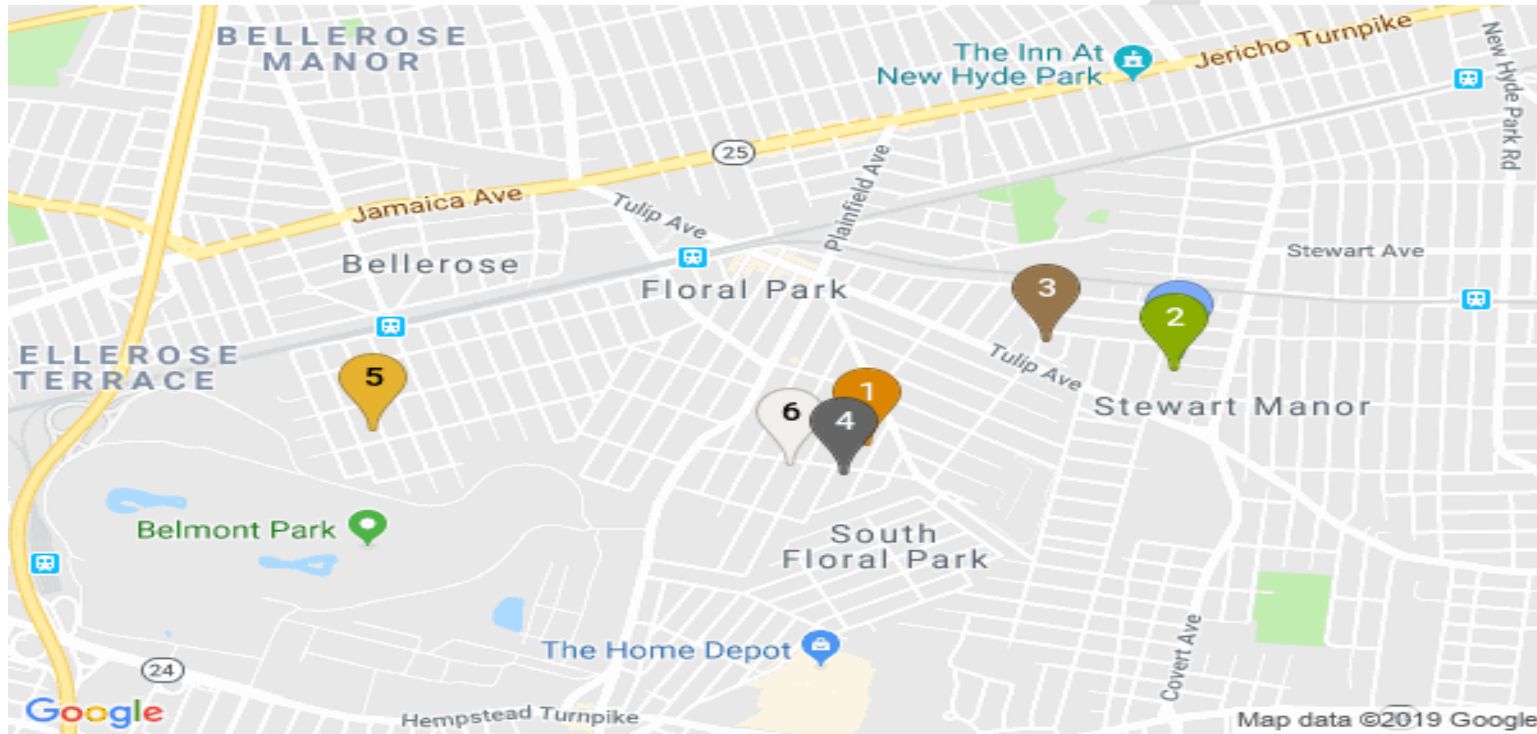
Nassau County Comparable Sales Report

S/B/L: 32/271/121

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	47 CUNNINGHAM AVE FLORAL PARK, NY 11001	28 HICKORY ST FLORAL PARK, NY 11001	48 CUNNINGHAM AVE FLORAL PARK, NY 11001	17 REVERE DR FLORAL PARK, NY 11001
Town/School Dist/Village	H-1022-FP	H-1022-FP	H-1022-FP	H-1022-FP
Account Number	32271 01210	32223 00150	32272 00110	32063 00290
Sale Date		September 17, 2015	October 26, 2016	December 21, 2017
Sale Price		\$662,000	\$667,000	\$682,500
Time Adjustment Factor		1.19	1.13	1.04
Time Adjusted Sale Price		\$788,705	\$751,051	\$710,400
Total % Adjustment		-1.59 %	2.69 %	5.12 %
Adjusted Sales Price		\$776,193	\$771,270	\$746,802
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	47 CUNNINGHAM AVE FLORAL PARK, NY 11001	132 CHERRY ST FLORAL PARK, NY 11001	58 SPRUCE AVE FLORAL PARK, NY 11001	80 CHERRY ST FLORAL PARK, NY 11001
Town/School Dist/Village	H-1022-FP	H-1022-FP	H-1022-FP	H-1022-FP
Account Number	32271 01210	32216 00240	32152 00480	32214 00320
Sale Date		March 18, 2015	May 21, 2018	March 15, 2017
Sale Price		\$629,000	\$635,000	\$560,000
Time Adjustment Factor		1.15	1.01	1.1
Time Adjusted Sale Price		\$721,910	\$642,311	\$613,705
Total % Adjustment		-0.97 %	9.01 %	10.60 %
Adjusted Sales Price		\$714,928	\$700,193	\$678,759

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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> \$729,000 </u>	As of <u> January 2, 2019 </u>
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