

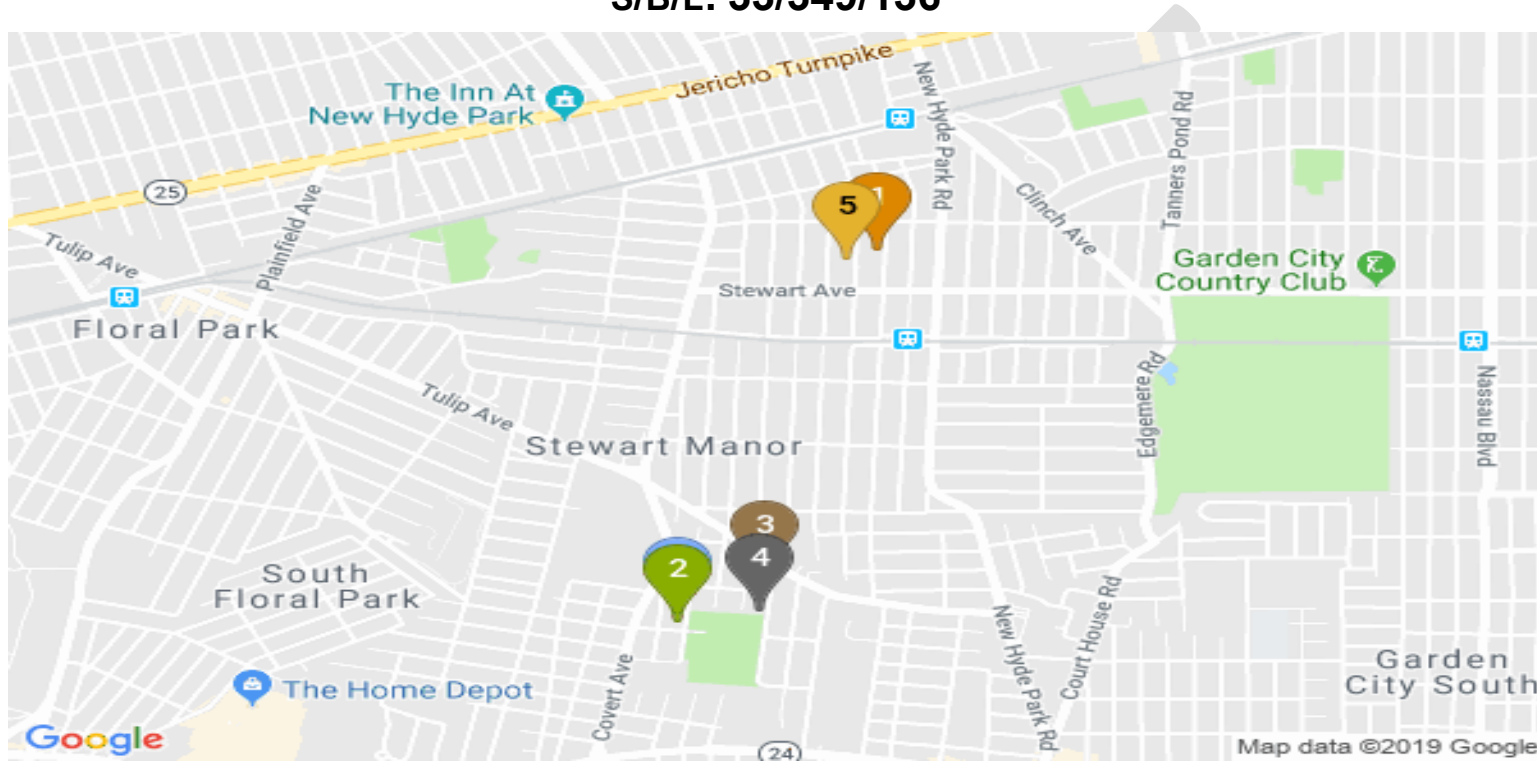
# Nassau County Comparable Sales Report

## S/B/L: 33/349/136

	Your property has been valued using mass appraisal techniques.		Image Not Found	
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	225 SCHENCK BLVD FLORAL PARK, NY 11001	621 13TH ST NEW HYDE PARK, NY 11040	157 SCHENCK BLVD FLORAL PARK, NY 11001	221 AVERILL BLVD FRANKLIN SQUARE, NY 11010
Town/School Dist/Village	H-1016	H-1016-NHP	H-1016	H-1016
Account Number	33349 01360	33199 00390	33349 00320	33347 00260
Sale Date		May 19, 2017	September 30, 2015	June 2, 2014
Sale Price		\$718,500	\$610,000	\$552,500
Time Adjustment Factor		1.09	1.21	1.28
Time Adjusted Sale Price		\$784,533	\$735,917	\$707,693
Total % Adjustment		-6.83 %	7.64 %	-4.33 %
<b>Adjusted Sales Price</b>		<b>\$730,979</b>	<b>\$792,169</b>	<b>\$677,049</b>
	Your property has been valued using mass appraisal techniques.	Image Not Found		
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	225 SCHENCK BLVD FLORAL PARK, NY 11001	177 AVERILL BLVD FRANKLIN SQUARE, NY 11010	635 SO 12TH ST NEW HYDE PARK, NY 11040	621 13TH ST NEW HYDE PARK, NY 11040
Town/School Dist/Village	H-1016	H-1016	H-1016-NHP	H-1016-NHP
Account Number	33349 01360	33352 00410	33198 00320	33199 00390
Sale Date		August 11, 2017	September 14, 2018	September 20, 2013
Sale Price		\$555,000	\$785,000	\$580,000
Time Adjustment Factor		1.07	1	1.31
Time Adjusted Sale Price		\$594,696	\$785,000	\$759,665
Total % Adjustment		6.32 %	-4.15 %	-6.83 %
<b>Adjusted Sales Price</b>		<b>\$632,260</b>	<b>\$752,393</b>	<b>\$707,809</b>

# Nassau County Comparable Sales Report

## S/B/L: 33/349/136



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.

<b>Subject Market Value:</b> <u>          \$640,000          </u>	<b>As of</b> <u>          January 2, 2019          </u>
---	---