


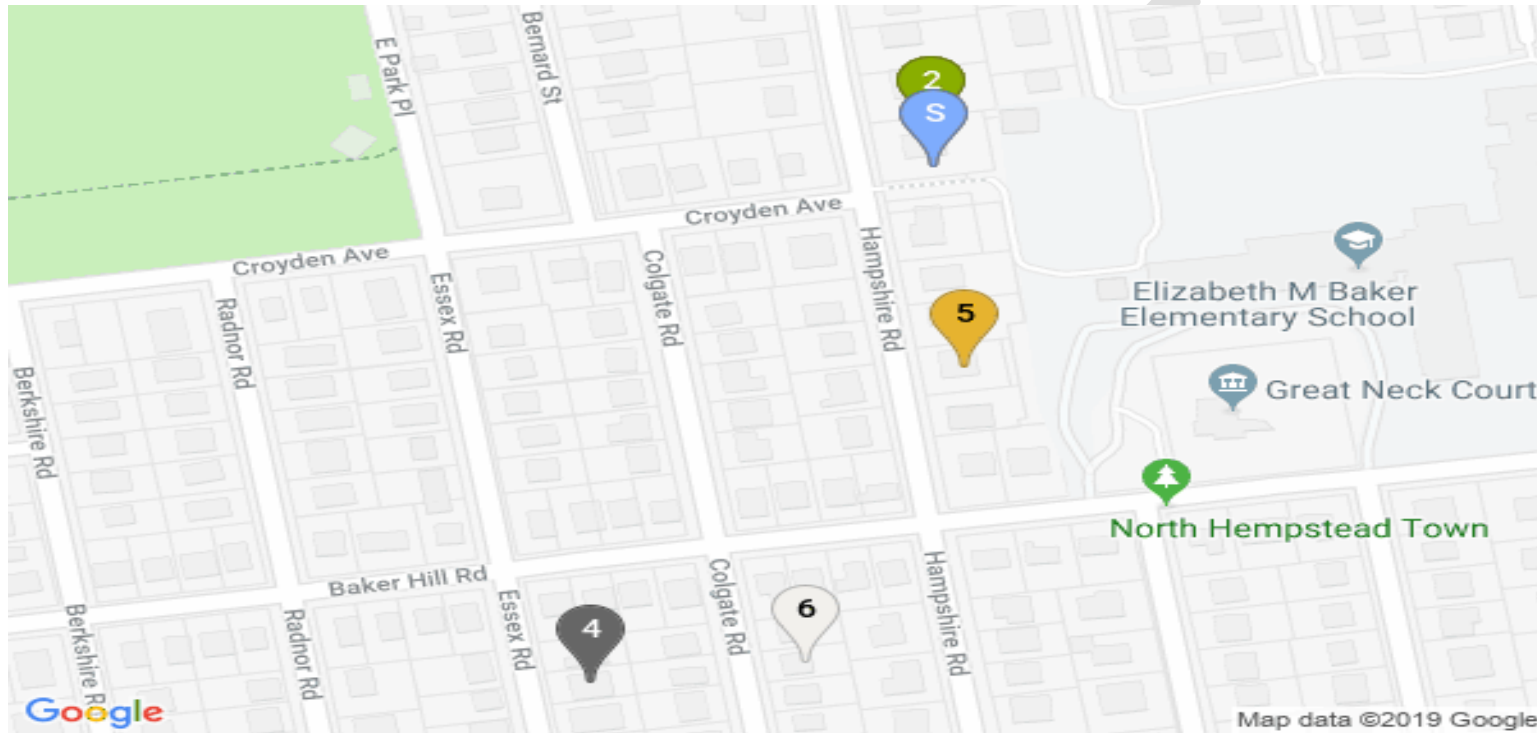
Nassau County Comparable Sales Report

S/B/L: 1/188/67

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Subject		Sale #1	Sale #2	Sale #3
	Your property has been valued using mass appraisal techniques.			
Property Address	81A HAMPSHIRE RD GREAT NECK, NY 11023	81A HAMPSHIRE RD GREAT NECK, NY 11023	81 HAMPSHIRE RD GREAT NECK, NY 11023	81 HAMPSHIRE RD GREAT NECK, NY 11023
Town/School Dist/Village	NH-2007-GN	NH-2007-GN	NH-2007-GN	NH-2007-GN
Account Number	01188 00670	01188 00670	01188 00660	01188 00660
Sale Date		March 31, 2017	August 3, 2018	March 31, 2017
Sale Price		\$1,625,000	\$1,800,000	\$1,675,000
Time Adjustment Factor		1.06	1	1.06
Time Adjusted Sale Price		\$1,719,102	\$1,800,000	\$1,771,998
Total % Adjustment		0.00 %	-3.65 %	-3.65 %
Adjusted Sales Price		\$1,719,102	\$1,734,229	\$1,707,250
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Subject		Sale #4	Sale #5	Sale #6
	Your property has been valued using mass appraisal techniques.			
Property Address	81A HAMPSHIRE RD GREAT NECK, NY 11023	47 ESSEX RD GREAT NECK, NY 11023	63 HAMPSHIRE RD GREAT NECK, NY 11023	53 COLGATE RD GREAT NECK, NY 11023
Town/School Dist/Village	NH-2007-GN	NH-2007-GN	NH-2007-GN	NH-2007-GN
Account Number	01188 00670	01109 01700	01188 00140	01108 01140
Sale Date		March 26, 2014	June 22, 2018	July 27, 2018
Sale Price		\$1,240,000	\$968,000	\$900,000
Time Adjustment Factor		1.3	1	1
Time Adjusted Sale Price		\$1,606,612	\$968,000	\$900,000
Total % Adjustment		10.84 %	40.51 %	47.89 %
Adjusted Sales Price		\$1,780,789	\$1,360,169	\$1,331,046

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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> \$1,514,000 </u> As of <u> January 2, 2019 </u>
