

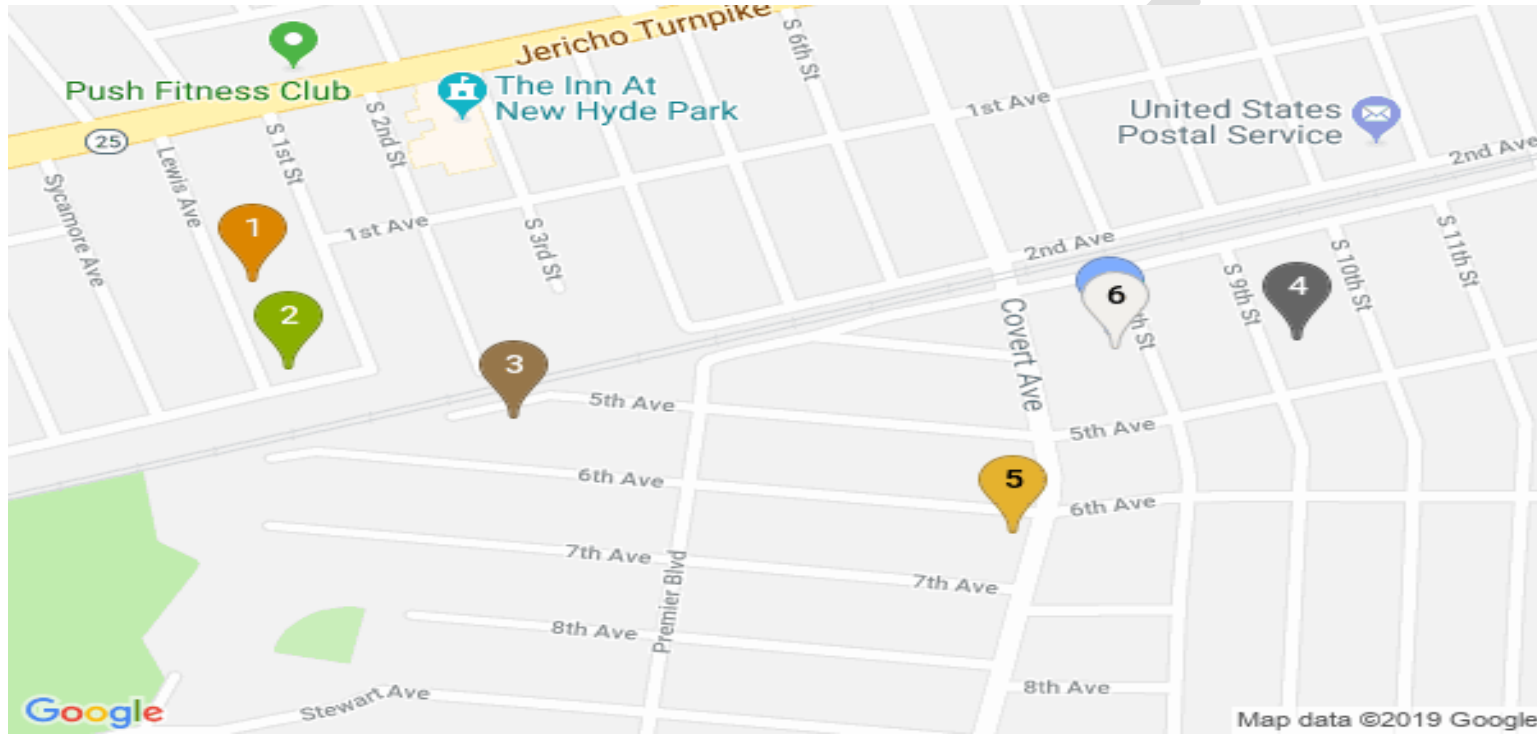
Nassau County Comparable Sales Report

S/B/L: 33/179/221

Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	309 S 8TH ST NEW HYDE PARK, NY 11040	25 LEWIS AVE NEW HYDE PARK, NY 11040	43 LEWIS AVE NEW HYDE PARK, NY 11040	502 5TH AVE NEW HYDE PARK, NY 11040
Town/School Dist/Village	H-1205-NHP	H-1205-NHP	H-1205-NHP	H-1205-NHP
Account Number	33179 02210	32083 01100	32083 00250	32096 01060
Sale Date		April 17, 2018	April 13, 2018	October 3, 2016
Sale Price		\$675,000	\$536,635	\$496,000
Time Adjustment Factor		1.02	1.02	1.14
Time Adjusted Sale Price		\$687,838	\$546,841	\$564,104
Total % Adjustment		-15.12 %	14.28 %	14.88 %
Adjusted Sales Price		\$583,860	\$624,947	\$648,030
Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	309 S 8TH ST NEW HYDE PARK, NY 11040	318 SOUTH NINTH ST NEW HYDE PARK, NY 11040	676 SIXTH AVE NEW HYDE PARK, NY 11040	311 EIGHTH ST NEW HYDE PARK, NY 11040
Town/School Dist/Village	H-1205-NHP	H-1205-NHP	H-1205-NHP	H-1205-NHP
Account Number	33179 02210	33181 00790	32099 01670	33179 02180
Sale Date		September 14, 2018	October 20, 2016	January 12, 2015
Sale Price		\$650,000	\$460,000	\$390,000
Time Adjustment Factor		1	1.14	1.25
Time Adjusted Sale Price		\$650,000	\$523,161	\$486,199
Total % Adjustment		1.37 %	9.20 %	3.98 %
Adjusted Sales Price		\$658,893	\$571,307	\$505,543

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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: \$618,000

As of January 2, 2019