

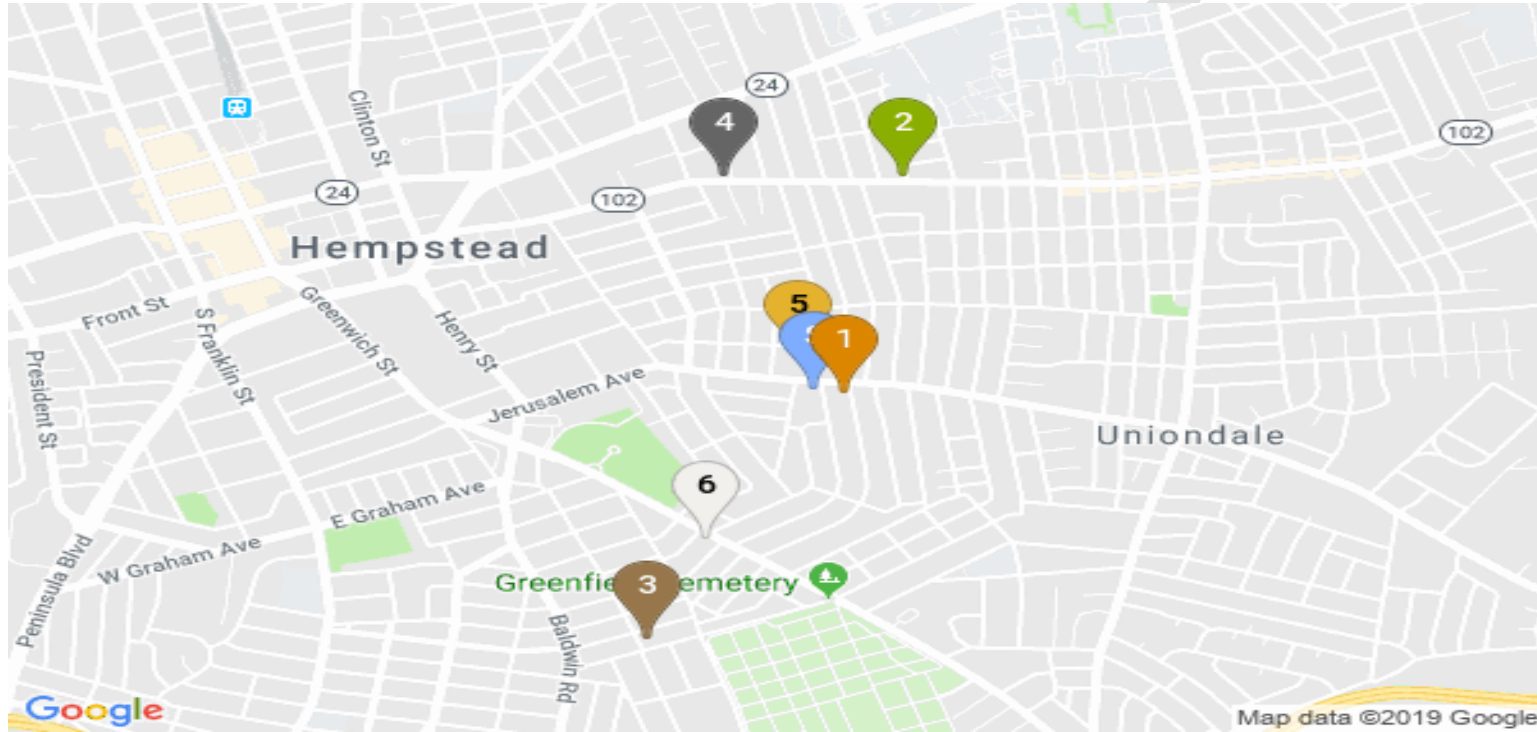
# Nassau County Comparable Sales Report

## S/B/L: 36/100/138

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	7 BELMONT PKWY HEMPSTEAD, NY 11550	11 ELMWOOD AVE HEMPSTEAD, NY 11550	149 BROADFIELD RD HEMPSTEAD, NY 11550	225 KENNEDY AVE HEMPSTEAD, NY 11550
Town/School Dist/Village	H-1002-HEM	H-1002-HEM	H-1002-HEM	H-1002-HEM
Account Number	36100 01380	36104 05810	34448 00280	36084 02690
Sale Date		September 7, 2018	July 17, 2014	October 24, 2017
Sale Price		\$290,000	\$400,000	\$420,000
Time Adjustment Factor		1	1.32	1.05
Time Adjusted Sale Price		\$290,000	\$527,367	\$442,163
Total % Adjustment		4.01 %	-0.83 %	-14.79 %
<b>Adjusted Sales Price</b>		<b>\$301,615</b>	<b>\$523,002</b>	<b>\$376,757</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	7 BELMONT PKWY HEMPSTEAD, NY 11550	3 ELIZABETH CT HEMPSTEAD, NY 11550	61 CARMAN ST HEMPSTEAD, NY 11550	474 GREENWICH ST HEMPSTEAD, NY 11550
Town/School Dist/Village	H-1002-HEM	H-1002-HEM	H-1002-HEM	H-1002-HEM
Account Number	36100 01380	34437 03340	34432 00380	36127 03040
Sale Date		February 7, 2014	March 22, 2018	October 17, 2016
Sale Price		\$344,000	\$111,948	\$328,600
Time Adjustment Factor		1.39	1.02	1.13
Time Adjusted Sale Price		\$479,351	\$114,536	\$372,395
Total % Adjustment		-7.49 %	-5.20 %	20.30 %
<b>Adjusted Sales Price</b>		<b>\$443,424</b>	<b>\$108,582</b>	<b>\$447,979</b>

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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.

<b>Subject Market Value:</b> <u>          \$384,000          </u> <b>As of</b> <u>          January 2, 2019          </u>
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