

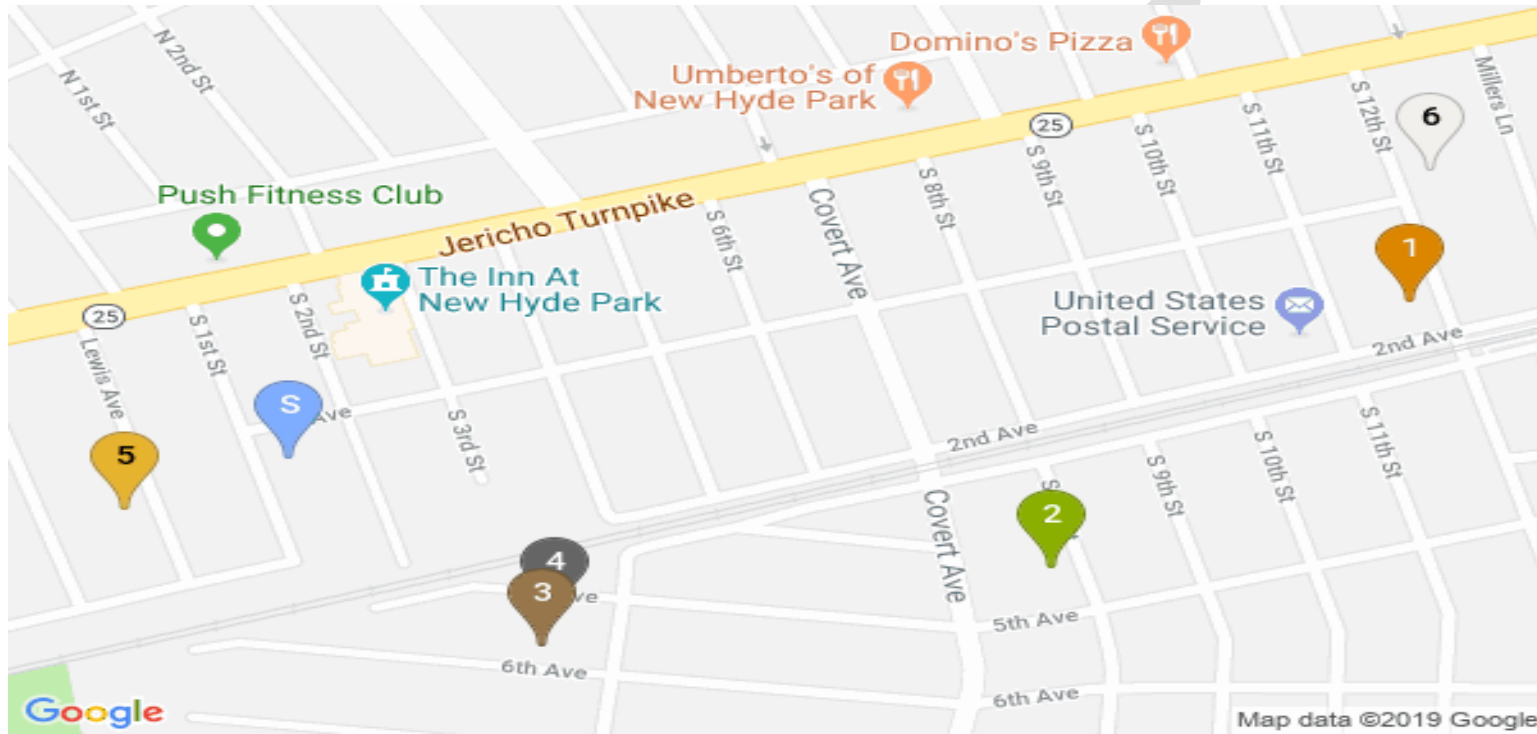
Nassau County Comparable Sales Report

S/B/L: 32/641-2/27

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	27 1ST ST NEW HYDE PARK, NY 11040	127 12TH ST NEW HYDE PARK, NY 11040	317 S 8TH ST NEW HYDE PARK, NY 11040	551 6TH AVE NEW HYDE PARK, NY 11040
Town/School Dist/Village	H-1205-NHP	H-1205-NHP	H-1205-NHP	H-1205-NHP
Account Number	326410200270	33114 00060	33179 02120	32096 00260
Sale Date		September 26, 2018	April 23, 2018	July 11, 2018
Sale Price		\$700,000	\$520,000	\$725,000
Time Adjustment Factor		1	1.02	1
Time Adjusted Sale Price		\$700,000	\$529,890	\$725,000
Total % Adjustment		-4.57 %	-3.56 %	-9.30 %
Adjusted Sales Price		\$667,978	\$511,019	\$657,605
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	27 1ST ST NEW HYDE PARK, NY 11040	520 FIFTH AVE NEW HYDE PARK, NY 11040	42 LEWIS AVE NEW HYDE PARK, NY 11040	18 SO 12TH ST NEW HYDE PARK, NY 11040
Town/School Dist/Village	H-1205-NHP	H-1205-NHP	H-1205-NHP	H-1205-NHP
Account Number	326410200270	32096 00400	32082 01390	33109 00140
Sale Date		September 22, 2014	January 29, 2017	February 21, 2013
Sale Price		\$459,000	\$454,000	\$455,000
Time Adjustment Factor		1.27	1.12	1.36
Time Adjusted Sale Price		\$581,684	\$508,336	\$618,796
Total % Adjustment		-1.11 %	-18.36 %	-9.83 %
Adjusted Sales Price		\$575,203	\$415,006	\$557,955

Nassau County Comparable Sales Report

S/B/L: 32/641-2/27



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: \$556,000

As of January 2, 2019