

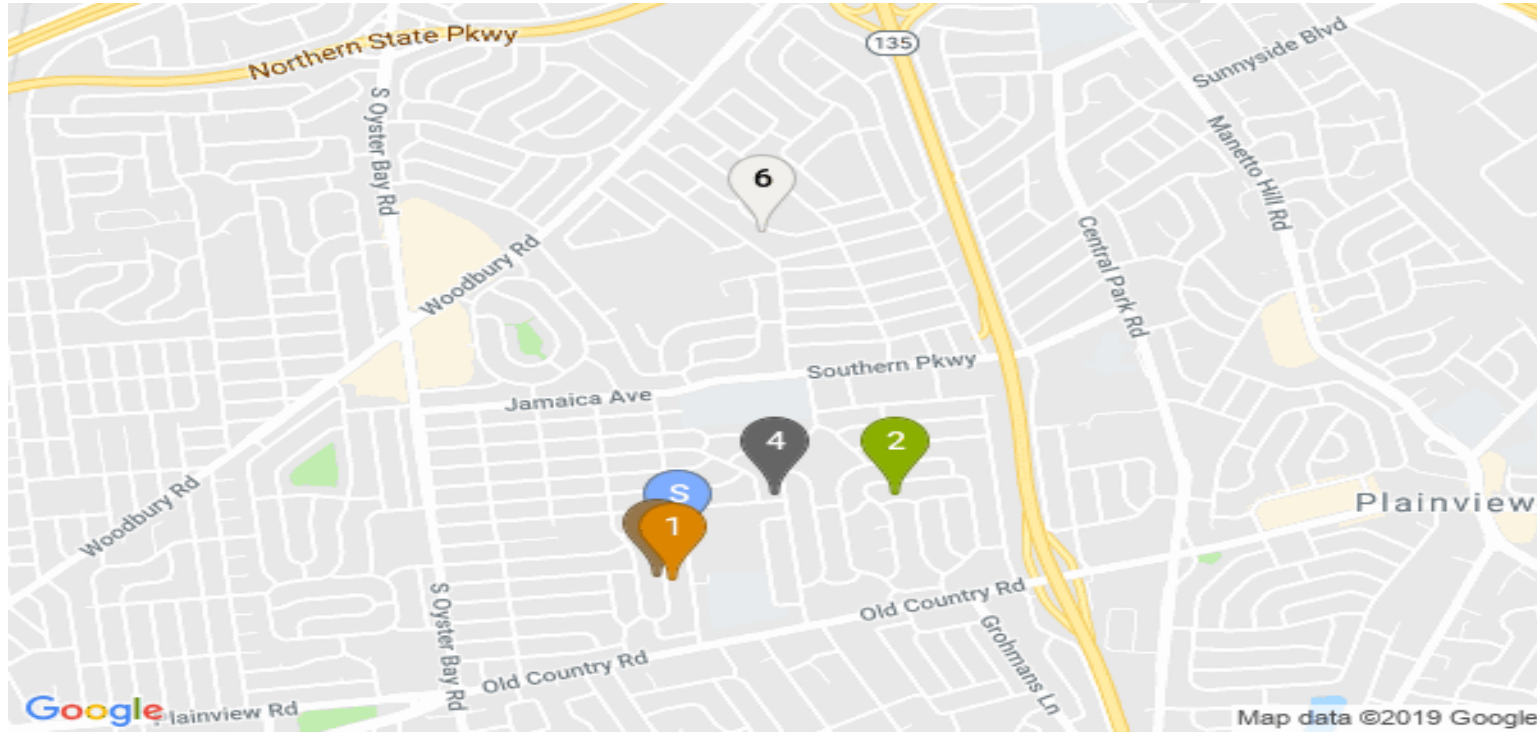
# Nassau County Comparable Sales Report

## S/B/L: 12/389/39

 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #1</b>	 <b>Sale #2</b>	 <b>Sale #3</b>
Property Address	122 ORCHARD ST PLAINVIEW, NY 11803	31 FOREST DR PLAINVIEW, NY 11803	6 SHATEL RD PLAINVIEW, NY 11803	38 FOREST DR PLAINVIEW, NY 11803
Town/School Dist/Village	OB-3019	OB-3019	OB-3019	OB-3019
Account Number	12389 00390	12389 00310	12407 00210	12388 00150
Sale Date		October 31, 2017	October 3, 2017	December 30, 2016
Sale Price		\$503,720	\$530,000	\$562,000
Time Adjustment Factor		1.05	1.05	1.1
Time Adjusted Sale Price		\$526,610	\$554,084	\$617,229
Total % Adjustment		2.35 %	1.81 %	2.71 %
<b>Adjusted Sales Price</b>		<b>\$538,969</b>	<b>\$564,087</b>	<b>\$633,939</b>
 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #4</b>	 <b>Sale #5</b>	 <b>Sale #6</b>
Property Address	122 ORCHARD ST PLAINVIEW, NY 11803	47 PASADENA DR PLAINVIEW, NY 11803	122 ORCHARD ST PLAINVIEW, NY 11803	50 PHIPPS LA PLAINVIEW, NY 11803
Town/School Dist/Village	OB-3019	OB-3019	OB-3019	OB-3019
Account Number	12389 00390	12467 00160	12389 00390	12539 00180
Sale Date		July 31, 2018	June 27, 2014	May 31, 2018
Sale Price		\$570,000	\$420,000	\$620,000
Time Adjustment Factor		1	1.23	1.01
Time Adjusted Sale Price		\$570,000	\$516,506	\$626,154
Total % Adjustment		-3.00 %	1.40 %	5.54 %
<b>Adjusted Sales Price</b>		<b>\$552,923</b>	<b>\$523,759</b>	<b>\$660,838</b>

# Nassau County Comparable Sales Report

## S/B/L: 12/389/39



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>          \$622,000          </u>	<b>As of</b> <u>          January 2, 2019          </u>
---	---