








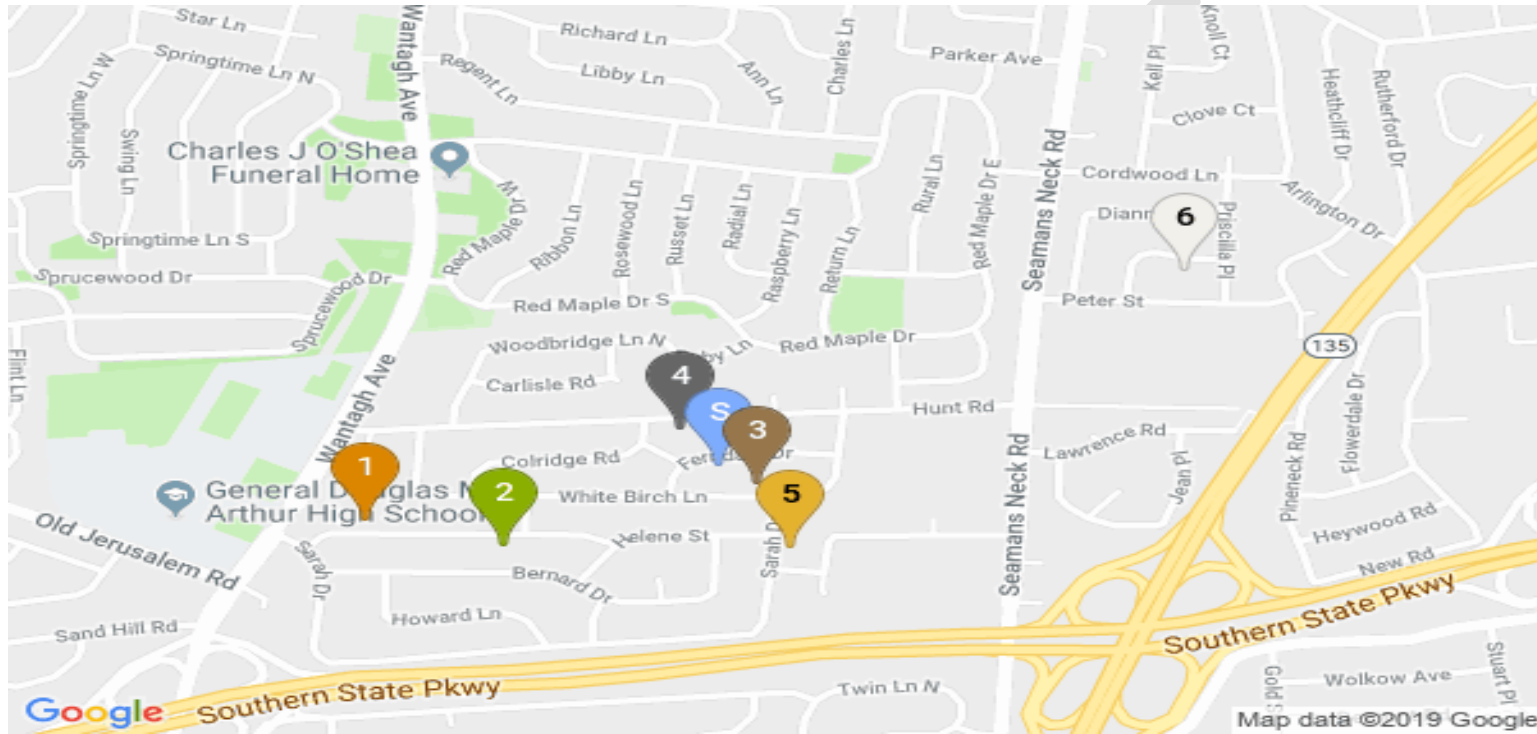
Nassau County Comparable Sales Report

S/B/L: 51/497/21

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	3720 FERNDAL DR WANTAGH, NY 11793	3583 SHERRY AVE WANTAGH, NY 11793	3648 SHERRY AVE WANTAGH, NY 11793	973 WHITE BIRCH LN WANTAGH, NY 11793
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51497 00210	51472 00060	51473 00240	51497 00080
Sale Date		July 30, 2018	August 24, 2018	June 29, 2016
Sale Price		\$460,000	\$400,000	\$435,000
Time Adjustment Factor		1	1	1.13
Time Adjusted Sale Price		\$460,000	\$400,000	\$491,997
Total % Adjustment		6.28 %	3.98 %	4.21 %
Adjusted Sales Price		\$488,868	\$415,926	\$512,691
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	3720 FERNDAL DR WANTAGH, NY 11793	3702 HUNT RD WANTAGH, NY 11793	3786 SARAH DR WANTAGH, NY 11793	653 BRIAN LN SEAFORD, NY 11783
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51497 00210	51485 00250	51492 00040	52434 00080
Sale Date		November 17, 2017	December 21, 2016	October 22, 2018
Sale Price		\$453,000	\$445,000	\$359,000
Time Adjustment Factor		1.04	1.1	1
Time Adjusted Sale Price		\$471,253	\$488,731	\$359,000
Total % Adjustment		3.74 %	0.71 %	3.76 %
Adjusted Sales Price		\$488,866	\$492,214	\$372,499

Nassau County Comparable Sales Report

S/B/L: 51/497/21



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: \$477,000

As of January 2, 2019