

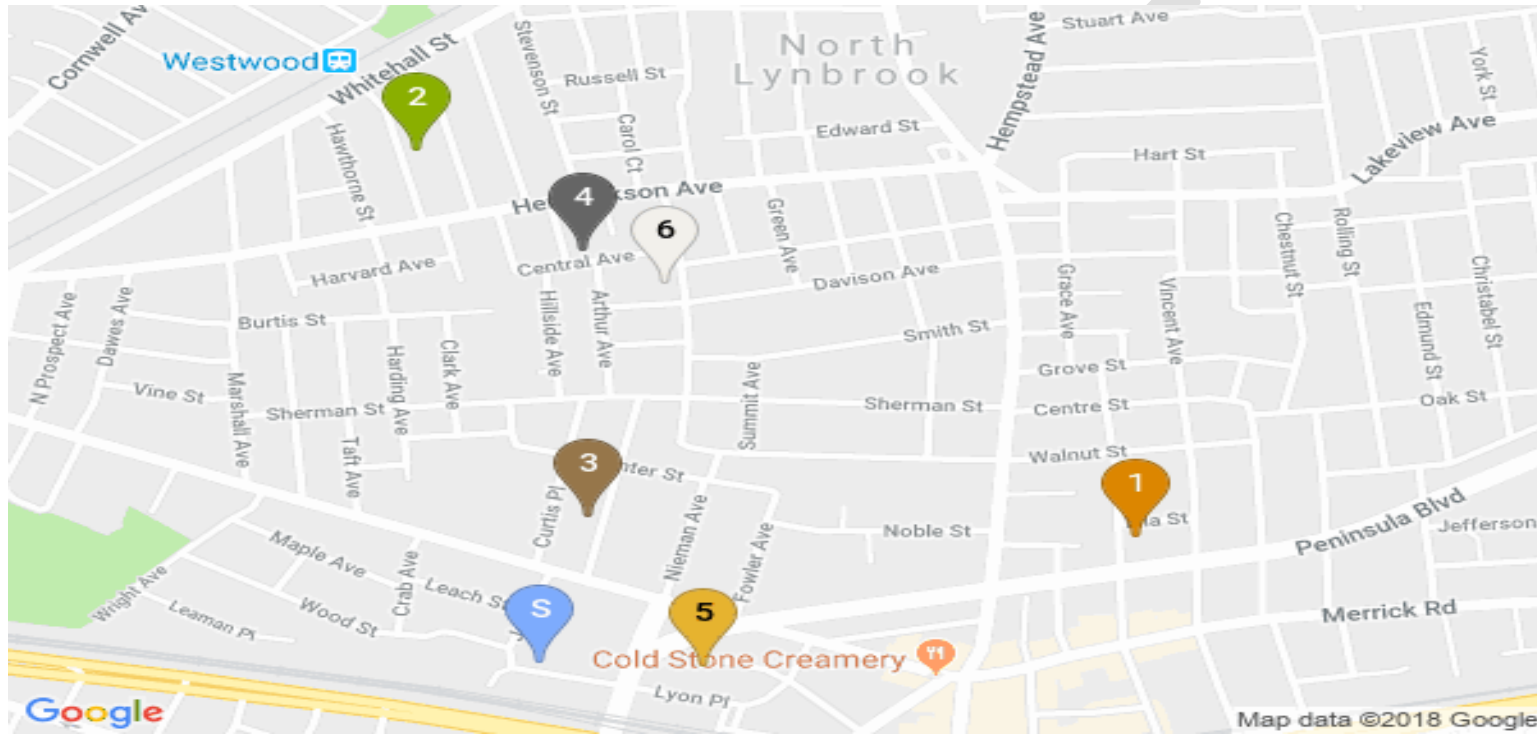
# Nassau County Comparable Sales Report

## S/B/L: 37/506/120

	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	145 LYON PL LYNBROOK, NY 11563	256 EARLE AVE LYNBROOK, NY 11563	45 WHITTIER ST LYNBROOK, NY 11563	43 BLOSSOM HEATH AVE LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-LYN	H-1020-LYN	H-1020-LYN	H-1020-LYN
Account Number	37506 01200	38074 02040	37062 00760	37321 00270
Sale Date		September 10, 2018	October 14, 2016	August 17, 2017
Sale Price		\$555,000	\$551,400	\$450,000
Time Adjustment Factor		1	1.14	1.08
Time Adjusted Sale Price		\$555,000	\$631,091	\$483,822
Total % Adjustment		-2.65 %	-1.28 %	3.10 %
<b>Adjusted Sales Price</b>		<b>\$540,279</b>	<b>\$623,011</b>	<b>\$498,800</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	145 LYON PL LYNBROOK, NY 11563	203 CENTRAL AVE LYNBROOK, NY 11563	69 LANGDON PL LYNBROOK, NY 11563	111 PRESIDENT ST LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-LYN	H-1020-LYN	H-1020-LYN	H-1020-LYN
Account Number	37506 01200	37237 01990	37312 01160	37107 00320
Sale Date		March 29, 2018	August 12, 2016	July 25, 2018
Sale Price		\$602,500	\$430,000	\$510,000
Time Adjustment Factor		1.03	1.15	1
Time Adjusted Sale Price		\$618,589	\$495,330	\$510,000
Total % Adjustment		-8.90 %	-6.90 %	-6.08 %
<b>Adjusted Sales Price</b>		<b>\$563,530</b>	<b>\$461,174</b>	<b>\$478,982</b>

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## S/B/L: 37/506/120



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:** \$499,000

**As of** January 2, 2019