

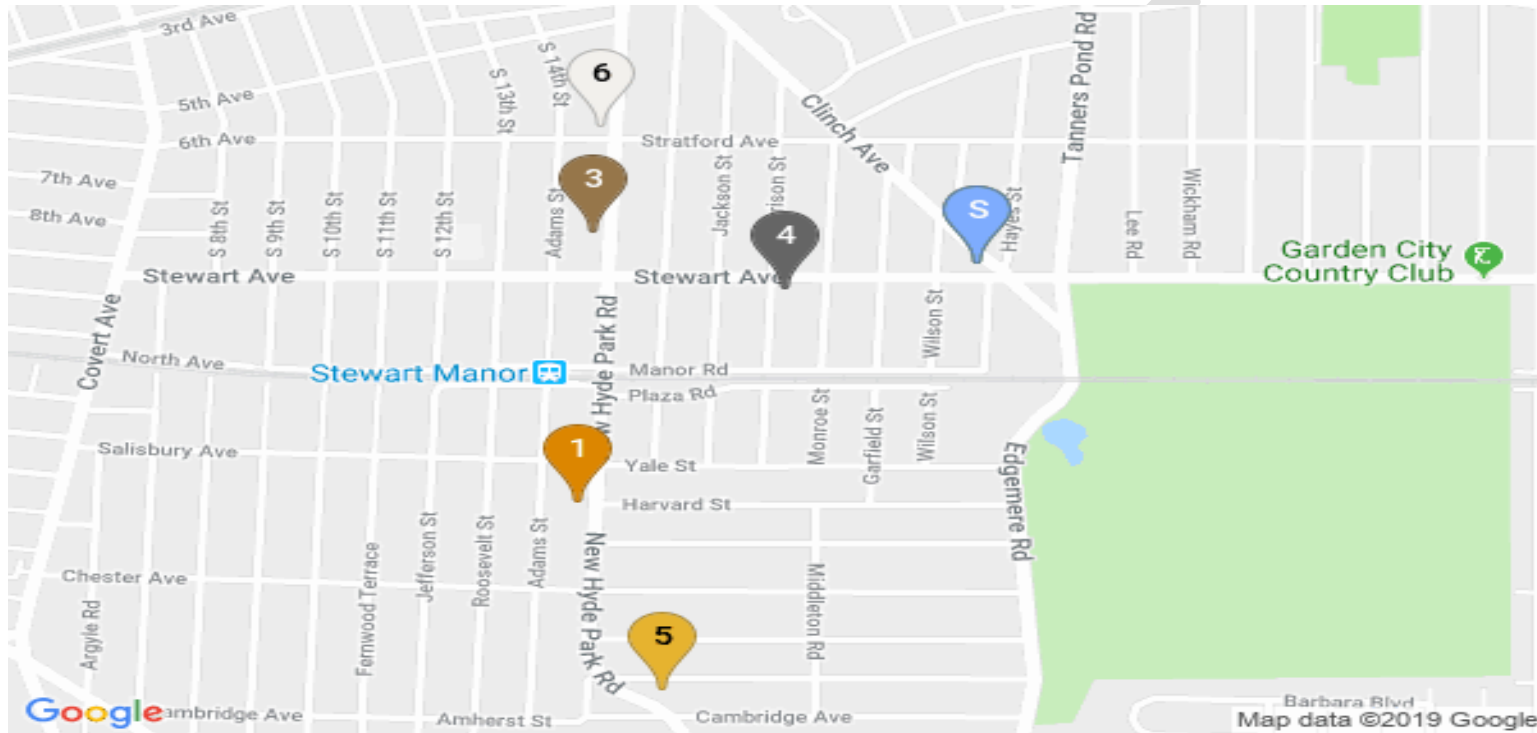
# Nassau County Comparable Sales Report

## S/B/L: 33/560/12

	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	135 STEWART AVE GARDEN CITY, NY 11530	120 NEW HYDE PARK RD GARDEN CITY, NY 11530	135 STEWART AVE GARDEN CITY, NY 11530	212 NEW HYDE PARK RD GARDEN CITY, NY 11530
Town/School Dist/Village	H-1018-GC	H-1018-GC	H-1018-GC	H-1018-GC
Account Number	33560 00120	33281 00130	33560 00120	33201 01530
Sale Date		March 26, 2018	September 25, 2012	November 1, 2016
Sale Price		\$679,000	\$528,000	\$700,000
Time Adjustment Factor		1	1.21	1.02
Time Adjusted Sale Price		\$679,000	\$639,349	\$712,572
Total % Adjustment		7.90 %	5.04 %	10.23 %
<b>Adjusted Sales Price</b>		<b>\$732,660</b>	<b>\$671,572</b>	<b>\$785,495</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	135 STEWART AVE GARDEN CITY, NY 11530	110 STEWART AVE GARDEN CITY, NY 11530	22 VASSAR ST GARDEN CITY, NY 11530	244 NEW HYDE PARK RD GARDEN CITY, NY 11530
Town/School Dist/Village	H-1018-GC	H-1018-GC	H-1018-GC	H-1018-GC
Account Number	33560 00120	33228 00050	33329 00110	33193 00280
Sale Date		December 20, 2016	November 30, 2017	July 24, 2017
Sale Price		\$885,000	\$930,000	\$850,000
Time Adjustment Factor		1.01	1	1
Time Adjusted Sale Price		\$896,894	\$930,000	\$850,000
Total % Adjustment		-7.99 %	-4.68 %	7.24 %
<b>Adjusted Sales Price</b>		<b>\$825,237</b>	<b>\$886,473</b>	<b>\$911,563</b>

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## S/B/L: 33/560/12



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:** \$822,000

**As of** January 2, 2019