

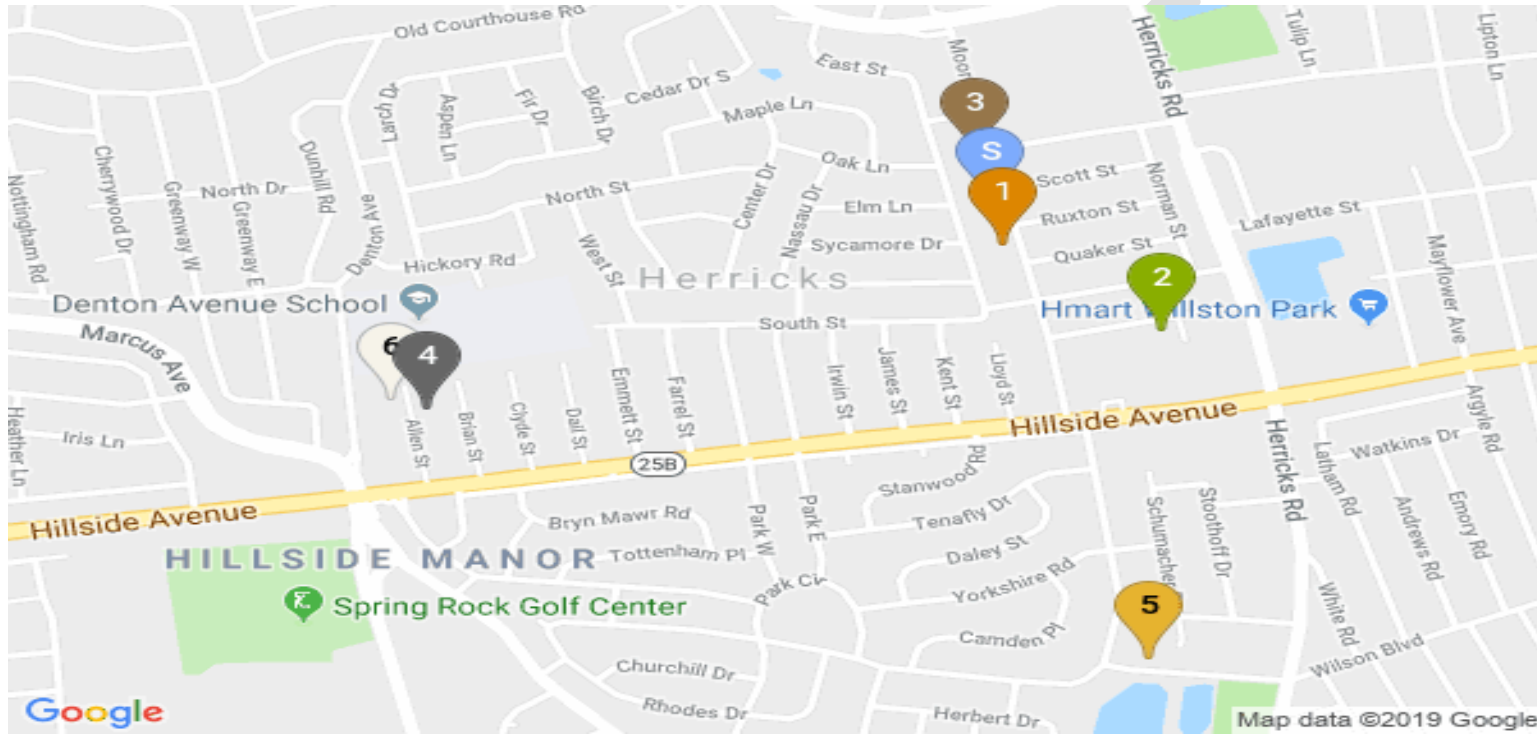
Nassau County Comparable Sales Report

S/B/L: 9/582/12

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	113 MOORE ST NEW HYDE PARK, NY 11040	89 MOORE ST NEW HYDE PARK, NY 11040	44 OXFORD ST NEW HYDE PARK, NY 11040	137 MOORE ST NEW HYDE PARK, NY 11040
Town/School Dist/Village	NH-2009	NH-2009	NH-2009	NH-2009
Account Number	09582 00120	09582 00250	09481 02310	09582 00060
Sale Date		December 8, 2017	July 11, 2016	January 9, 2017
Sale Price		\$642,500	\$680,000	\$700,000
Time Adjustment Factor		1.04	1.14	1.11
Time Adjusted Sale Price		\$668,765	\$777,186	\$775,963
Total % Adjustment		0.82 %	-3.19 %	-5.86 %
Adjusted Sales Price		\$674,244	\$752,424	\$730,528
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
Property Address	113 MOORE ST NEW HYDE PARK, NY 11040	46 ALLEN ST NEW HYDE PARK, NY 11040	104 WILSON BLVD NEW HYDE PARK, NY 11040	51 ALLEN ST NEW HYDE PARK, NY 11040
Town/School Dist/Village	NH-2009	NH-2009	NH-2009	NH-2009
Account Number	09582 00120	09077 00440	09515 00270	09061 00510
Sale Date		December 29, 2016	September 11, 2017	May 14, 2018
Sale Price		\$595,000	\$763,000	\$644,700
Time Adjustment Factor		1.11	1.06	1.01
Time Adjusted Sale Price		\$663,355	\$807,945	\$652,122
Total % Adjustment		1.08 %	-5.09 %	6.12 %
Adjusted Sales Price		\$670,537	\$766,809	\$692,031

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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: \$681,000

As of January 2, 2019