Nassau County Comparable Sales Report
S/B/L: 55/134-1/308

Subject	Your property has been valued using mass appraisal techniques.	**Sale #1**	**Sale #2**	**Sale #3**
Property Address	1822 YALE RD MERRICK, NY 11566	1876 EDWARDS PL MERRICK, NY 11566	10 DARTMOUTH PL MERRICK, NY 11566	19 ARBOR LN MERRICK, NY 11566
Town/School Dist/Village	H-1025	H-1025	H-1025	H-1025
Account Number	551340103080	55154 05250	55154 04500	55523 00550
Sale Date		November 22, 2016	June 26, 2015	March 9, 2016
Sale Price		$729,500	$550,000	$775,000
Time Adjustment Factor		1.08	1.15	1.12
Time Adjusted Sale Price		$785,111	$632,783	$864,721
Total % Adjustment		-3.58 %	16.78 %	4.33 %
Adjusted Sales Price		**$757,014**	**$738,963**	**$902,144**

Subject	Your property has been valued using mass appraisal techniques.	Image Not Found **Sale #4**	**Sale #5**	**Sale #6**
Property Address	1822 YALE RD MERRICK, NY 11566	15 BIRCH ST MERRICK, NY 11566	17 ARBOR LN MERRICK, NY 11566	55 BEVERLY RD MERRICK, NY 11566
Town/School Dist/Village	H-1025	H-1025	H-1025	H-1025
Account Number	551340103080	55159 01180	55523 00560	551340101170
Sale Date		June 6, 2018	June 20, 2016	September 25, 2017
Sale Price		$707,000	$510,000	$782,000
Time Adjustment Factor		1	1.1	1.04
Time Adjusted Sale Price		$709,602	$561,395	$811,259
Total % Adjustment		2.72 %	21.42 %	16.18 %
Adjusted Sales Price		**$728,932**	**$681,671**	**$942,540**

TENTATIVE

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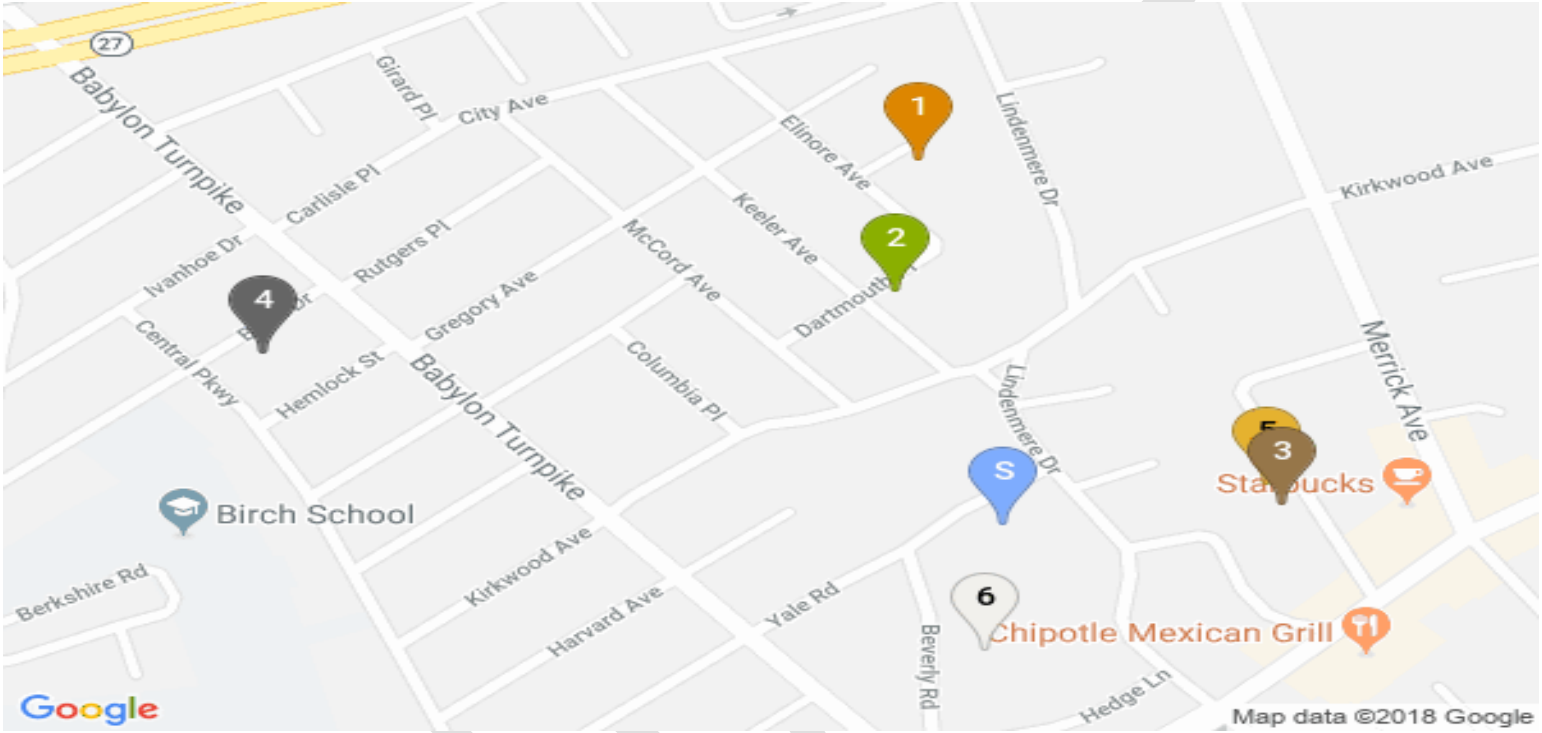

A comprehensive search of sales in the immediate area was completed. The sales presented are most similar in terms of property characteristics related to the subject property. All of the sales are located in the same community and are in close proximity to the Subject Property. Market derived adjustments 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: **$734,000** **As of** **January 2, 2019**

TENTA