

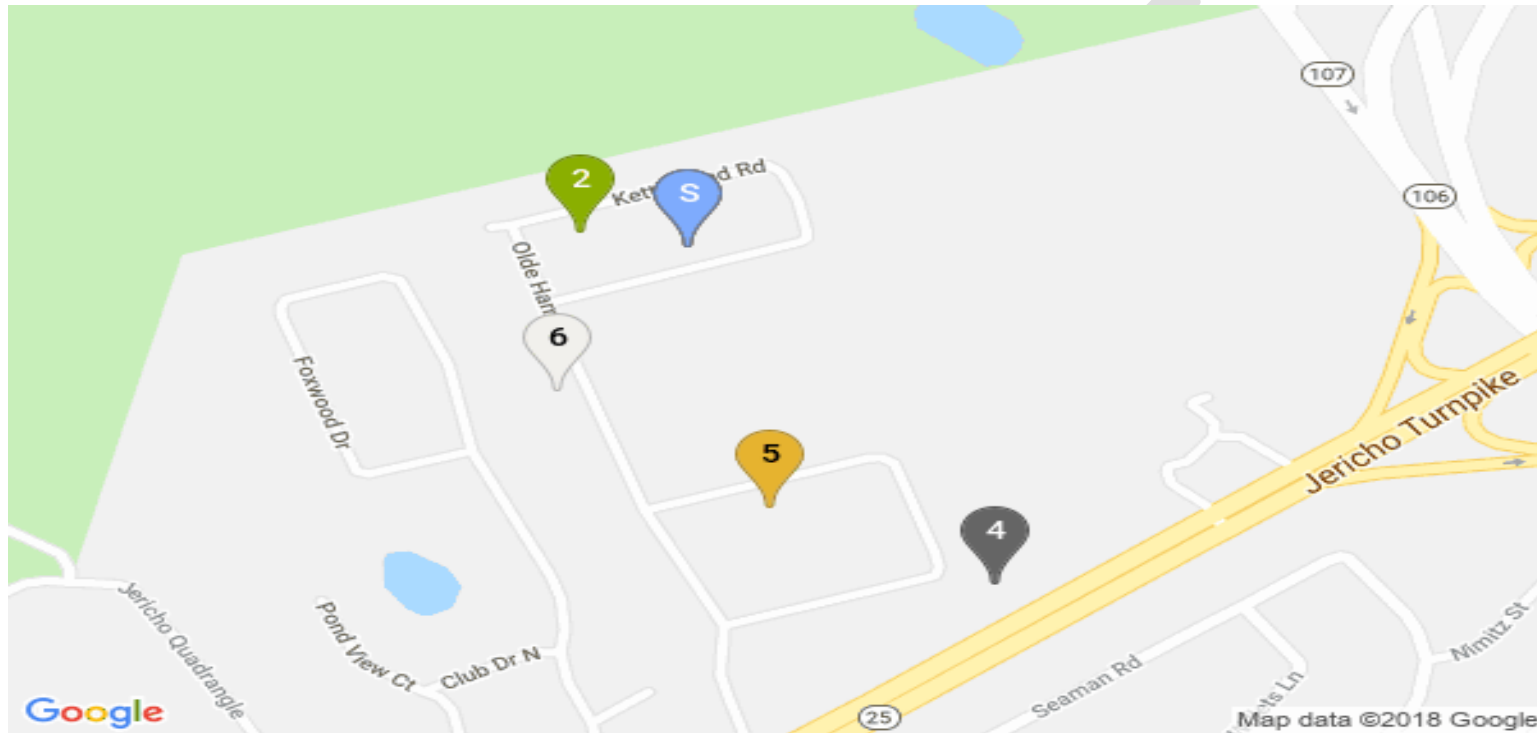
Nassau County Comparable Sales Report

S/B/L: 17/11/103

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	12 KETTLEPOND RD JERICO, NY 11753	12 KETTLEPOND RD JERICO, NY 11753	48 KETTLEPOND RD JERICO, NY 11753	12 KETTLEPOND RD JERICO, NY 11753
Town/School Dist/Village	OB-3015	OB-3015	OB-3015	OB-3015
Account Number	17011 01030	17011 01030	17011 01160	17011 01030
Sale Date		October 27, 2016	June 26, 2018	September 10, 2013
Sale Price		\$1,780,000	\$1,800,000	\$1,550,000
Time Adjustment Factor		1.09	1	1.2
Time Adjusted Sale Price		\$1,943,769	\$1,807,560	\$1,854,121
Total % Adjustment		0.00 %	3.94 %	0.00 %
Adjusted Sales Price		\$1,943,769	\$1,878,707	\$1,854,121
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	12 KETTLEPOND RD JERICO, NY 11753	21 HOLIDAY POND RD JERICO, NY 11753	46 HOLIDAY POND RD JERICO, NY 11753	23 OLDE HAMLET DR JERICO, NY 11753
Town/School Dist/Village	OB-3015	OB-3015	OB-3015	OB-3015
Account Number	17011 01030	17011 01320	17011 01560	17011 00690
Sale Date		January 10, 2017	February 21, 2017	March 9, 2018
Sale Price		\$1,530,000	\$2,180,000	\$2,425,000
Time Adjustment Factor		1.08	1.07	1.02
Time Adjusted Sale Price		\$1,649,891	\$2,340,993	\$2,465,997
Total % Adjustment		0.12 %	-1.88 %	-13.89 %
Adjusted Sales Price		\$1,651,867	\$2,296,957	\$2,123,541

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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: <u>\$1,798,000</u>	As of <u>January 2, 2019</u>
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