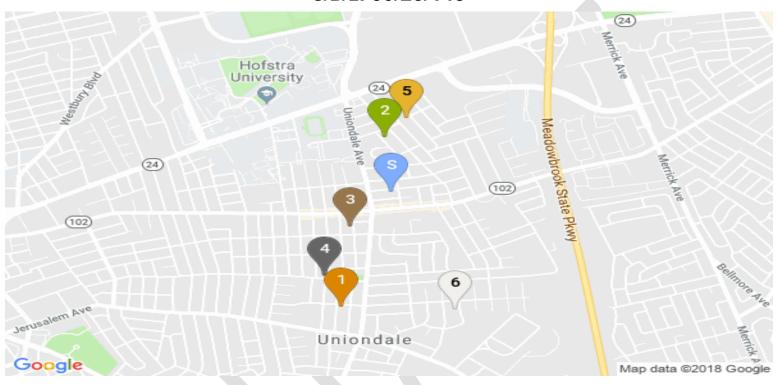
Nassau County Comparable Sales Report S/B/L: 50/25/145

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Image Not Found
Property Address	1060 MIDLAND ST	511 MAPLE AVE UNIONDALE, NY	105 RUXTON ST UNIONDALE, NY	310 NEWPORT RD UNIONDALE,
. ,	UNIONDALE, NY 11553	11553	11553	NY 11553
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	50025 01450	34079 00390	50010 00080	34502 05600
Sale Date		November 28, 2017	March 29, 2018	November 21, 2017
Sale Price		\$321,000	\$370,000	\$465,000
Time Adjustment Factor		1.05	1.02	1.05
Time Adjusted Sale Price		\$336,013	\$378,554	\$486,748
Total % Adjustment		-0.27 %	2.07 %	-0.48 %
Adjusted Sales Price		\$335,111	\$386,397	\$484,400
			The same of the sa	Imago
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Image Not Found
Subject Property Address	valued using mass appraisal	Sale #4 579 CEDAR ST UNIONDALE, NY 11553	Sale #5 92 WALTON AVE UNIONDALE, NY 11553	Not Found
	valued using mass appraisal techniques. 1060 MIDLAND ST	579 CEDAR ST UNIONDALE, NY	92 WALTON AVE UNIONDALE, NY	Not Found Sale #6
Property Address	valued using mass appraisal techniques. 1060 MIDLAND ST UNIONDALE, NY 11553	579 CEDAR ST UNIONDALE, NY 11553	92 WALTON AVE UNIONDALE, NY 11553	Not Found Sale #6 524 EMERSON ST UNIONDALE, NY 11553
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 1060 MIDLAND ST UNIONDALE, NY 11553 H-1002	579 CEDAR ST UNIONDALE, NY 11553 H-1002	92 WALTON AVE UNIONDALE, NY 11553 H-1002	Not Found Sale #6 524 EMERSON ST UNIONDALE, NY 11553 H-1002
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 1060 MIDLAND ST UNIONDALE, NY 11553 H-1002	579 CEDAR ST UNIONDALE, NY 11553 H-1002 34513 06470	92 WALTON AVE UNIONDALE, NY 11553 H-1002 50007 02220	Not Found Sale #6 524 EMERSON ST UNIONDALE, NY 11553 H-1002 50137 03310
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 1060 MIDLAND ST UNIONDALE, NY 11553 H-1002	579 CEDAR ST UNIONDALE, NY 11553 H-1002 34513 06470 September 24, 2018	92 WALTON AVE UNIONDALE, NY 11553 H-1002 50007 02220 February 28, 2018	Not Found Sale #6 524 EMERSON ST UNIONDALE, NY 11553 H-1002 50137 03310 December 8, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 1060 MIDLAND ST UNIONDALE, NY 11553 H-1002	579 CEDAR ST UNIONDALE, NY 11553 H-1002 34513 06470 September 24, 2018 \$294,172	92 WALTON AVE UNIONDALE, NY 11553 H-1002 50007 02220 February 28, 2018 \$313,541	Not Found Sale #6 524 EMERSON ST UNIONDALE, NY 11553 H-1002 50137 03310 December 8, 2017 \$445,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 1060 MIDLAND ST UNIONDALE, NY 11553 H-1002	579 CEDAR ST UNIONDALE, NY 11553 H-1002 34513 06470 September 24, 2018 \$294,172 1	92 WALTON AVE UNIONDALE, NY 11553 H-1002 50007 02220 February 28, 2018 \$313,541 1.03	Not Found Sale #6 524 EMERSON ST UNIONDALE, NY 11553 H-1002 50137 03310 December 8, 2017 \$445,000 1.04

Nassau County Comparable Sales Report S/B/L: 50/25/145



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:	\$397,000	As of	January 2, 2019	
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