

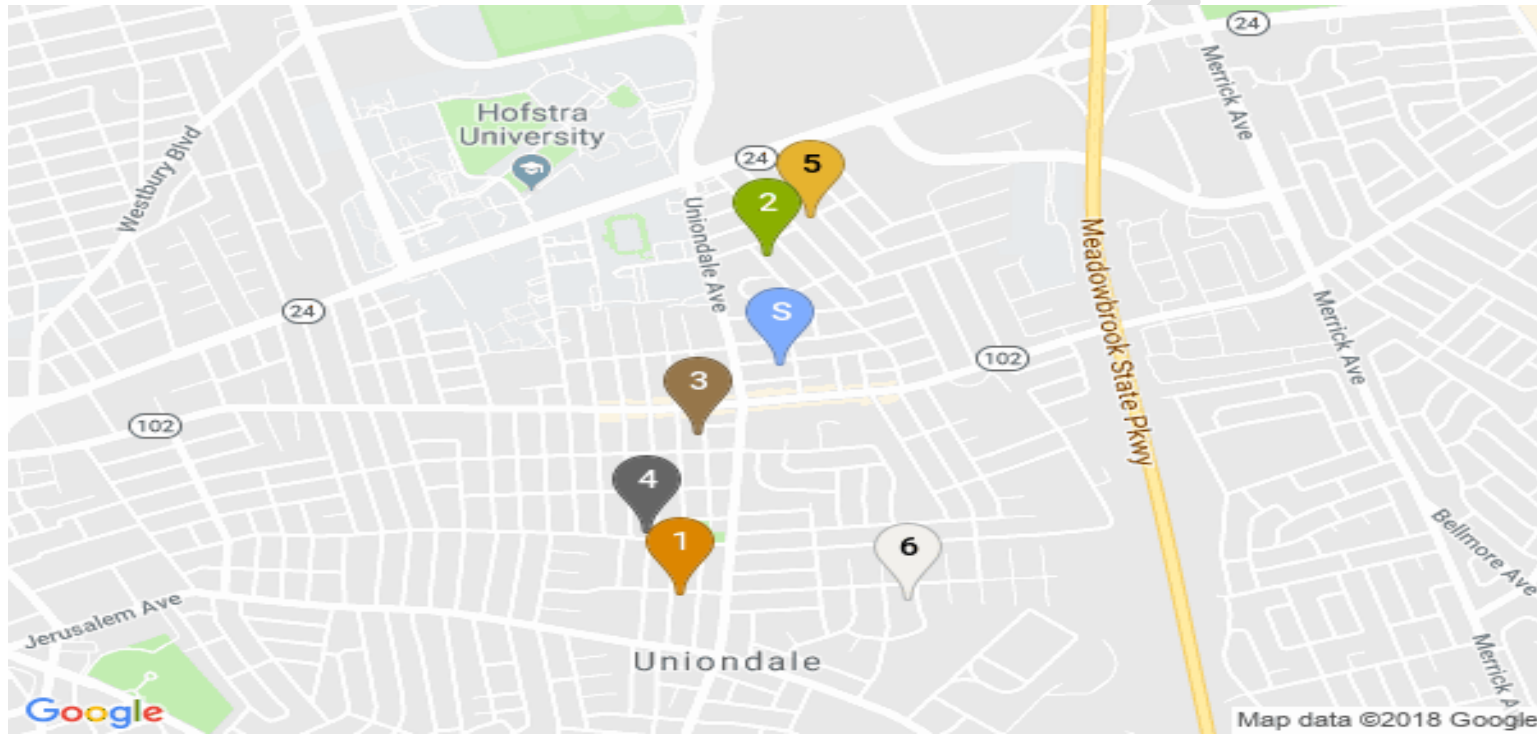
Nassau County Comparable Sales Report

S/B/L: 50/25/145

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1060 MIDLAND ST UNIONDALE, NY 11553	511 MAPLE AVE UNIONDALE, NY 11553	105 RUXTON ST UNIONDALE, NY 11553	310 NEWPORT RD UNIONDALE, 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1060 MIDLAND ST UNIONDALE, NY 11553	579 CEDAR ST UNIONDALE, NY 11553	92 WALTON AVE UNIONDALE, NY 11553	524 EMERSON ST UNIONDALE, NY 11553
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	50025 01450	34513 06470	50007 02220	50137 03310
Sale Date		September 24, 2018	February 28, 2018	December 8, 2017
Sale Price		\$294,172	\$313,541	\$445,000
Time Adjustment Factor		1	1.03	1.04
Time Adjusted Sale Price		\$294,172	\$322,627	\$463,159
Total % Adjustment		-8.35 %	9.05 %	-8.22 %
Adjusted Sales Price		\$269,622	\$351,831	\$425,109

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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: \$397,000

As of January 2, 2019