

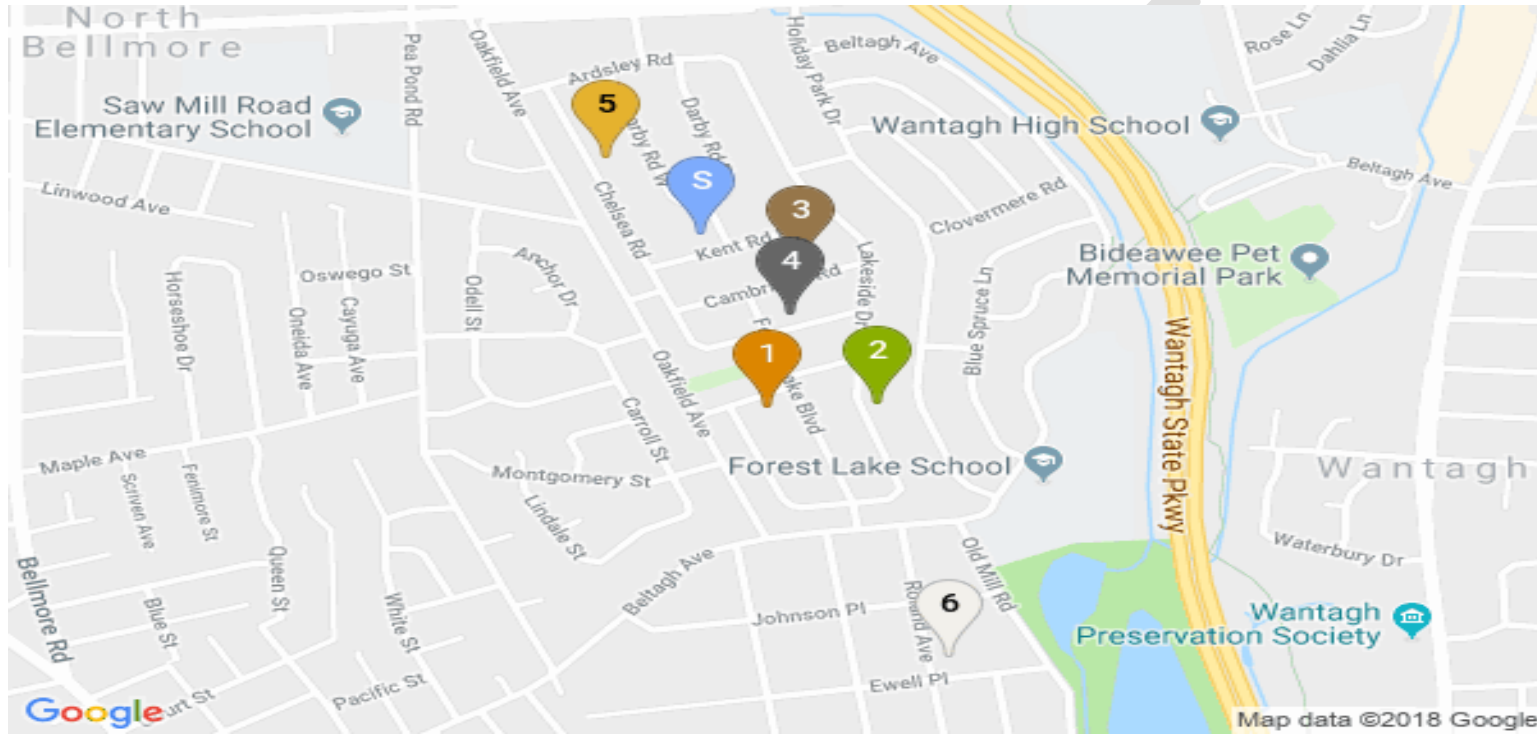
Nassau County Comparable Sales Report

S/B/L: 56/H11/45

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1382 DARBY RD WANTAGH, NY 11793	2888 EATON RD WANTAGH, NY 11793	1515 LAKESIDE DR WANTAGH, NY 11793	2947 CAMBRIDGE RD WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	56 H1100450	56 H0200520	56 H0400150	56 H0900160
Sale Date		May 11, 2016	February 5, 2018	June 6, 2014
Sale Price		\$537,500	\$595,000	\$510,000
Time Adjustment Factor		1.25	1.04	1.23
Time Adjusted Sale Price		\$671,713	\$621,060	\$625,650
Total % Adjustment		4.19 %	12.22 %	3.92 %
Adjusted Sales Price		\$699,847	\$696,942	\$650,196
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1382 DARBY RD WANTAGH, NY 11793	2933 ESSEX RD WANTAGH, NY 11793	1325 CHELSEA RD WANTAGH, NY 11793	1653 ROLAND AVE WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	56 H1100450	56 H0600340	56 H1100270	56268 00860
Sale Date		February 25, 2016	September 7, 2016	May 5, 2017
Sale Price		\$527,000	\$471,000	\$455,000
Time Adjustment Factor		1.28	1.21	1.13
Time Adjusted Sale Price		\$675,749	\$568,765	\$513,023
Total % Adjustment		6.02 %	12.22 %	11.09 %
Adjusted Sales Price		\$716,460	\$638,267	\$569,928

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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: \$664,000

As of January 2, 2019