

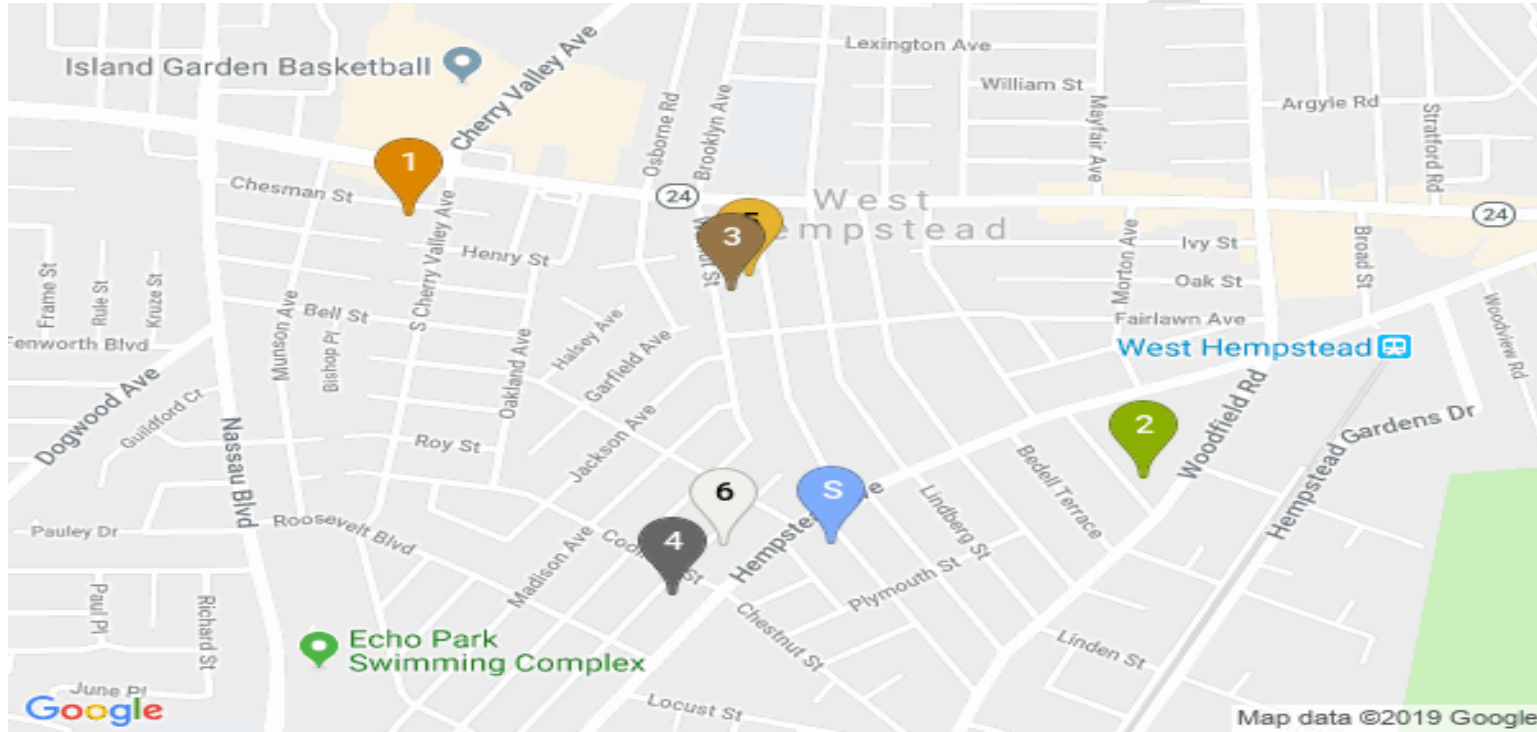
Nassau County Comparable Sales Report

S/B/L: 35/374/70

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	218 COLONY AVE WEST HEMPSTEAD, NY 11552	487 CHESMAN ST WEST HEMPSTEAD, NY 11552	249 WOODLAWN RD WEST HEMPSTEAD, NY 11552	53 WALNUT ST WEST HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	35374 00700	35294 00520	35385 03230	35346 02570
Sale Date		February 24, 2016	December 26, 2017	October 15, 2018
Sale Price		\$445,000	\$500,000	\$548,000
Time Adjustment Factor		1.17	1.04	1
Time Adjusted Sale Price		\$521,390	\$520,440	\$548,000
Total % Adjustment		6.02 %	-12.26 %	-0.57 %
Adjusted Sales Price		\$552,797	\$456,633	\$544,854
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
Property Address	218 COLONY AVE WEST HEMPSTEAD, NY 11552	439 LANGLEY AVE WEST HEMPSTEAD, NY 11552	40 SPRUCE ST WEST HEMPSTEAD, NY 11552	397 LANGLEY AVE WEST HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	35374 00700	35345 02090	35346 02890	35340 00390
Sale Date		September 8, 2014	September 6, 2017	December 15, 2017
Sale Price		\$363,000	\$475,000	\$469,000
Time Adjustment Factor		1.2	1.06	1.04
Time Adjusted Sale Price		\$437,171	\$502,980	\$488,172
Total % Adjustment		2.49 %	8.17 %	7.36 %
Adjusted Sales Price		\$448,059	\$544,068	\$524,087

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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: \$500,000

As of January 2, 2019