

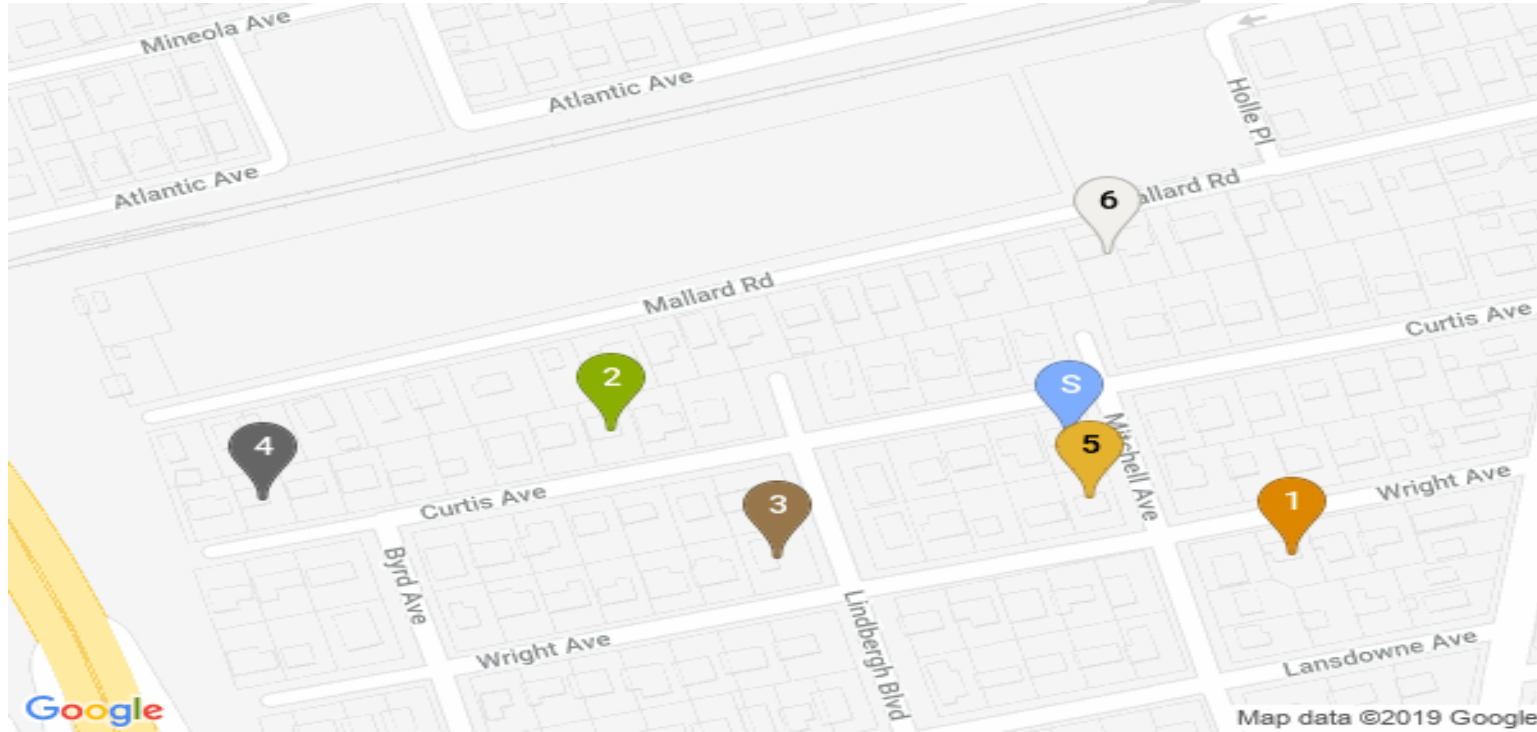
Nassau County Comparable Sales Report

S/B/L: 10/40/5

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	306 CURTIS AVE CARLE PLACE, NY 11514	318 WRIGHT AVE CARLE PLACE, NY 11514	273 CURTIS AVE CARLE PLACE, NY 11514	38 LINDBERG AVE CARLE PLACE, NY 11514
Town/School Dist/Village	NH-2011	NH-2011	NH-2011	NH-2011
Account Number	10040 00050	10045 00020	10035 00980	10039 00140
Sale Date		August 14, 2017	September 14, 2016	September 15, 2017
Sale Price		\$515,000	\$497,000	\$475,000
Time Adjustment Factor		1.06	1.11	1.05
Time Adjusted Sale Price		\$543,746	\$553,921	\$499,043
Total % Adjustment		-5.46 %	1.92 %	-6.95 %
Adjusted Sales Price		\$514,053	\$564,573	\$464,358
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	306 CURTIS AVE CARLE PLACE, NY 11514	245 CURTIS AVE CARLE PLACE, NY 11514	307 WRIGHT AVE CARLE PLACE, NY 11514	288 MALLARD RD CARLE PLACE, NY 11514
Town/School Dist/Village	NH-2011	NH-2011	NH-2011	NH-2011
Account Number	10040 00050	10035 01050	10040 00100	10035 00280
Sale Date		September 8, 2017	July 20, 2015	April 9, 2018
Sale Price		\$450,500	\$474,000	\$470,000
Time Adjustment Factor		1.05	1.18	1.01
Time Adjusted Sale Price		\$473,303	\$560,706	\$477,014
Total % Adjustment		8.48 %	-8.00 %	-2.99 %
Adjusted Sales Price		\$513,442	\$515,828	\$462,765

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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: \$496,000

As of January 2, 2019