

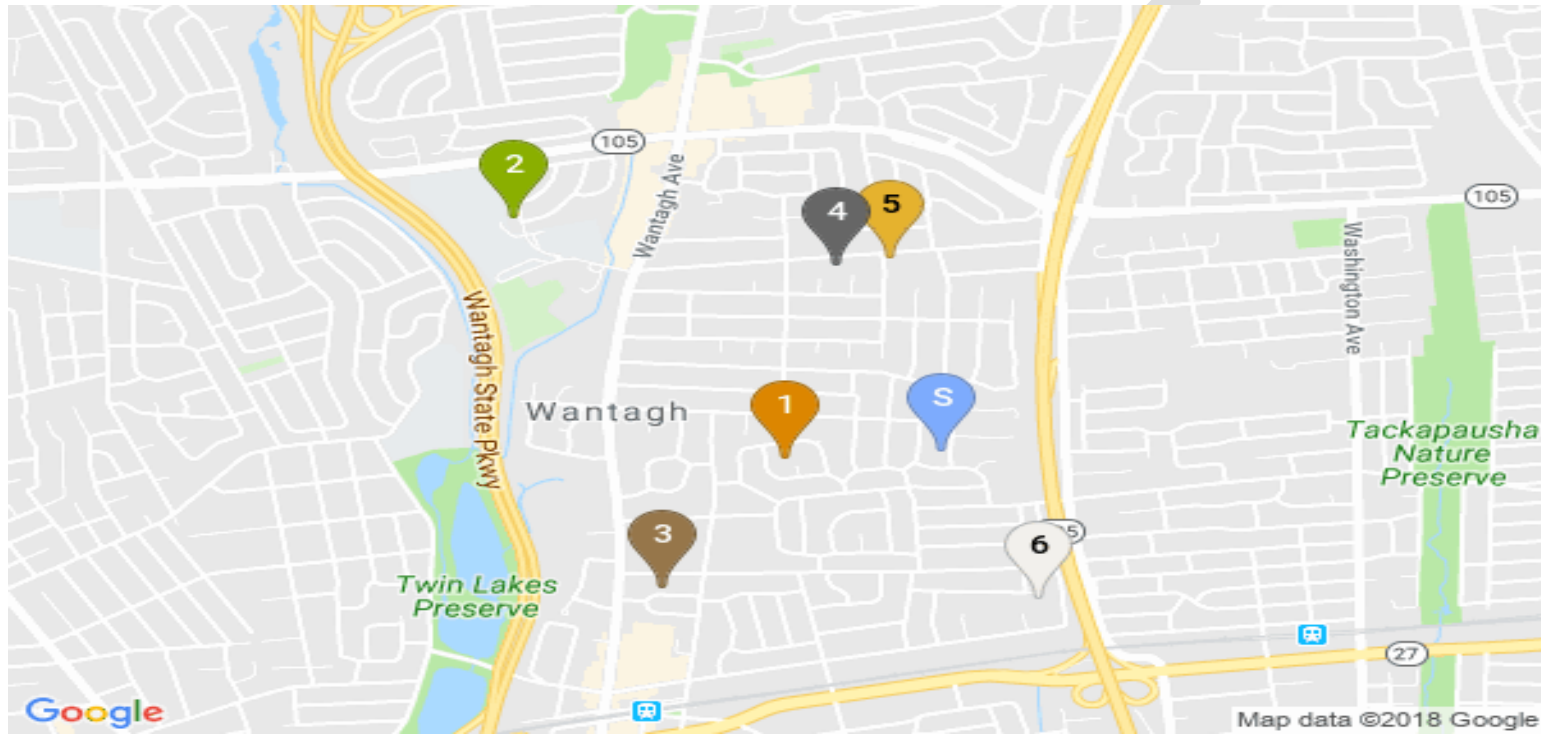
# Nassau County Comparable Sales Report

## S/B/L: 57/55/255

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	1602 HENRY RD WANTAGH, NY 11793	1626 VINCENT CT WANTAGH, NY 11793	1274 DAFFODIL LN WANTAGH, NY 11793	3361 NO MAPLEWOOD DR WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	57055 02550	57227 00210	56462 00370	57217 00310
Sale Date		August 24, 2017	September 25, 2018	January 31, 2018
Sale Price		\$580,000	\$525,000	\$570,000
Time Adjustment Factor		1.05	1	1.03
Time Adjusted Sale Price		\$607,432	\$525,000	\$584,550
Total % Adjustment		2.50 %	4.89 %	5.33 %
<b>Adjusted Sales Price</b>		<b>\$622,641</b>	<b>\$550,656</b>	<b>\$615,733</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	1602 HENRY RD WANTAGH, NY 11793	3536 LUFBERRY AVE WANTAGH, NY 11793	3584 LUFBERRY AVE WANTAGH, NY 11793	3712 SMITH ST WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	57055 02550	57005 00200	57302 00290	57 C 01450
Sale Date		December 26, 2017	July 29, 2016	September 29, 2017
Sale Price		\$555,000	\$486,000	\$517,000
Time Adjustment Factor		1.03	1.08	1.04
Time Adjusted Sale Price		\$571,564	\$526,384	\$539,183
Total % Adjustment		0.52 %	2.25 %	-4.02 %
<b>Adjusted Sales Price</b>		<b>\$574,550</b>	<b>\$538,228</b>	<b>\$517,482</b>

# Nassau County Comparable Sales Report

S/B/L: 57/55/255



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:** \$587,000

**As of** January 2, 2019