

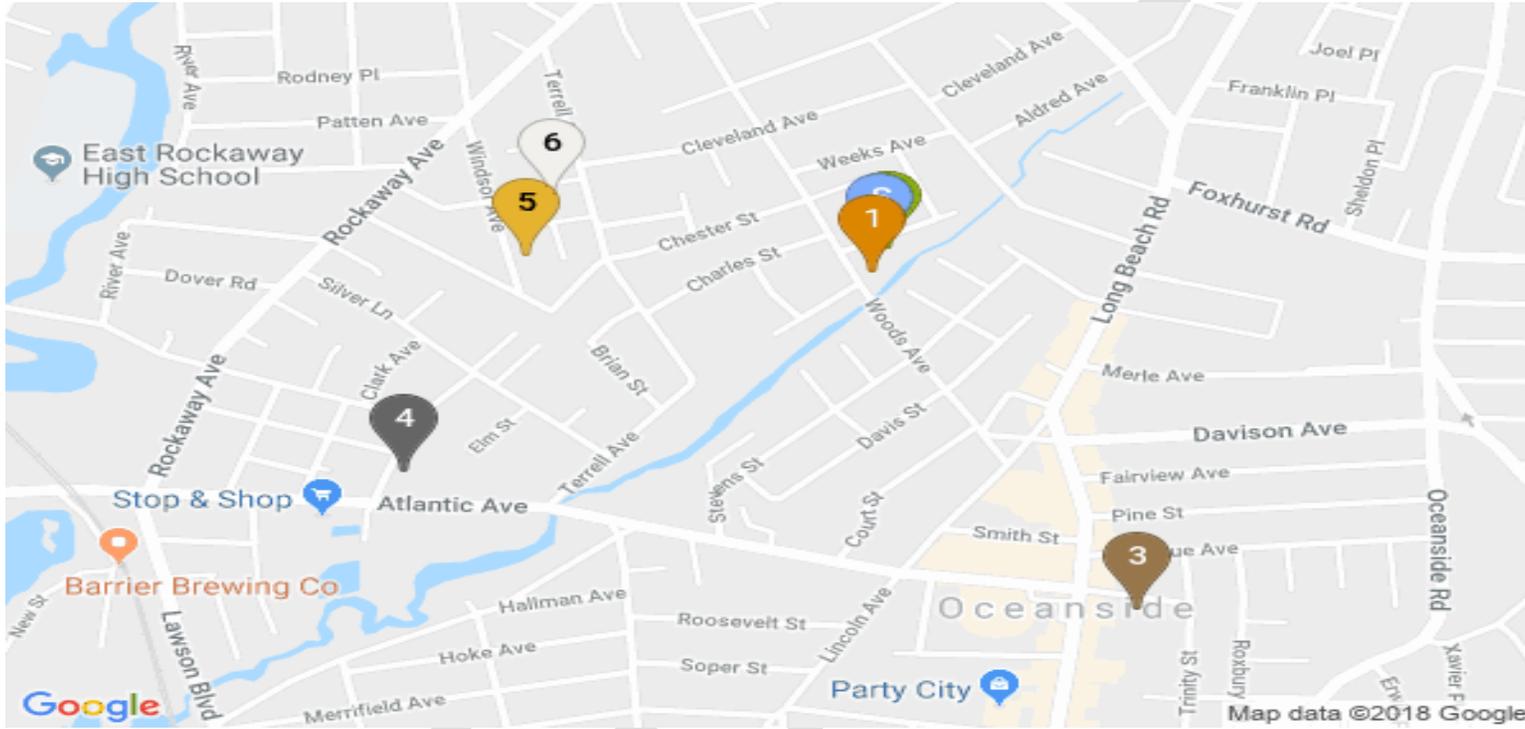
Nassau County Comparable Sales Report

S/B/L: 38/518/304

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2857 WILLARD AVE OCEANSIDE, NY 11572	2767 WOODS AVE OCEANSIDE, NY 11572	2853 WILLARD AVE OCEANSIDE, NY 11572	24 ATLANTIC AVE E OCEANSIDE, NY 11572
Town/School Dist/Village	H-1011	H-1011	H-1011	H-1011
Account Number	38518 03040	38518 02100	38518 04040	38370 00310
Sale Date		March 2, 2018	August 12, 2016	April 30, 2018
Sale Price		\$384,500	\$376,000	\$373,000
Time Adjustment Factor		1.01	1.11	1.01
Time Adjusted Sale Price		\$390,113	\$418,720	\$377,077
Total % Adjustment		1.74 %	4.97 %	3.62 %
Adjusted Sales Price		\$396,909	\$439,545	\$390,741
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	2857 WILLARD AVE OCEANSIDE, NY 11572	2911 DAVISON ST OCEANSIDE, NY 11572	2681 WINDSOR AVE OCEANSIDE, NY 11572	2985 GERARD CT OCEANSIDE, NY 11572
Town/School Dist/Village	H-1011	H-1011	H-1011	H-1011
Account Number	38518 03040	38400 00040	38413 01130	38413 00520
Sale Date		January 26, 2018	January 26, 2018	October 23, 2017
Sale Price		\$415,000	\$480,000	\$500,000
Time Adjustment Factor		1.02	1.02	1.03
Time Adjusted Sale Price		\$424,121	\$490,550	\$516,574
Total % Adjustment		4.18 %	0.40 %	1.68 %
Adjusted Sales Price		\$441,844	\$492,504	\$525,227

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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: <u> \$444,000 </u>	As of <u> January 2, 2019 </u>
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