

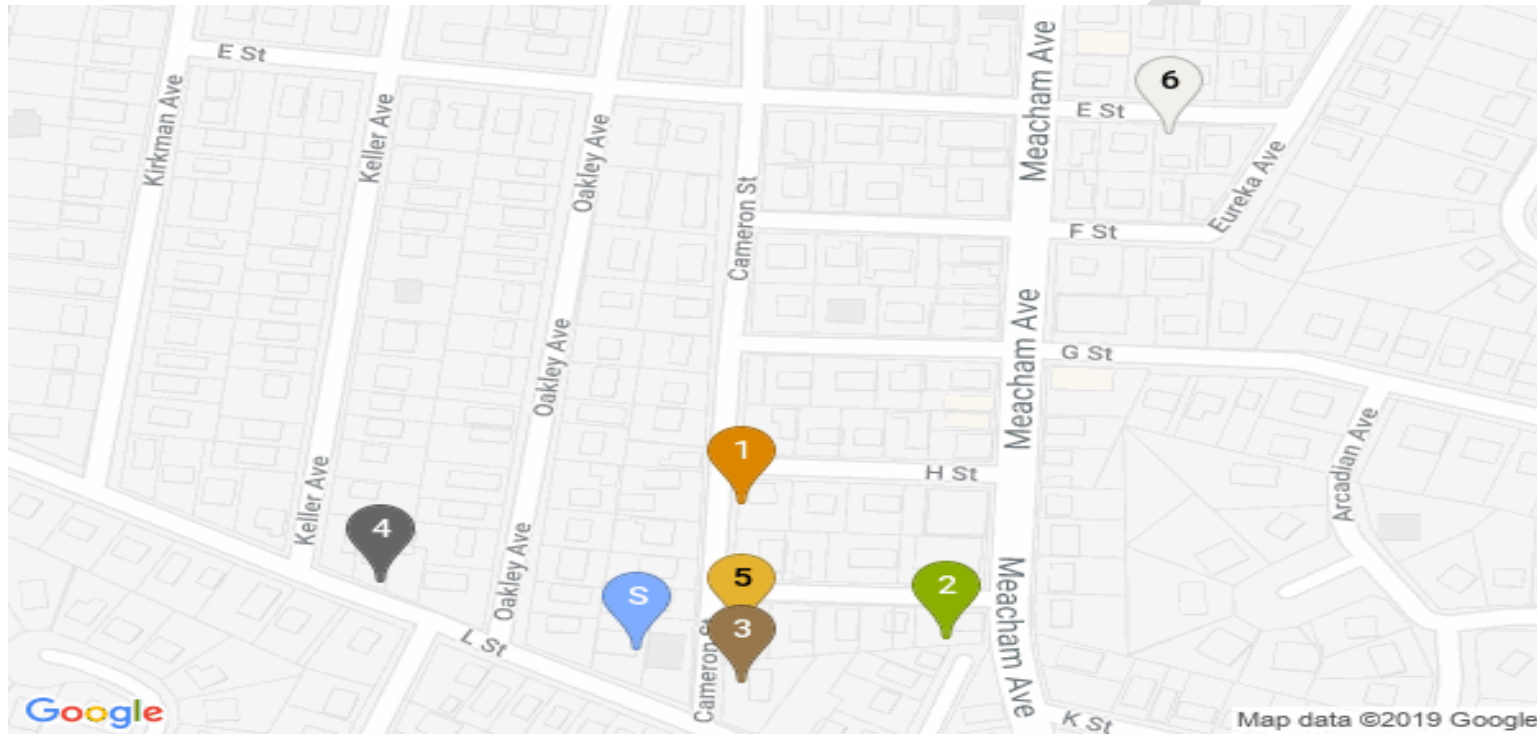
Nassau County Comparable Sales Report

S/B/L: 32/546/45

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1396 L ST ELMONT, NY 11003	573 CAMERON ST ELMONT, NY 11003	594 MEACHAM AVE ELMONT, NY 11003	609 CAMERON ST ELMONT, NY 11003
Town/School Dist/Village	H-1013	H-1013	H-1013	H-1013
Account Number	32546 00450	32591 00300	32592 00010	32592 00360
Sale Date		December 13, 2017	March 29, 2018	July 21, 2014
Sale Price		\$280,000	\$379,000	\$375,000
Time Adjustment Factor		1.04	1.03	1.28
Time Adjusted Sale Price		\$292,584	\$388,641	\$479,147
Total % Adjustment		-1.68 %	1.03 %	-15.43 %
Adjusted Sales Price		\$287,657	\$392,636	\$405,214
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1396 L ST ELMONT, NY 11003	1426 L ST ELMONT, NY 11003	25 I ST ELMONT, NY 11003	1321 EAST ST ELMONT, NY 11003
Town/School Dist/Village	H-1013	H-1013	H-1013	H-1013
Account Number	32546 00450	32545 0144A	32592 00180	35085 0126A
Sale Date		April 18, 2014	April 19, 2018	September 24, 2018
Sale Price		\$369,000	\$450,310	\$357,500
Time Adjustment Factor		1.29	1.02	1
Time Adjusted Sale Price		\$474,997	\$458,874	\$357,500
Total % Adjustment		-6.21 %	23.76 %	24.65 %
Adjusted Sales Price		\$445,491	\$567,889	\$445,611

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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: \$427,000

As of January 2, 2019