

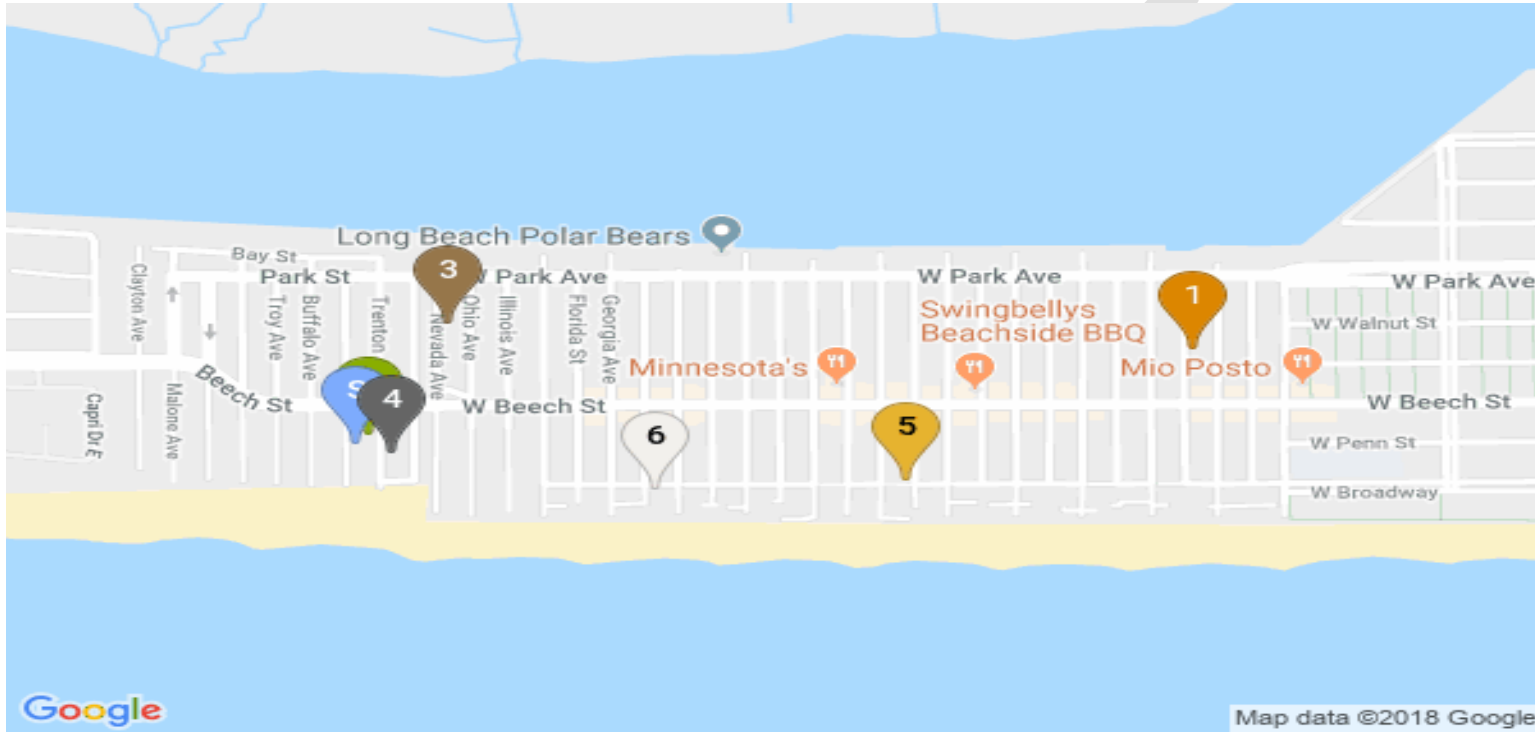
## Nassau County Comparable Sales Report

### S/B/L: 58/13--1/46

Image Not Found	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #1	Sale #2	Sale #3
Property Address	40 ROCHESTER AVE LONG BEACH, NY 11561	76 NEBRASKA ST LONG BEACH, NY 11561	47 TRENTON AVE LONG BEACH, NY 11561	87 OHIO AVE LONG BEACH, NY 11561
Town/School Dist/Village	H-1028	LB-5028-LB	H-1028	LB-5028-LB
Account Number	581300100460	59241 00160	581300100470	58114 00100
Sale Date		June 13, 2018	September 3, 2014	August 8, 2018
Sale Price		\$705,000	\$630,000	\$675,000
Time Adjustment Factor		1	1.21	1
Time Adjusted Sale Price		\$707,940	\$763,798	\$675,000
Total % Adjustment		28.68 %	24.76 %	28.58 %
<b>Adjusted Sales Price</b>		<b>\$911,012</b>	<b>\$952,884</b>	<b>\$867,893</b>
Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	40 ROCHESTER AVE LONG BEACH, NY 11561	36 TRENTON AVE EAST ATLANTIC BEACH, NY 11561	23 VERMONT ST LONG BEACH, NY 11561	18 KENTUCKY ST , NY
Town/School Dist/Village	H-1028	H-1028	LB-5028-LB	LB-5028-LB
Account Number	581300100460	58131 00910	59254 00320	58087 01290
Sale Date		July 22, 2016	January 3, 2017	August 21, 2015
Sale Price		\$800,000	\$620,000	\$645,000
Time Adjustment Factor		1.12	1.08	1.2
Time Adjusted Sale Price		\$899,279	\$671,089	\$777,073
Total % Adjustment		12.26 %	22.11 %	21.54 %
<b>Adjusted Sales Price</b>		<b>\$1,009,551</b>	<b>\$819,488</b>	<b>\$944,458</b>

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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.

<b>Subject Market Value:</b>	<u>          \$889,000          </u>	<b>As of</b>	<u>          January 2, 2019          </u>
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