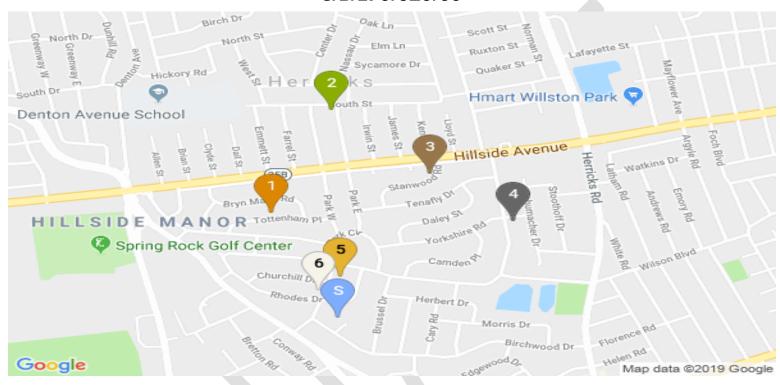
## Nassau County Comparable Sales Report S/B/L: 9/529/39

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	150 LEONARD CIR NEW HYDE	41 TOTTENHAM PL NEW HYDE	55 HEYWOOD ST NEW HYDE	5 STANWOOD RD NEW HYDE
	PARK, NY 11040	PARK, NY 11040	PARK, NY 11040	PARK, NY 11040
Town/School Dist/Village	NH-2009	NH-2009	NH-2009	NH-2009
Account Number	09529 00390	09523 00250	09115 01380	09510 00150
Sale Date		July 7, 2017	August 30, 2018	November 24, 2015
Sale Price		\$720,500	\$325,000	\$570,000
Time Adjustment Factor		1.07	1	1.19
Time Adjusted Sale Price		\$771,725	\$325,000	\$677,875
Total % Adjustment		5.47 %	-0.99 %	0.52 %
Adjusted Sales Price		\$813,902	\$321,797	\$681,420
	Your property has been	Image	1-11	
	valued using mass appraisal techniques.	Not Found	TAALI	
Subject	_		Sale #5	Sale #6
Subject Property Address	techniques.	Found	Sale #5  7 PARK CIRCLE W NEW HYDE PARK, NY 11040	Sale #6  18 PARK CIR NEW HYDE PARK, NY 11040
-	techniques.  150 LEONARD CIR NEW HYDE	Found Sale #4 82 YORKSHIRE RD NEW HYDE	7 PARK CIRCLE W NEW HYDE	18 PARK CIR NEW HYDE PARK,
Property Address	techniques.  150 LEONARD CIR NEW HYDE PARK, NY 11040	Found Sale #4 82 YORKSHIRE RD NEW HYDE PARK, NY 11040	7 PARK CIRCLE W NEW HYDE PARK, NY 11040	18 PARK CIR NEW HYDE PARK, NY 11040
Property Address  Town/School Dist/Village	techniques.  150 LEONARD CIR NEW HYDE PARK, NY 11040  NH-2009	Found Sale #4 82 YORKSHIRE RD NEW HYDE PARK, NY 11040 NH-2009	7 PARK CIRCLE W NEW HYDE PARK, NY 11040 NH-2009	18 PARK CIR NEW HYDE PARK, NY 11040 NH-2009
Property Address  Town/School Dist/Village Account Number	techniques.  150 LEONARD CIR NEW HYDE PARK, NY 11040  NH-2009	Found  Sale #4  82 YORKSHIRE RD NEW HYDE PARK, NY 11040  NH-2009 09515 00010	7 PARK CIRCLE W NEW HYDE PARK, NY 11040 NH-2009 09533 00160	18 PARK CIR NEW HYDE PARK, NY 11040 NH-2009 09532 00120
Property Address  Town/School Dist/Village  Account Number  Sale Date	techniques.  150 LEONARD CIR NEW HYDE PARK, NY 11040  NH-2009	Found Sale #4  82 YORKSHIRE RD NEW HYDE PARK, NY 11040  NH-2009 09515 00010 May 22, 2017	7 PARK CIRCLE W NEW HYDE PARK, NY 11040 NH-2009 09533 00160 November 29, 2017	18 PARK CIR NEW HYDE PARK, NY 11040 NH-2009 09532 00120 July 17, 2018
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	techniques.  150 LEONARD CIR NEW HYDE PARK, NY 11040  NH-2009	Found  Sale #4  82 YORKSHIRE RD NEW HYDE PARK, NY 11040  NH-2009  09515 00010  May 22, 2017  \$690,000	7 PARK CIRCLE W NEW HYDE PARK, NY 11040 NH-2009 09533 00160 November 29, 2017 \$790,000	18 PARK CIR NEW HYDE PARK, NY 11040 NH-2009 09532 00120 July 17, 2018 \$700,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	techniques.  150 LEONARD CIR NEW HYDE PARK, NY 11040  NH-2009	Found  Sale #4  82 YORKSHIRE RD NEW HYDE PARK, NY 11040  NH-2009  09515 00010  May 22, 2017  \$690,000  1.08	7 PARK CIRCLE W NEW HYDE PARK, NY 11040 NH-2009 09533 00160 November 29, 2017 \$790,000 1.05	18 PARK CIR NEW HYDE PARK, NY 11040  NH-2009  09532 00120  July 17, 2018  \$700,000  1

## Nassau County Comparable Sales Report S/B/L: 9/529/39



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:	\$682,000	As of	January 2, 2019	
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