

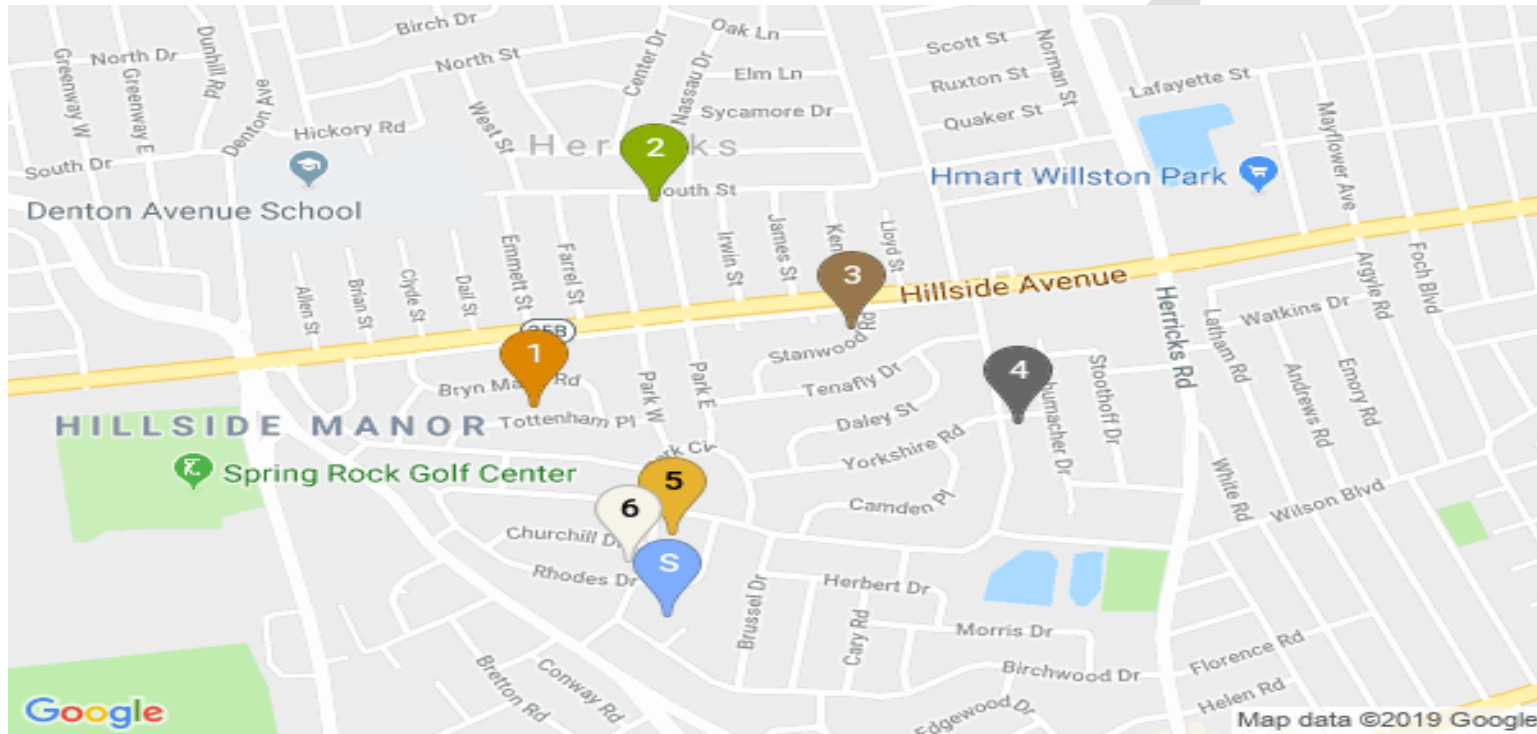
Nassau County Comparable Sales Report

S/B/L: 9/529/39

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	150 LEONARD CIR NEW HYDE PARK, NY 11040	41 TOTTENHAM PL NEW HYDE PARK, NY 11040	55 HEYWOOD ST NEW HYDE PARK, NY 11040	5 STANWOOD RD NEW HYDE 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
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Subject		Sale #4	Sale #5	Sale #6
Property Address	150 LEONARD CIR NEW HYDE PARK, NY 11040	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
Town/School Dist/Village	NH-2009	NH-2009	NH-2009	NH-2009
Account Number	09529 00390	09515 00010	09533 00160	09532 00120
Sale Date		May 22, 2017	November 29, 2017	July 17, 2018
Sale Price		\$690,000	\$790,000	\$700,000
Time Adjustment Factor		1.08	1.05	1
Time Adjusted Sale Price		\$747,565	\$827,014	\$700,000
Total % Adjustment		-1.38 %	-1.99 %	-1.83 %
Adjusted Sales Price		\$737,267	\$810,596	\$687,214

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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: \$682,000

As of January 2, 2019