

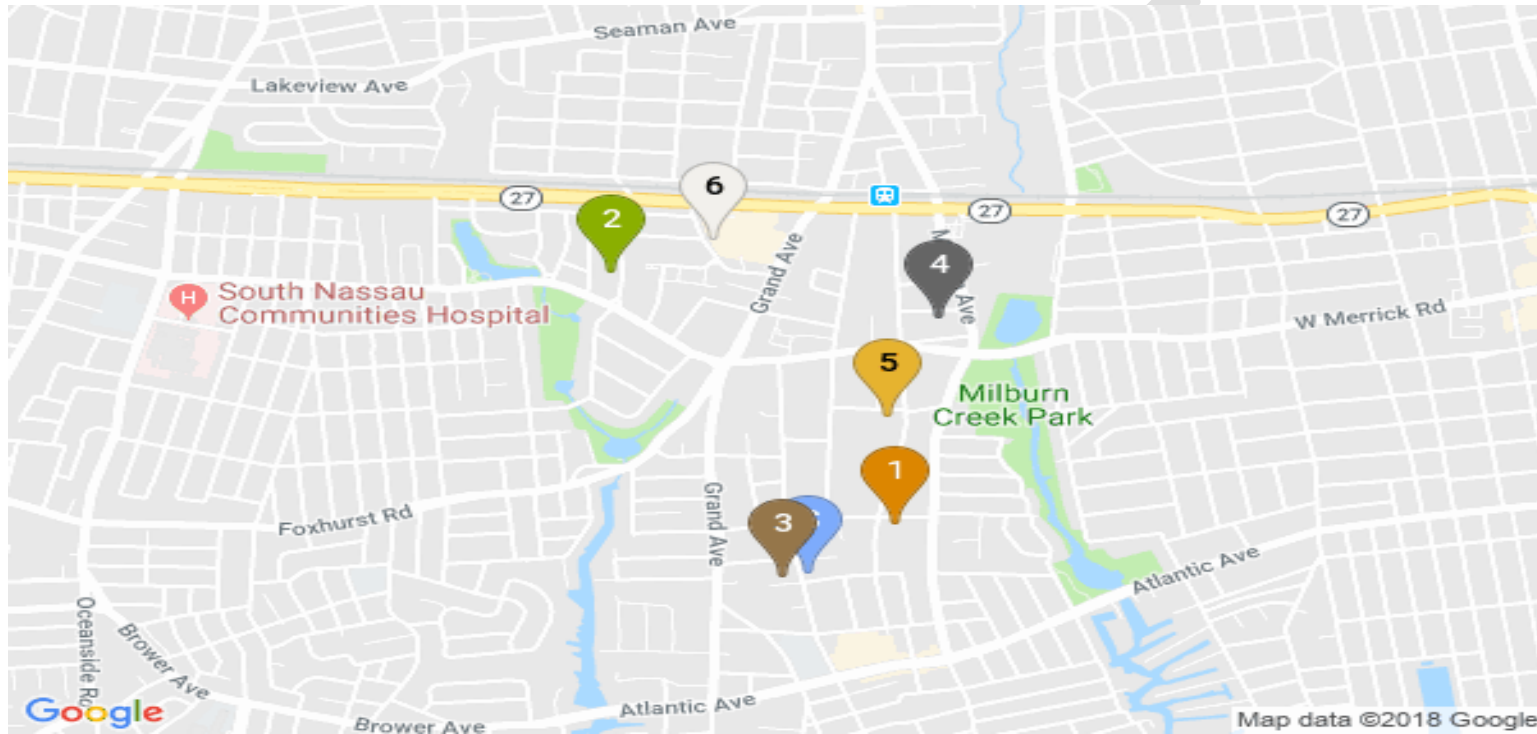
Nassau County Comparable Sales Report

S/B/L: 54/282/125

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2731 PARK AVE BALDWIN, NY 11510	966 THOMAS AVE BALDWIN, NY 11510	2338 ROCKWOOD AVE BALDWIN, NY 11510	847 WAVERLY PL BALDWIN, NY 11510
Town/School Dist/Village	H-1010	H-1010	H-1010	H-1010
Account Number	54282 01250	54283 00500	54465 01150	54279 00850
Sale Date		July 25, 2017	July 30, 2018	July 18, 2017
Sale Price		\$380,000	\$460,000	\$380,000
Time Adjustment Factor		1.16	1	1.16
Time Adjusted Sale Price		\$441,976	\$460,000	\$441,976
Total % Adjustment		-9.51 %	-21.40 %	-17.76 %
Adjusted Sales Price		\$399,948	\$361,542	\$363,460
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	2731 PARK AVE BALDWIN, NY 11510	1006 DAVISON PL BALDWIN, NY 11510	954 CLINTON PL BALDWIN, NY 11510	2287 EDNA CT BALDWIN, NY 11510
Town/School Dist/Village	H-1010	H-1010	H-1010	H-1010
Account Number	54282 01250	54097 00030	54212 00110	54105 00150
Sale Date		March 1, 2018	August 8, 2016	October 31, 2016
Sale Price		\$427,000	\$300,000	\$304,000
Time Adjustment Factor		1.05	1.26	1.25
Time Adjusted Sale Price		\$449,055	\$378,159	\$380,973
Total % Adjustment		-20.44 %	-14.84 %	-12.63 %
Adjusted Sales Price		\$357,266	\$322,041	\$332,840

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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: \$366,000

As of January 2, 2019