

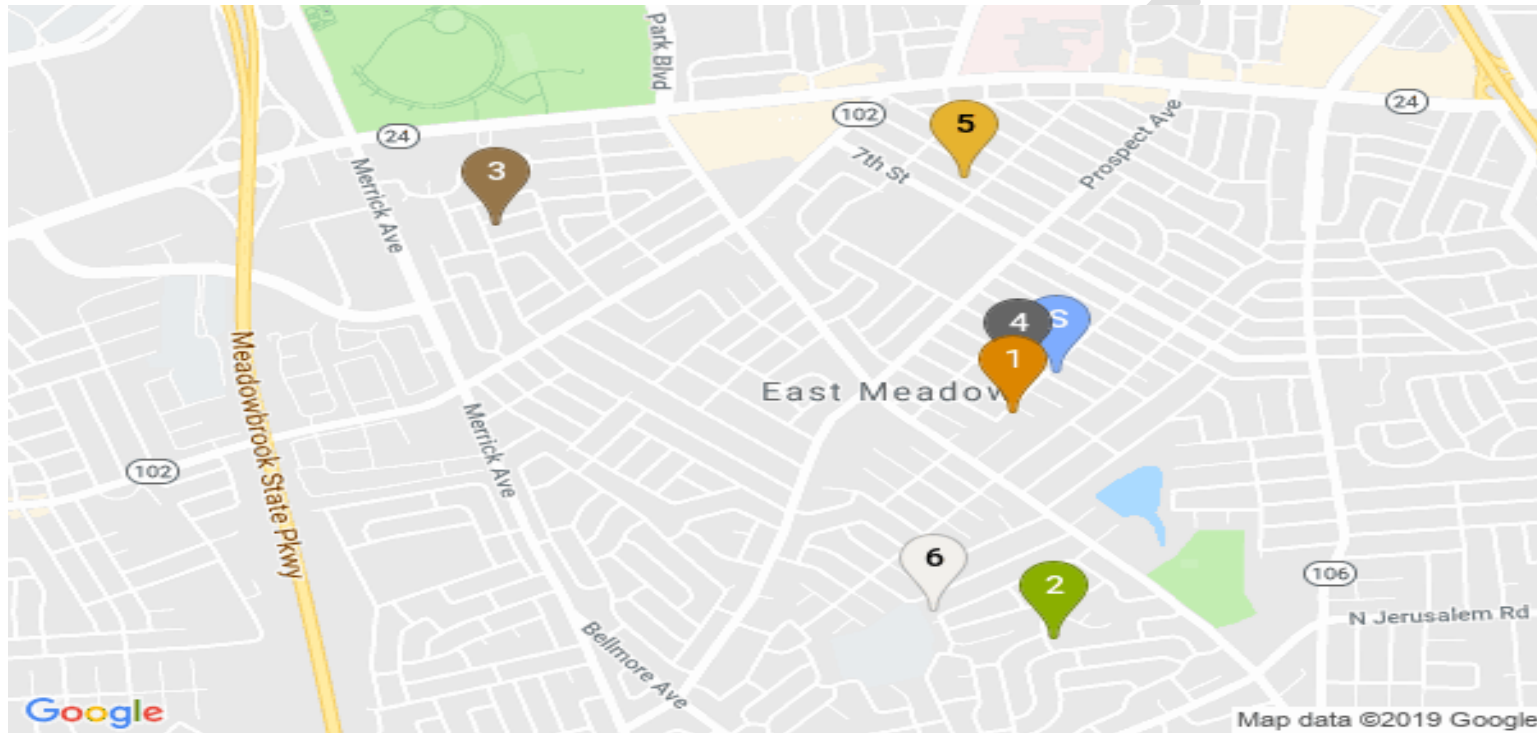
# Nassau County Comparable Sales Report

## S/B/L: 50/12/1

	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1902 FREEMAN AVE EAST MEADOW, NY 11554	1844 FREEMAN AVE EAST MEADOW, NY 11554	687 BRYANT ST EAST MEADOW, NY 11554	1690 CORAL RD EAST MEADOW, NY 11554
Town/School Dist/Village	H-1003	H-1003	H-1003	H-1003
Account Number	50012 00010	50180 00590	50446 00040	50499 00100
Sale Date		September 13, 2018	September 8, 2017	September 12, 2016
Sale Price		\$425,000	\$530,000	\$519,000
Time Adjustment Factor		1	1.06	1.14
Time Adjusted Sale Price		\$425,000	\$564,352	\$593,024
Total % Adjustment		5.95 %	2.68 %	-0.33 %
<b>Adjusted Sales Price</b>		<b>\$450,273</b>	<b>\$579,501</b>	<b>\$591,086</b>
	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1902 FREEMAN AVE EAST MEADOW, NY 11554	2429 RUGBY ST EAST MEADOW, NY 11554	2227 SIXTH ST EAST MEADOW, NY 11554	1613 MIDLAND DR EAST MEADOW, NY 11554
Town/School Dist/Village	H-1003	H-1003	H-1003	H-1003
Account Number	50012 00010	50134 00590	50224 00780	50461 00270
Sale Date		February 13, 2018	February 7, 2017	October 17, 2016
Sale Price		\$380,000	\$427,000	\$545,000
Time Adjustment Factor		1.03	1.11	1.14
Time Adjusted Sale Price		\$392,122	\$475,111	\$619,832
Total % Adjustment		1.23 %	5.94 %	-3.55 %
<b>Adjusted Sales Price</b>		<b>\$396,934</b>	<b>\$503,344</b>	<b>\$597,839</b>

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## S/B/L: 50/12/1



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:** \$592,000

**As of** January 2, 2019