

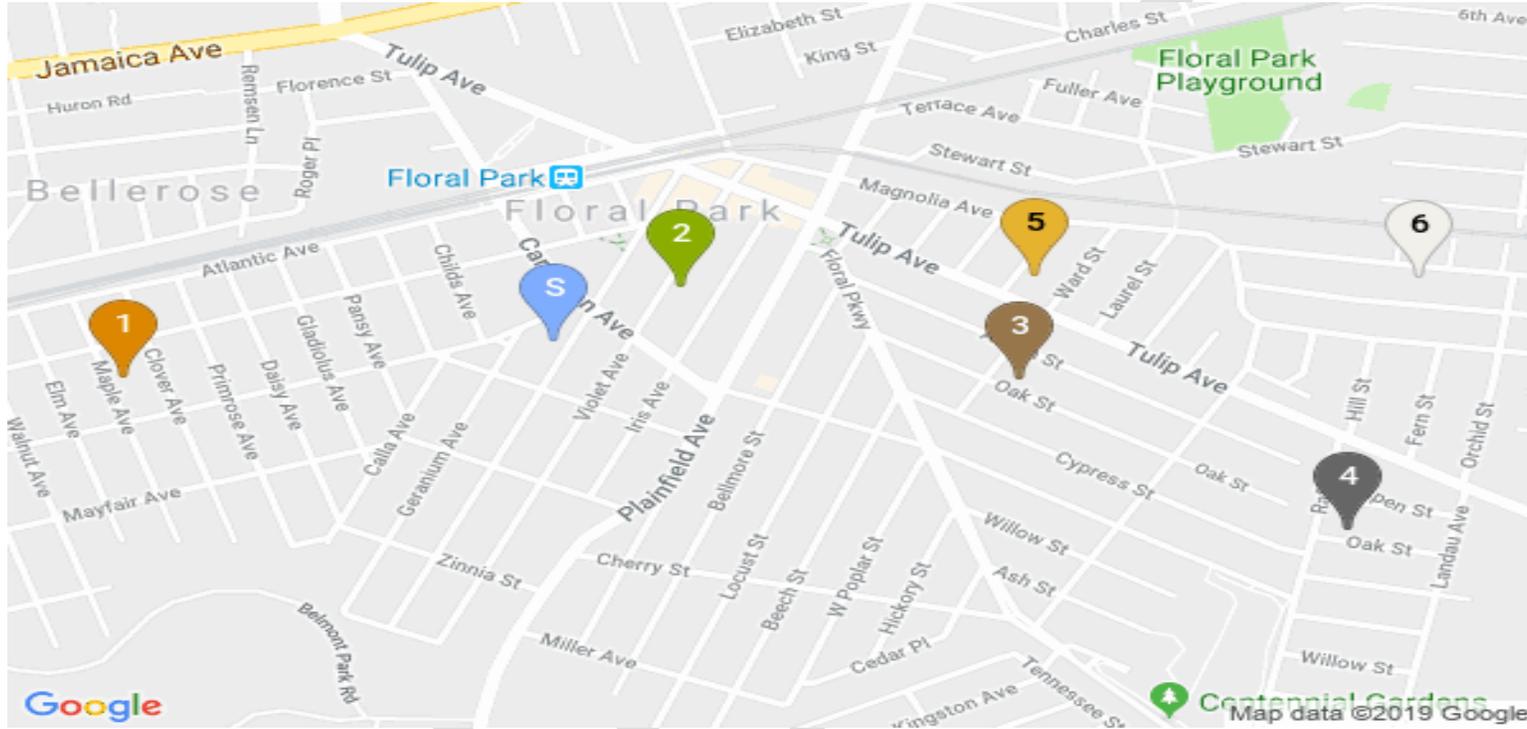
# Nassau County Comparable Sales Report

## S/B/L: 32/190/105

|  |  |   |  |  |
|--|--|---|--|--|
|   | Your property has been valued using mass appraisal techniques. |   |   |   |
| <b>Subject</b>   |  | <b>Sale #1</b>  | <b>Sale #2</b>   | <b>Sale #3</b>   |
| Property Address   | 88 VERBENA AVE FLORAL PARK, NY 11001                           | 23 MAPLE AVE FLORAL PARK, NY 11001  | 53 VIOLET AVE FLORAL PARK, NY 11001  | 47 OAK ST FLORAL PARK, NY 11001  |
| Town/School Dist/Village   | H-1022-FP  | H-1022-FP   | H-1022-FP  | H-1022-FP  |
| Account Number   | 32190 01050  | 32167 05370   | 32120 04110  | 32236 00540  |
| Sale Date  |  | May 8, 2017   | July 14, 2017  | September 21, 2017   |
| Sale Price   |  | \$649,000   | \$475,000  | \$599,000  |
| Time Adjustment Factor   |  | 1.08  | 1.07   | 1.06   |
| Time Adjusted Sale Price   |  | \$703,145   | \$508,771  | \$634,285  |
| Total % Adjustment   |  | 0.73 %  | 1.59 %   | -0.57 %  |
| <b>Adjusted Sales Price</b>  |  | <b>\$708,279</b>  | <b>\$516,842</b>   | <b>\$630,664</b>   |
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| <b>Subject</b>   |  | <b>Sale #4</b>  | <b>Sale #5</b>   | <b>Sale #6</b>   |
| Property Address   | 88 VERBENA AVE FLORAL PARK, NY 11001                           | 195 OAK ST FLORAL PARK, NY 11001  | 9 CONCORD ST FLORAL PARK, NY 11001   | 104 CISNEY AVE FLORAL PARK, NY 11001   |
| Town/School Dist/Village   | H-1022-FP  | H-1022-FP   | H-1022-FP  | H-1022-FP  |
| Account Number   | 32190 01050  | 32276 00590   | 32254 01670  | 32263 00140  |
| Sale Date  |  | May 18, 2018  | April 26, 2018   | April 23, 2018   |
| Sale Price   |  | \$237,650   | \$508,000  | \$557,000  |
| Time Adjustment Factor   |  | 1.01  | 1.02   | 1.02   |
| Time Adjusted Sale Price   |  | \$240,386   | \$516,798  | \$566,647  |
| Total % Adjustment   |  | -1.61 %   | 2.24 %   | -4.62 %  |
| <b>Adjusted Sales Price</b>  |  | <b>\$236,506</b>  | <b>\$528,396</b>   | <b>\$540,454</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.

**Subject Market Value:**           \$600,000          

**As of**           January 2, 2019