

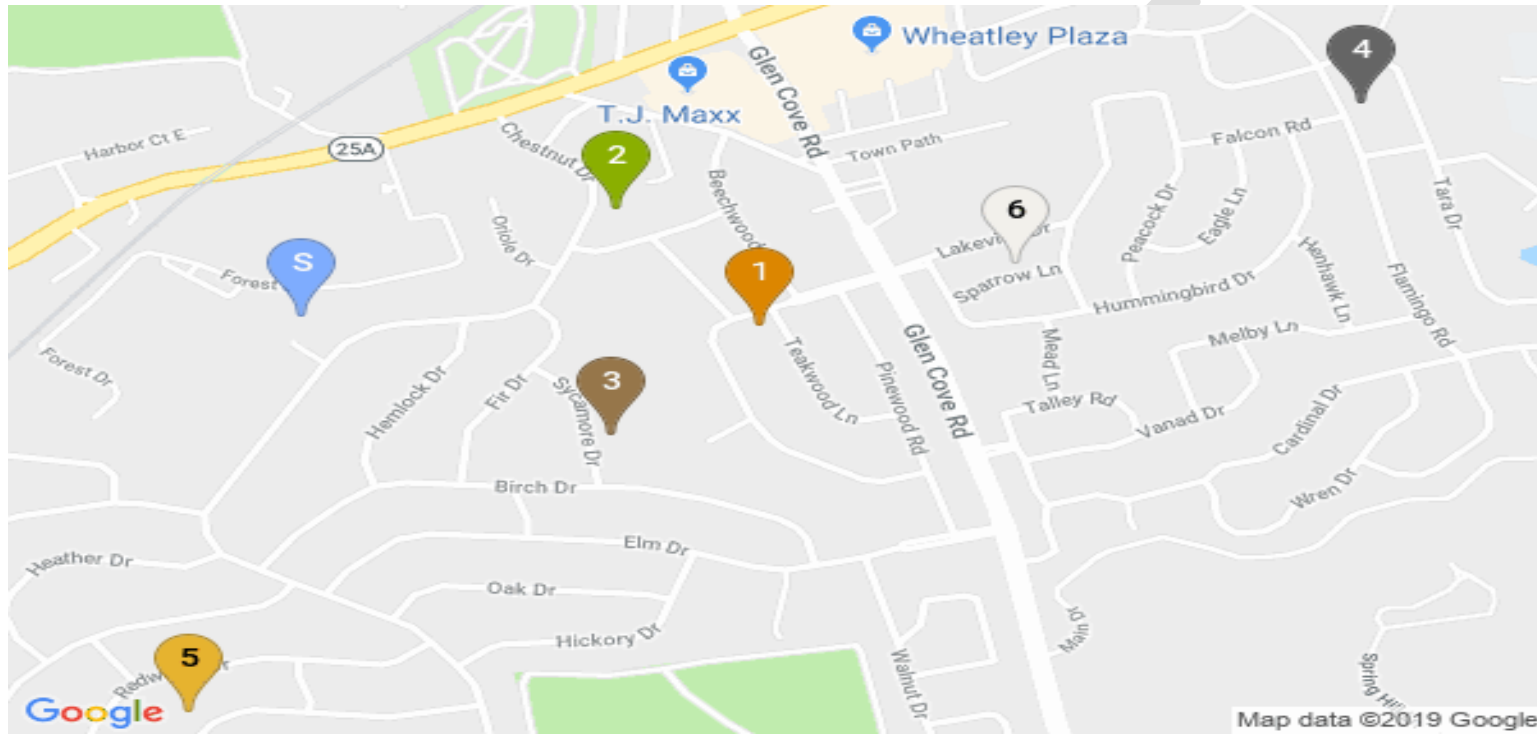
# Nassau County Comparable Sales Report

## S/B/L: 7/273/14

	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #1	Sale #2	Sale #3
Property Address	15 LAWN DR ROSLYN, NY 11576	2 TEAKWOOD LN ROSLYN, NY 11576	55 CHESTNUT DR ROSLYN, NY 11576	125 SYCAMORE DR ROSLYN, NY 11576
Town/School Dist/Village	NH-2003-EH	NH-2003-EH	NH-2003-EH	NH-2003-EH
Account Number	07273 00140	07250 00020	07195 00120	07249 00530
Sale Date		September 7, 2017	May 2, 2017	July 5, 2017
Sale Price		\$1,200,000	\$1,300,000	\$1,350,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,200,000	\$1,300,000	\$1,350,000
Total % Adjustment		-1.75 %	5.97 %	-1.95 %
<b>Adjusted Sales Price</b>		<b>\$1,179,040</b>	<b>\$1,377,602</b>	<b>\$1,323,640</b>
	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #4	Sale #5	Sale #6
Property Address	15 LAWN DR ROSLYN, NY 11576	6 FLAMINGO RD ROSLYN, NY 11576	80 PEACH DR ROSLYN, NY 11576	9 SPARROW LN ROSLYN, NY 11576
Town/School Dist/Village	NH-2003-EH	NH-2003-EH	NH-2003-EH	NH-2003-EH
Account Number	07273 00140	19037 00030	07296 00050	19033 00060
Sale Date		August 22, 2016	August 15, 2017	August 23, 2017
Sale Price		\$1,625,000	\$1,572,500	\$995,000
Time Adjustment Factor		1.02	1	1
Time Adjusted Sale Price		\$1,655,371	\$1,572,500	\$995,000
Total % Adjustment		7.24 %	-2.34 %	20.26 %
<b>Adjusted Sales Price</b>		<b>\$1,775,174</b>	<b>\$1,535,732</b>	<b>\$1,196,605</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:** \$1,317,000

**As of** January 2, 2019