

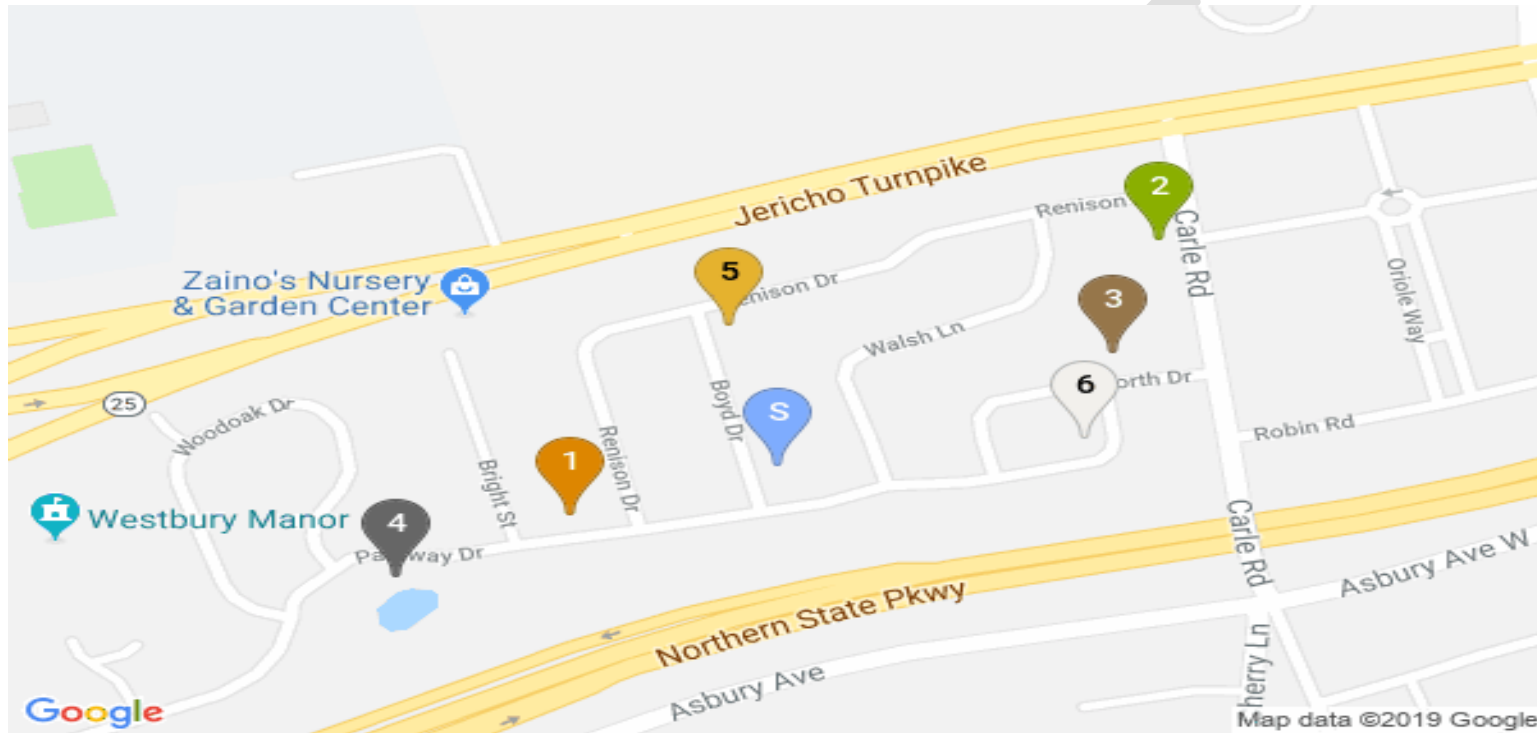
Nassau County Comparable Sales Report

S/B/L: 10/311/16

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	52 BOYD DR WESTBURY, NY 11590	145 PARKWAY DR WESTBURY, NY 11590	571 CARLE RD WESTBURY, NY 11590	21 NORTH DR WESTBURY, NY 11590
Town/School Dist/Village	NH-2011-WE	NH-2011-WE	NH-2011-WE	NH-2011-WE
Account Number	10311 00160	10309 00280	10310 00050	10310 00270
Sale Date		April 13, 2018	August 31, 2017	August 30, 2017
Sale Price		\$550,000	\$390,000	\$545,000
Time Adjustment Factor		1.01	1.06	1.06
Time Adjusted Sale Price		\$558,208	\$411,769	\$575,421
Total % Adjustment		2.28 %	10.29 %	6.10 %
Adjusted Sales Price		\$570,917	\$454,141	\$610,532
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	52 BOYD DR WESTBURY, NY 11590	196 PARKWAY DR WESTBURY, NY 11590	6 BOYD DR WESTBURY, NY 11590	15 PARKWAY DR WESTBURY, NY 11590
Town/School Dist/Village	NH-2011-WE	NH-2011-WE	NH-2011-WE	NH-2011-WE
Account Number	10311 00160	10312 00310	10311 00100	10315 00040
Sale Date		March 21, 2018	December 17, 2014	August 15, 2013
Sale Price		\$765,000	\$507,500	\$479,000
Time Adjustment Factor		1.02	1.21	1.26
Time Adjusted Sale Price		\$780,260	\$613,483	\$605,887
Total % Adjustment		-13.41 %	-6.52 %	2.82 %
Adjusted Sales Price		\$675,647	\$573,484	\$622,949

Nassau County Comparable Sales Report

S/B/L: 10/311/16



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: \$599,000

As of January 2, 2019