

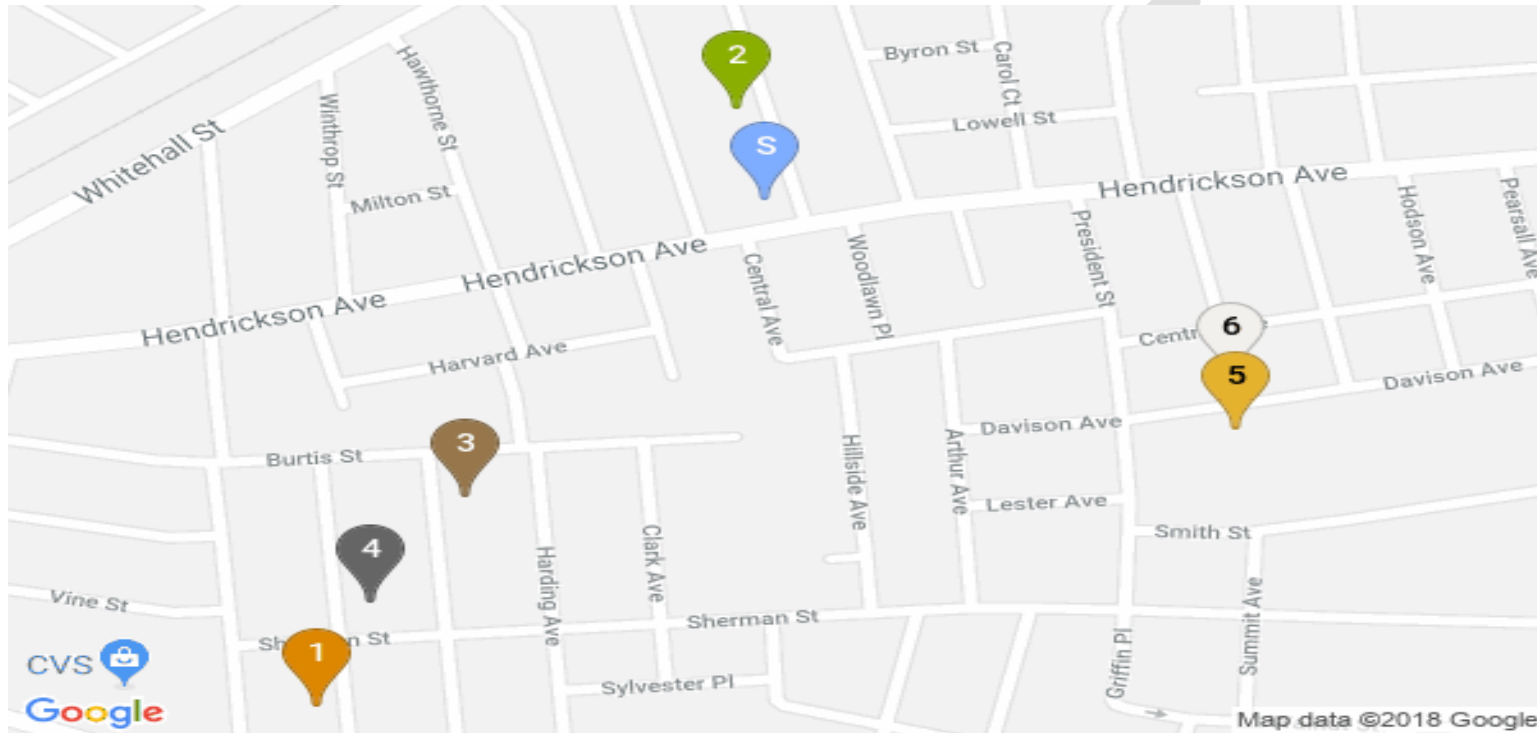
Nassau County Comparable Sales Report

S/B/L: 37/63/202

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	10 FENIMORE ST LYNBROOK, NY 11563	21 WILSON AVE LYNBROOK, NY 11563	36 FENIMORE ST LYNBROOK, NY 11563	82 TAFT AVE LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-LYN	H-1020-LYN	H-1020-LYN	H-1020-LYN
Account Number	37063 02020	37280 03230	37063 01240	37273 01820
Sale Date		April 17, 2018	June 7, 2018	March 2, 2018
Sale Price		\$575,000	\$30,000	\$490,000
Time Adjustment Factor		1.02	1.01	1.03
Time Adjusted Sale Price		\$586,478	\$30,198	\$503,084
Total % Adjustment		9.97 %	9.92 %	16.32 %
Adjusted Sales Price		\$644,921	\$33,194	\$585,164
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	10 FENIMORE ST LYNBROOK, NY 11563	46 WILSON AVE LYNBROOK, NY 11563	152 DAVISON AVE LYNBROOK, NY 11563	145 DAVISON AVE LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-LYN	H-1020-LYN	H-1020-LYN	H-1020-LYN
Account Number	37063 02020	37276 02130	37252 00510	37246 00700
Sale Date		August 17, 2018	August 25, 2017	December 4, 2013
Sale Price		\$735,000	\$489,000	\$438,000
Time Adjustment Factor		1	1.08	1.27
Time Adjusted Sale Price		\$735,000	\$525,754	\$554,861
Total % Adjustment		-3.59 %	20.90 %	-0.34 %
Adjusted Sales Price		\$708,636	\$635,639	\$552,978

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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: \$656,000

As of January 2, 2019