

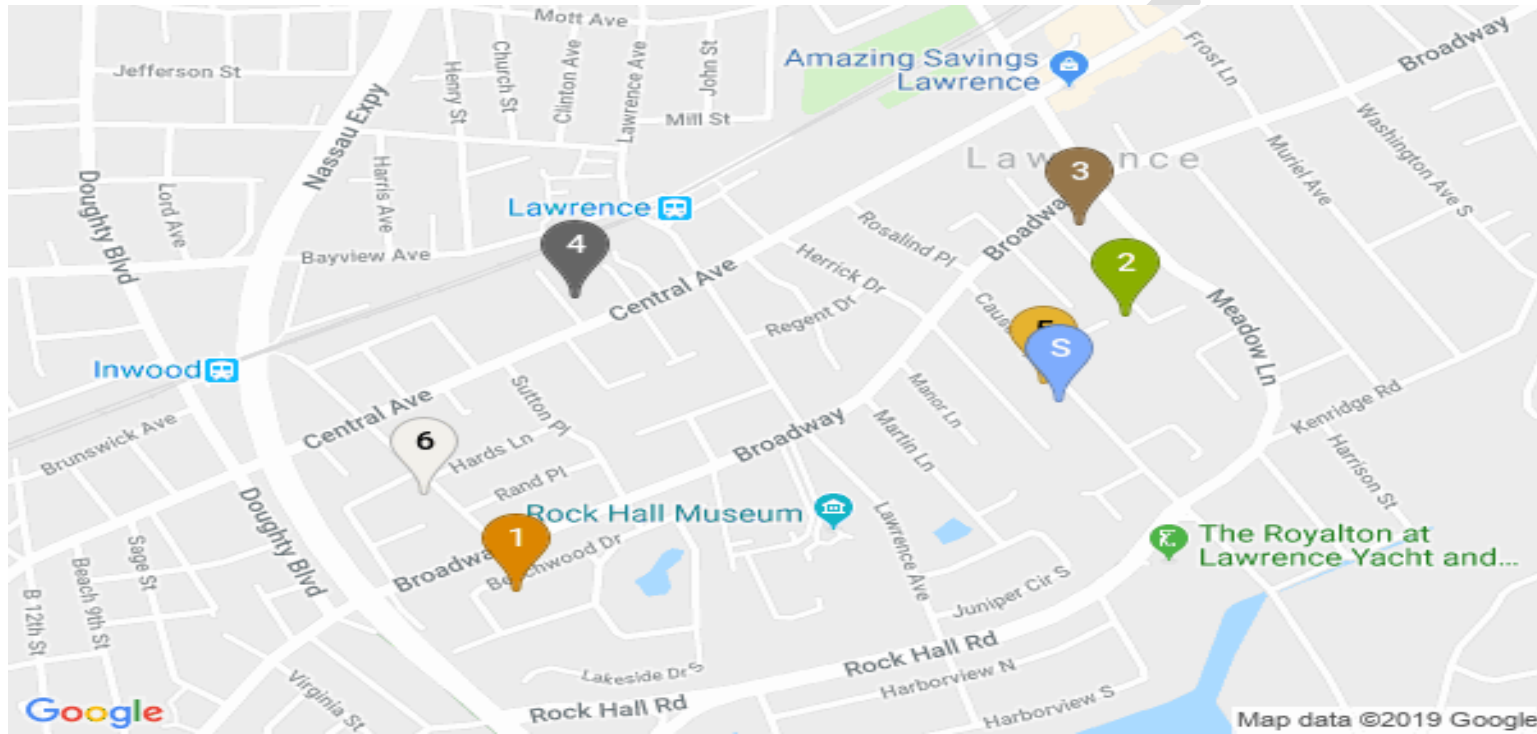
# Nassau County Comparable Sales Report

## S/B/L: 40/181-2/8

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	55 CAUSEWAY LAWRENCE, NY 11559	15 BEECHWOOD DR LAWRENCE, NY 11559	59 MERRALL DR LAWRENCE, NY 11559	10 MERRALL DR LAWRENCE, NY 11559
Town/School Dist/Village	H-1015-LAW	H-1015-LAW	H-1015-LAW	H-1015-LAW
Account Number	401810200080	40177 00120	40 D 01130	40 D0101080
Sale Date		May 4, 2015	April 15, 2015	July 1, 2016
Sale Price		\$990,000	\$1,200,000	\$1,200,000
Time Adjustment Factor		1.24	1.25	1.1
Time Adjusted Sale Price		\$1,231,997	\$1,503,648	\$1,315,096
Total % Adjustment		-0.02 %	4.20 %	-7.18 %
<b>Adjusted Sales Price</b>		<b>\$1,231,737</b>	<b>\$1,566,822</b>	<b>\$1,220,653</b>
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	55 CAUSEWAY LAWRENCE, NY 11559	100 FULTON ST LAWRENCE, NY 11559	47 CAUSEWAY LAWRENCE, NY 11559	25 LORD AVE LAWRENCE, NY 11559
Town/School Dist/Village	H-1015-LAW	H-1015-LAW	H-1015-LAW	H-1015-LAW
Account Number	401810200080	40090 00220	401810200160	401010101020
Sale Date		June 3, 2018	October 21, 2014	August 25, 2015
Sale Price		\$1,995,000	\$945,000	\$1,135,000
Time Adjustment Factor		1	1.31	1.21
Time Adjusted Sale Price		\$1,995,000	\$1,234,072	\$1,377,043
Total % Adjustment		-6.71 %	13.49 %	6.12 %
<b>Adjusted Sales Price</b>		<b>\$1,861,051</b>	<b>\$1,400,498</b>	<b>\$1,461,322</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.

<b>Subject Market Value:</b>	<b>\$1,333,000</b>	<b>As of</b>	<b>January 2, 2019</b>
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