

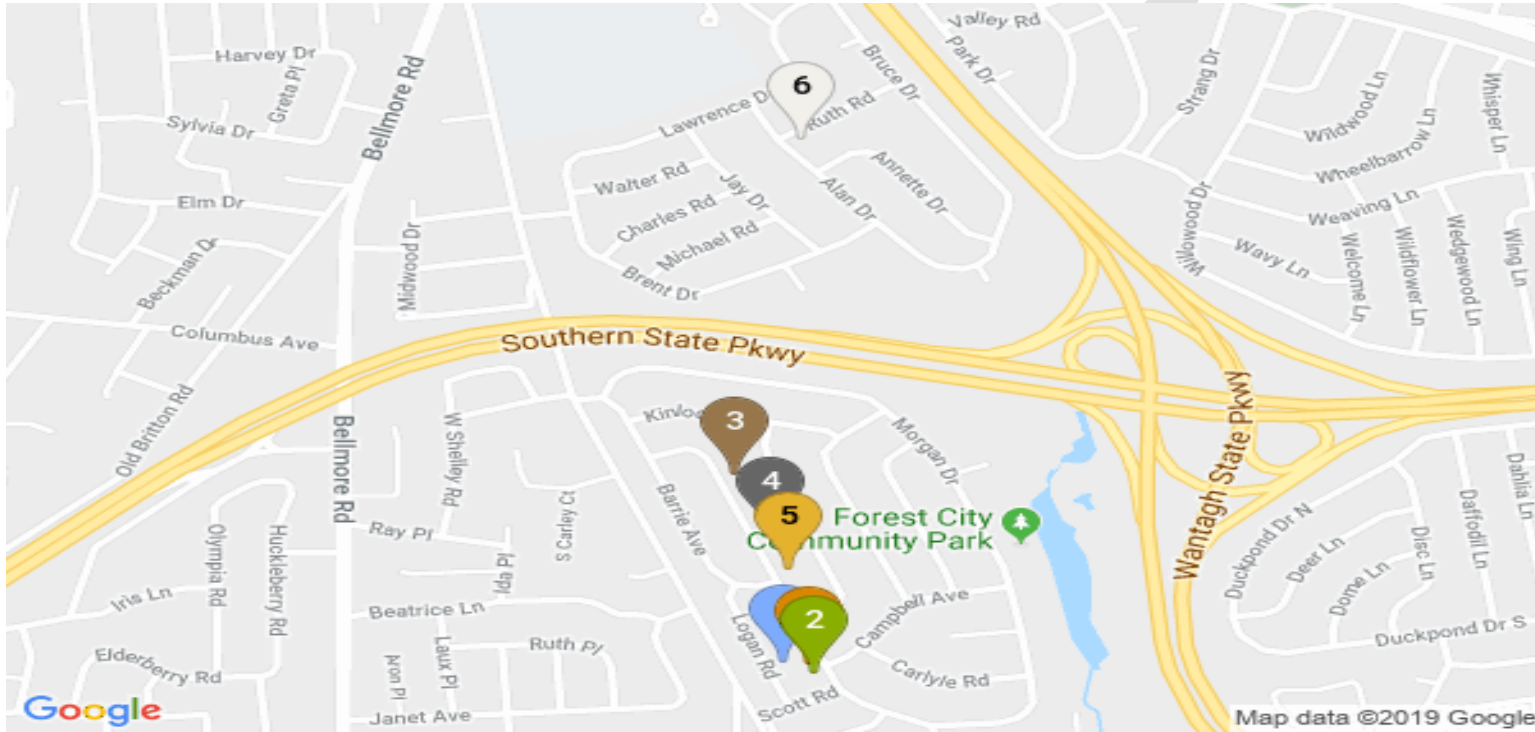
Nassau County Comparable Sales Report

S/B/L: 51/279/17

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1135 LOGAN RD WANTAGH, NY 11793	1142 DOUGLAS AVE WANTAGH, NY 11793	1148 DOUGLAS AVE WANTAGH, NY 11793	1015 DOUGLAS AVE WANTAGH, NY 11793
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51279 00170	51279 00100	51279 00110	51282 00160
Sale Date		May 1, 2018	August 10, 2018	December 1, 2017
Sale Price		\$420,676	\$506,000	\$535,000
Time Adjustment Factor		1.01	1	1.04
Time Adjusted Sale Price		\$424,851	\$506,000	\$553,815
Total % Adjustment		-0.89 %	-1.13 %	-3.99 %
Adjusted Sales Price		\$421,052	\$500,265	\$531,718
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	1135 LOGAN RD WANTAGH, NY 11793	1057 DOUGLAS AVE WANTAGH, NY 11793	1081 DOUGLAS AVE WANTAGH, NY 11793	2928 RUTH RD WANTAGH, NY 11793
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51279 00170	51282 00090	51282 00050	51298 00360
Sale Date		December 1, 2017	December 9, 2016	June 16, 2017
Sale Price		\$365,000	\$353,000	\$416,300
Time Adjustment Factor		1.04	1.1	1.07
Time Adjusted Sale Price		\$377,837	\$387,690	\$443,899
Total % Adjustment		1.43 %	0.82 %	-3.03 %
Adjusted Sales Price		\$383,243	\$390,868	\$430,439

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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: \$420,000

As of January 2, 2019