

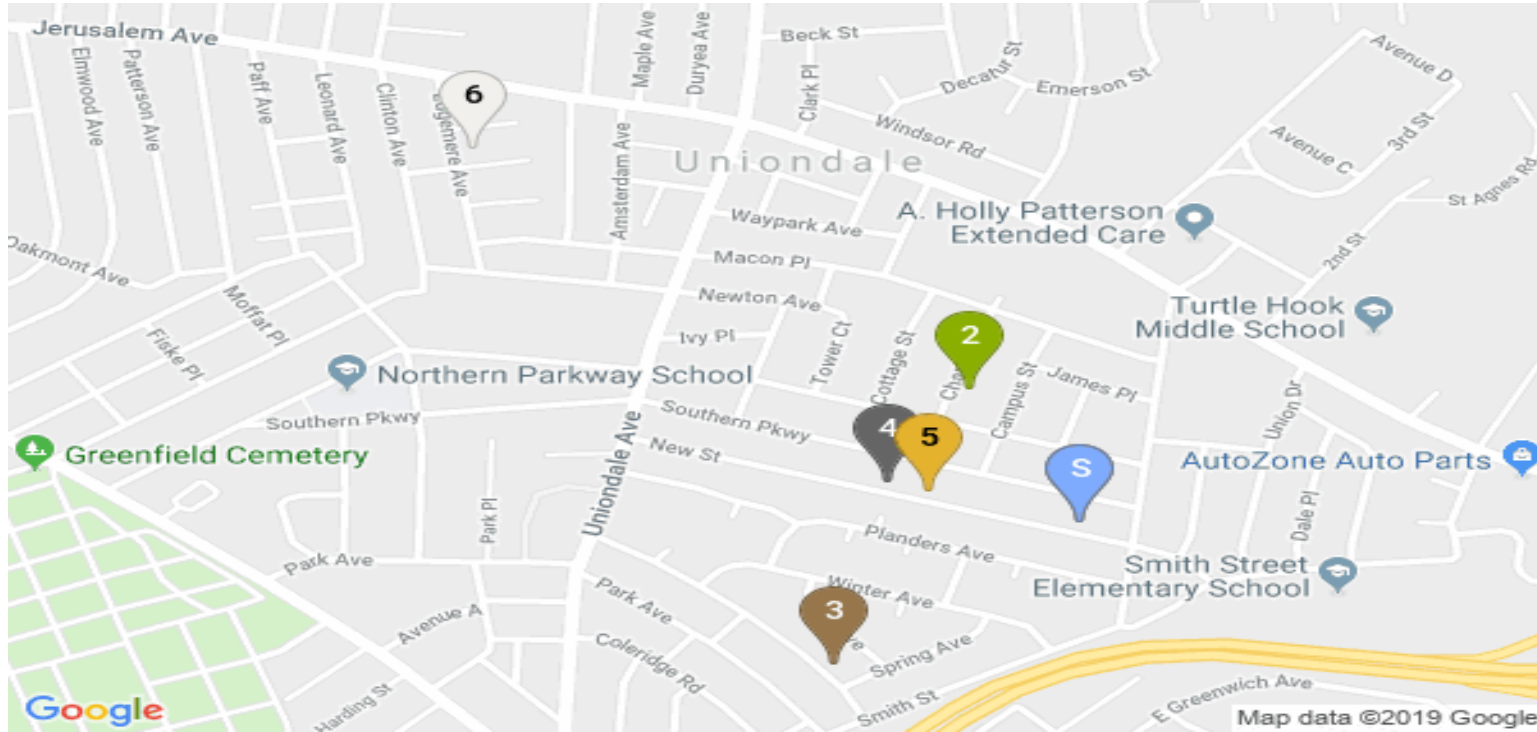
Nassau County Comparable Sales Report

S/B/L: 50/16/52

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	857 NEW ST UNIONDALE, NY 11553	857 NEW ST UNIONDALE, NY 11553	711 CHARTER CT UNIONDALE, NY 11553	779 SUMMER AVE UNIONDALE, NY 11553
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	50016 00520	50016 00520	50265 00620	50417 00240
Sale Date		December 14, 2017	December 1, 2017	June 18, 2018
Sale Price		\$415,000	\$475,000	\$390,000
Time Adjustment Factor		1.04	1.04	1.01
Time Adjusted Sale Price		\$431,934	\$494,383	\$392,235
Total % Adjustment		-0.22 %	-5.47 %	6.19 %
Adjusted Sales Price		\$430,964	\$467,325	\$416,521
	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	857 NEW ST UNIONDALE, NY 11553	767 NEW ST UNIONDALE, NY 11553	785 NEW ST UNIONDALE, NY 11553	603 EDGEMERE AVE UNIONDALE, NY 11553
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	50016 00520	50016 02640	50016 01660	36128 00590
Sale Date		January 19, 2017	February 4, 2015	September 2, 2016
Sale Price		\$375,000	\$335,000	\$277,000
Time Adjustment Factor		1.11	1.27	1.14
Time Adjusted Sale Price		\$416,687	\$426,368	\$315,987
Total % Adjustment		2.51 %	2.12 %	-1.44 %
Adjusted Sales Price		\$427,144	\$435,398	\$311,422

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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: \$444,000

As of January 2, 2019