

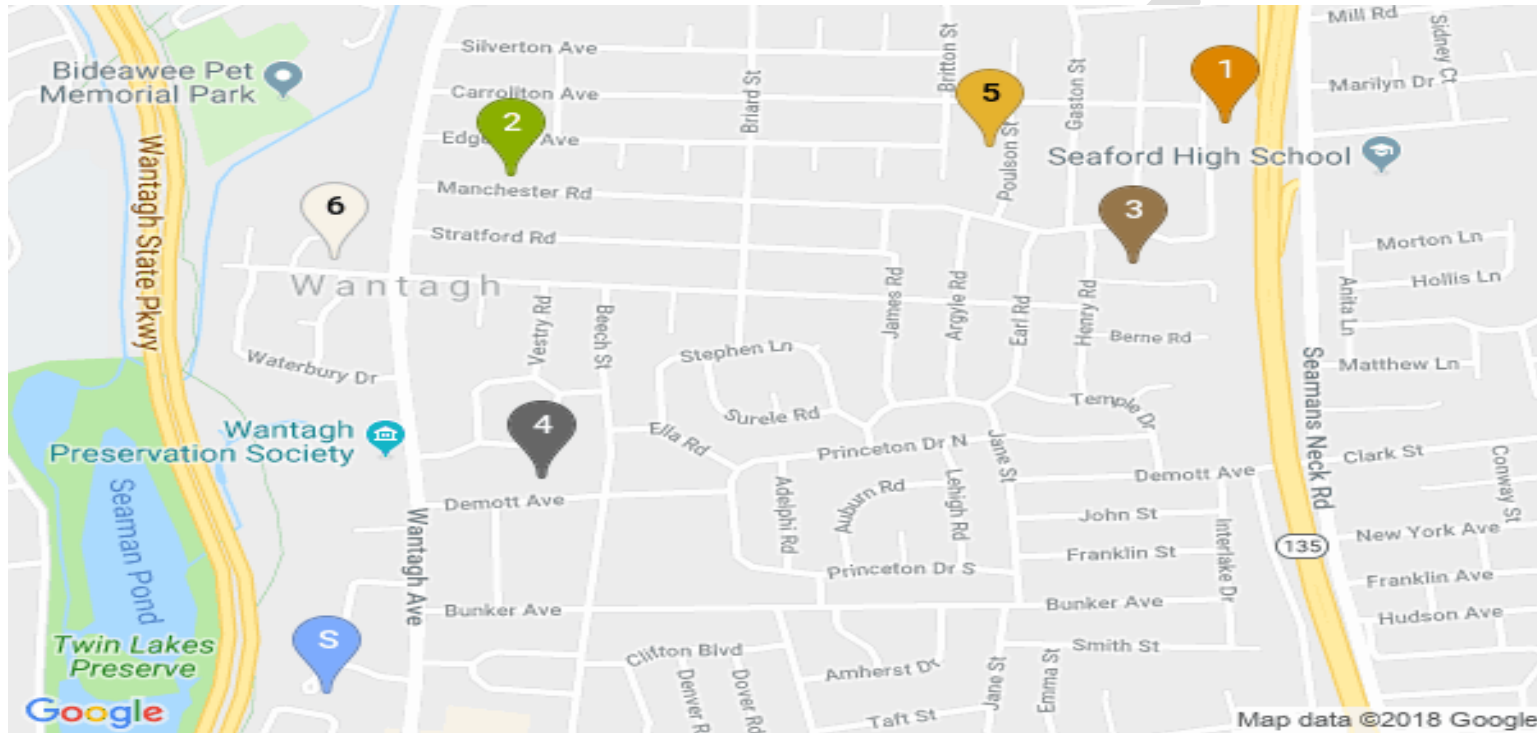
# Nassau County Comparable Sales Report

## S/B/L: 56/494/7

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	1833 MERIKOKE AVE WANTAGH, NY 11793	1447 WAGNER ST WANTAGH, NY 11793	3375 MANCHESTER RD WANTAGH, NY 11793	3671 ORCHARD RD WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	56494 00070	57045 03270	57036 00090	57045 03060
Sale Date		August 30, 2018	May 1, 2018	April 18, 2018
Sale Price		\$480,000	\$898,000	\$925,000
Time Adjustment Factor		1	1.01	1.01
Time Adjusted Sale Price		\$480,000	\$905,577	\$936,732
Total % Adjustment		1.16 %	-16.33 %	-22.69 %
<b>Adjusted Sales Price</b>		<b>\$485,554</b>	<b>\$757,710</b>	<b>\$724,219</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	1833 MERIKOKE AVE WANTAGH, NY 11793	3385 DEMOTT PL WANTAGH, NY 11793	1468 POULSON ST WANTAGH, NY 11793	3309 ISLAND RD WANTAGH, NY 11793
Town/School Dist/Village	H-1023	H-1023	H-1023	H-1023
Account Number	56494 00070	57249 00300	57032 06020	56507 00250
Sale Date		August 26, 2016	July 10, 2018	November 28, 2012
Sale Price		\$640,000	\$625,000	\$487,000
Time Adjustment Factor		1.08	1	1.18
Time Adjusted Sale Price		\$693,180	\$625,000	\$575,958
Total % Adjustment		6.59 %	-5.38 %	9.06 %
<b>Adjusted Sales Price</b>		<b>\$738,845</b>	<b>\$591,361</b>	<b>\$628,135</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.

**Subject Market Value:** \$661,000

**As of** January 2, 2019