

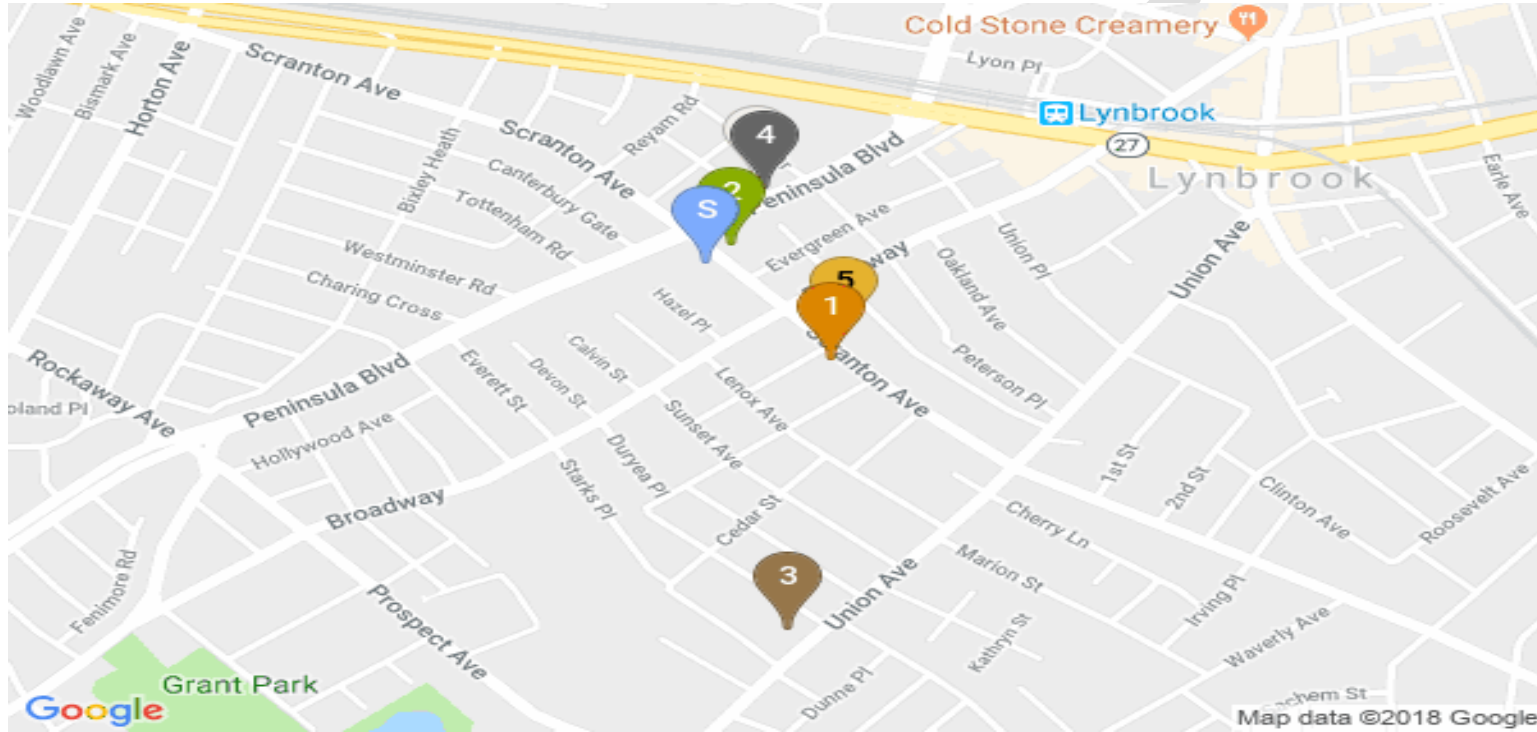
# Nassau County Comparable Sales Report

## S/B/L: 42/163-1/421

 <p style="text-align: center;"><b>Subject</b></p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p> <p style="text-align: center;"><b>Sale #1</b></p>	 <p style="text-align: center;"><b>Sale #2</b></p>	 <p style="text-align: center;"><b>Sale #3</b></p>
Property Address	316 SCRANTON AVE LYNBROOK, NY 11563	374 SCRANTON AVE LYNBROOK, NY 11563	295 SCRANTON AVE LYNBROOK, NY 11563	257 UNION AVE LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-LYN	H-1020-LYN	H-1020-LYN	H-1020
Account Number	421630104210	42147 01640	42230 01120	42279 07560
Sale Date		July 18, 2017	August 14, 2017	August 6, 2018
Sale Price		\$460,000	\$610,000	\$750,000
Time Adjustment Factor		1.08	1.08	1
Time Adjusted Sale Price		\$497,843	\$655,848	\$750,000
Total % Adjustment		20.36 %	20.71 %	-3.57 %
<b>Adjusted Sales Price</b>		<b>\$599,184</b>	<b>\$791,662</b>	<b>\$723,217</b>
 <p style="text-align: center;"><b>Subject</b></p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;"><b>Sale #4</b></p>	 <p style="text-align: center;"><b>Sale #5</b></p>	 <p style="text-align: center;"><b>Sale #6</b></p>
Property Address	316 SCRANTON AVE LYNBROOK, NY 11563	57 GARDEN DR LYNBROOK, NY 11563	371 SCRANTON AVE LYNBROOK, NY 11563	53 GARDEN DR LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-LYN	H-1020-LYN	H-1020-LYN	H-1020-LYN
Account Number	421630104210	421370301270	42127 00290	421370301260
Sale Date		April 26, 2018	April 12, 2018	April 24, 2018
Sale Price		\$317,039	\$480,000	\$440,000
Time Adjustment Factor		1.02	1.02	1.02
Time Adjusted Sale Price		\$323,367	\$489,581	\$448,783
Total % Adjustment		34.76 %	22.68 %	31.13 %
<b>Adjusted Sales Price</b>		<b>\$435,763</b>	<b>\$600,625</b>	<b>\$588,496</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:**           \$668,000          

**As of**           January 2, 2019