

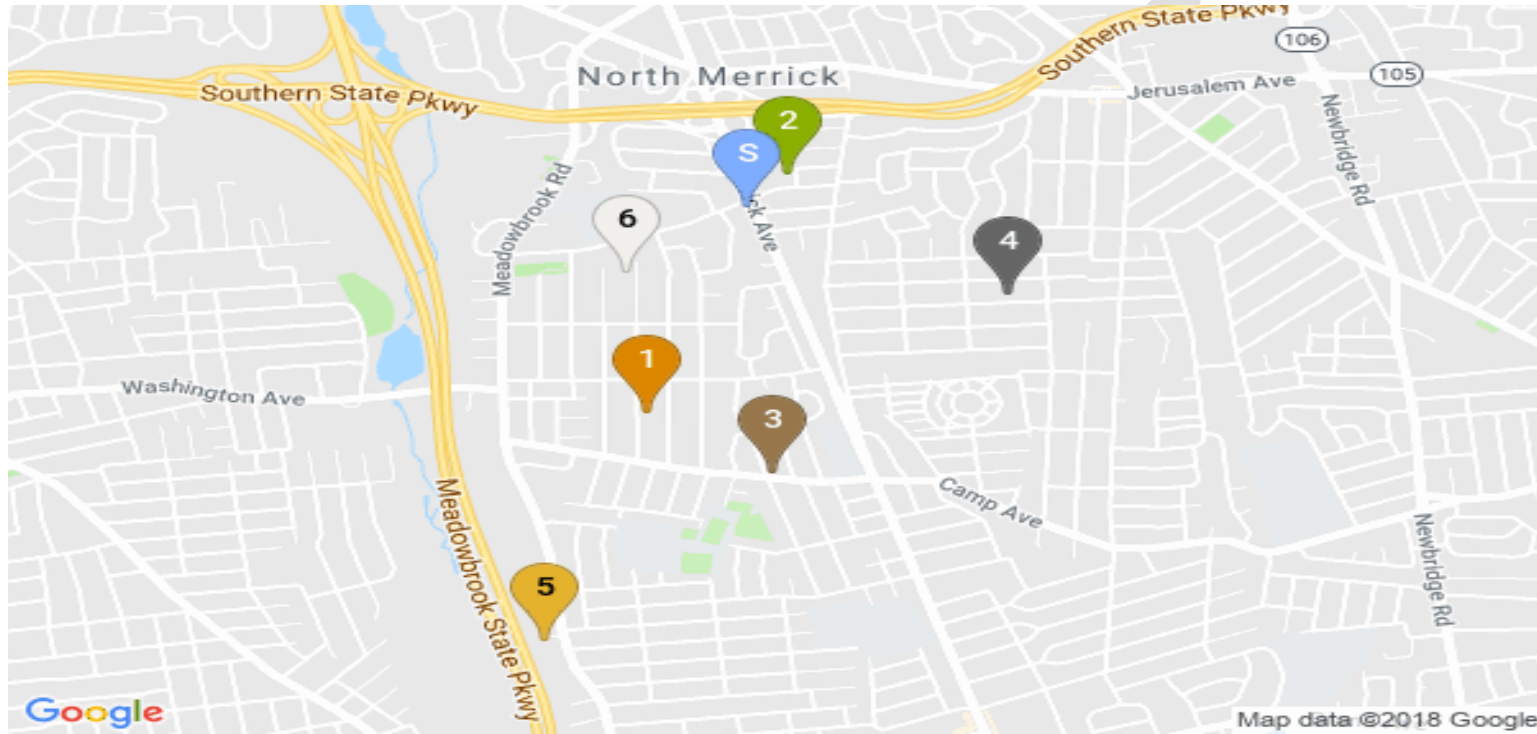
Nassau County Comparable Sales Report

S/B/L: 55/1/942

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	1918 OLD MILL RD MERRICK, NY 11566	1587 RHODE AVE MERRICK, NY 11566	1943 NEWELL RD MERRICK, NY 11566	1679 LEWIS RD MERRICK, NY 11566
Town/School Dist/Village	H-1029	H-1029	H-1029	H-1029
Account Number	55001 09420	55009 07180	56432 01070	55039 01190
Sale Date		July 12, 2018	August 31, 2018	September 4, 2018
Sale Price		\$791,000	\$699,999	\$682,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$791,000	\$699,999	\$682,000
Total % Adjustment		-20.02 %	-5.83 %	-20.76 %
Adjusted Sales Price		\$632,621	\$659,191	\$540,402
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
Property Address	1918 OLD MILL RD MERRICK, NY 11566	92 CAMERON AVE MERRICK, NY 11566	1860 MEADOWBROOK RD MERRICK, NY 11566	1408 RHODE AVE MERRICK, NY 11566
Town/School Dist/Village	H-1029	H-1029	H-1029	H-1029
Account Number	55001 09420	56029 10010	55094 13750	55007 06920
Sale Date		October 22, 2018	November 20, 2017	February 13, 2018
Sale Price		\$628,000	\$544,000	\$721,000
Time Adjustment Factor		1	1.05	1.03
Time Adjusted Sale Price		\$628,000	\$569,081	\$741,600
Total % Adjustment		-3.95 %	-11.99 %	-23.49 %
Adjusted Sales Price		\$603,211	\$500,852	\$567,399

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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: \$596,000

As of January 2, 2019