

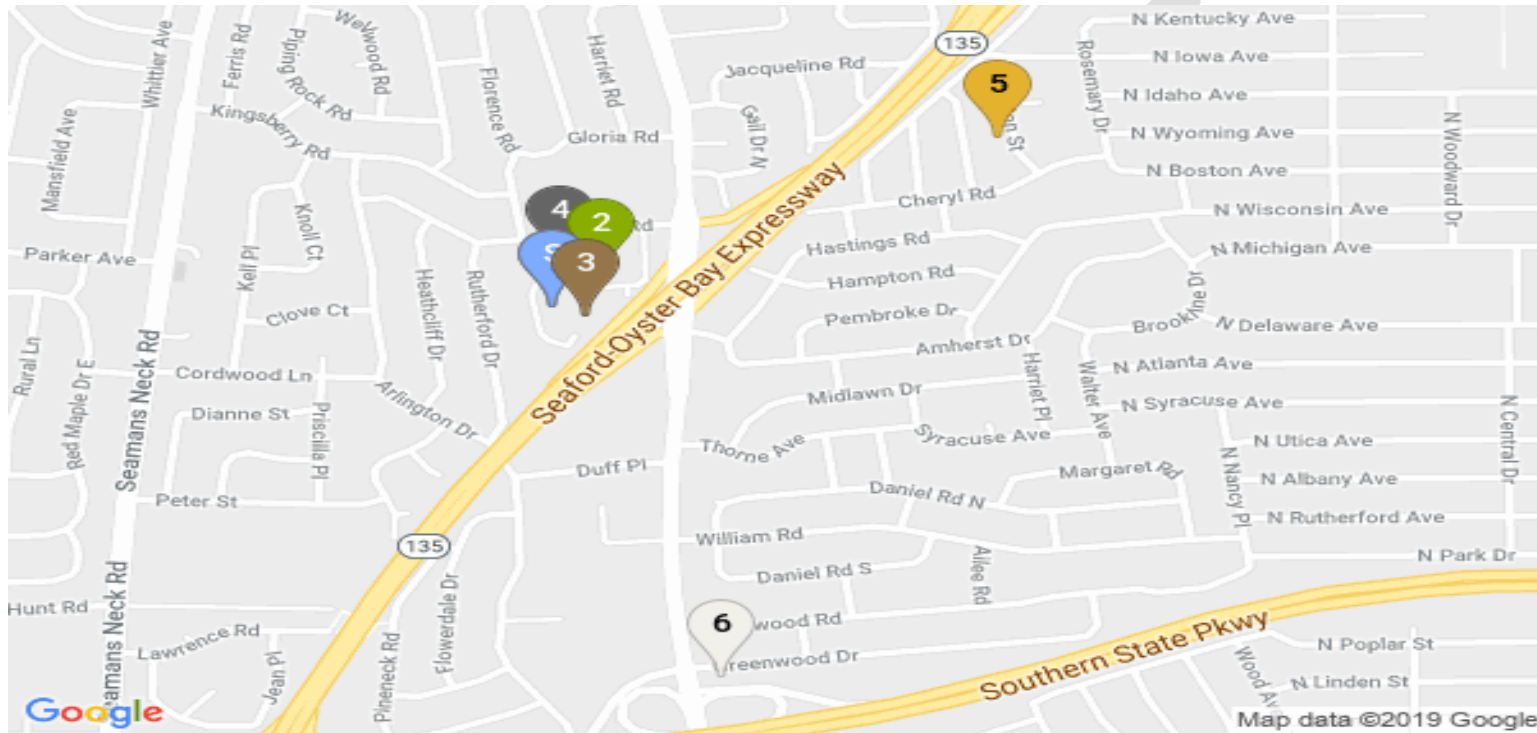
# Nassau County Comparable Sales Report

## S/B/L: 52/447/3

	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	676 KILDARE CRES SEAFORD, NY 11783	676 KILDARE CRES SEAFORD, NY 11783	627 KILDARE CRES SEAFORD, NY 11783	702 KILDARE CT SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52447 00030	52447 00030	52453 00250	52447 00160
Sale Date		July 15, 2015	June 30, 2016	August 7, 2017
Sale Price		\$495,000	\$477,000	\$540,000
Time Adjustment Factor		1.23	1.16	1.07
Time Adjusted Sale Price		\$606,795	\$554,363	\$579,256
Total % Adjustment		-0.73 %	-2.11 %	-2.83 %
<b>Adjusted Sales Price</b>		<b>\$602,351</b>	<b>\$542,648</b>	<b>\$562,871</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	676 KILDARE CRES SEAFORD, NY 11783	645 KILDARE CRES SEAFORD, NY 11783	16 VINTON ST MASSAPEQUA, NY 11758	142 GREENWOOD DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52447 00030	52453 00280	52443 00240	52495 00020
Sale Date		October 1, 2018	January 20, 2017	September 14, 2016
Sale Price		\$476,375	\$495,000	\$417,500
Time Adjustment Factor		1	1.12	1.15
Time Adjusted Sale Price		\$476,375	\$555,235	\$478,206
Total % Adjustment		2.10 %	4.27 %	7.63 %
<b>Adjusted Sales Price</b>		<b>\$486,370</b>	<b>\$578,932</b>	<b>\$514,681</b>

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## S/B/L: 52/447/3



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:** \$569,000

**As of** January 2, 2019