

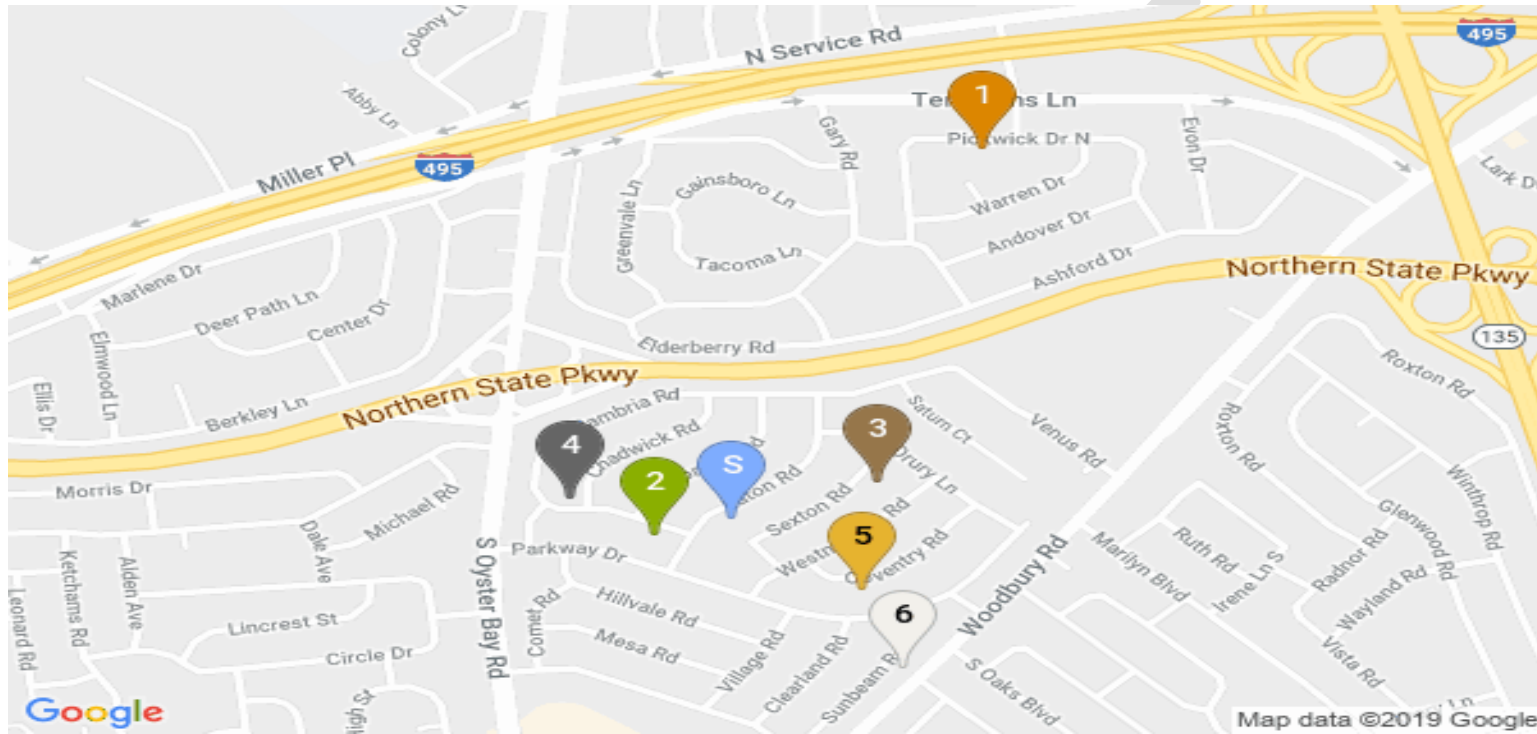
Nassau County Comparable Sales Report

S/B/L: 12/358/39

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	15 EATON RD SYOSSET, NY 11791	38 PICKWICK DR N SYOSSET, NY 11791	4 CAMBRIA RD SYOSSET, NY 11791	29 SEXTON RD SYOSSET, NY 11791
Town/School Dist/Village	OB-3013	OB-3013	OB-3013	OB-3013
Account Number	12358 00390	12499 00100	12349 00120	12427 00240
Sale Date		April 27, 2018	April 19, 2018	June 13, 2018
Sale Price		\$790,000	\$790,000	\$810,000
Time Adjustment Factor		1.01	1.01	1
Time Adjusted Sale Price		\$800,904	\$800,904	\$813,710
Total % Adjustment		5.51 %	8.20 %	4.90 %
Adjusted Sales Price		\$845,031	\$866,566	\$853,581
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	15 EATON RD SYOSSET, NY 11791	19 CAMBRIA RD SYOSSET, NY 11791	9 COVENTRY RD SYOSSET, NY 11791	23 SUNBEAM RD SYOSSET, NY 11791
Town/School Dist/Village	OB-3013	OB-3013	OB-3013	OB-3013
Account Number	12358 00390	12347 00140	12429 00280	12431 00070
Sale Date		June 12, 2017	February 22, 2018	July 13, 2017
Sale Price		\$562,800	\$679,000	\$720,000
Time Adjustment Factor		1.06	1.02	1.06
Time Adjusted Sale Price		\$597,246	\$694,692	\$760,584
Total % Adjustment		1.87 %	9.79 %	14.68 %
Adjusted Sales Price		\$608,397	\$762,706	\$872,216

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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: \$787,000

As of January 2, 2019