

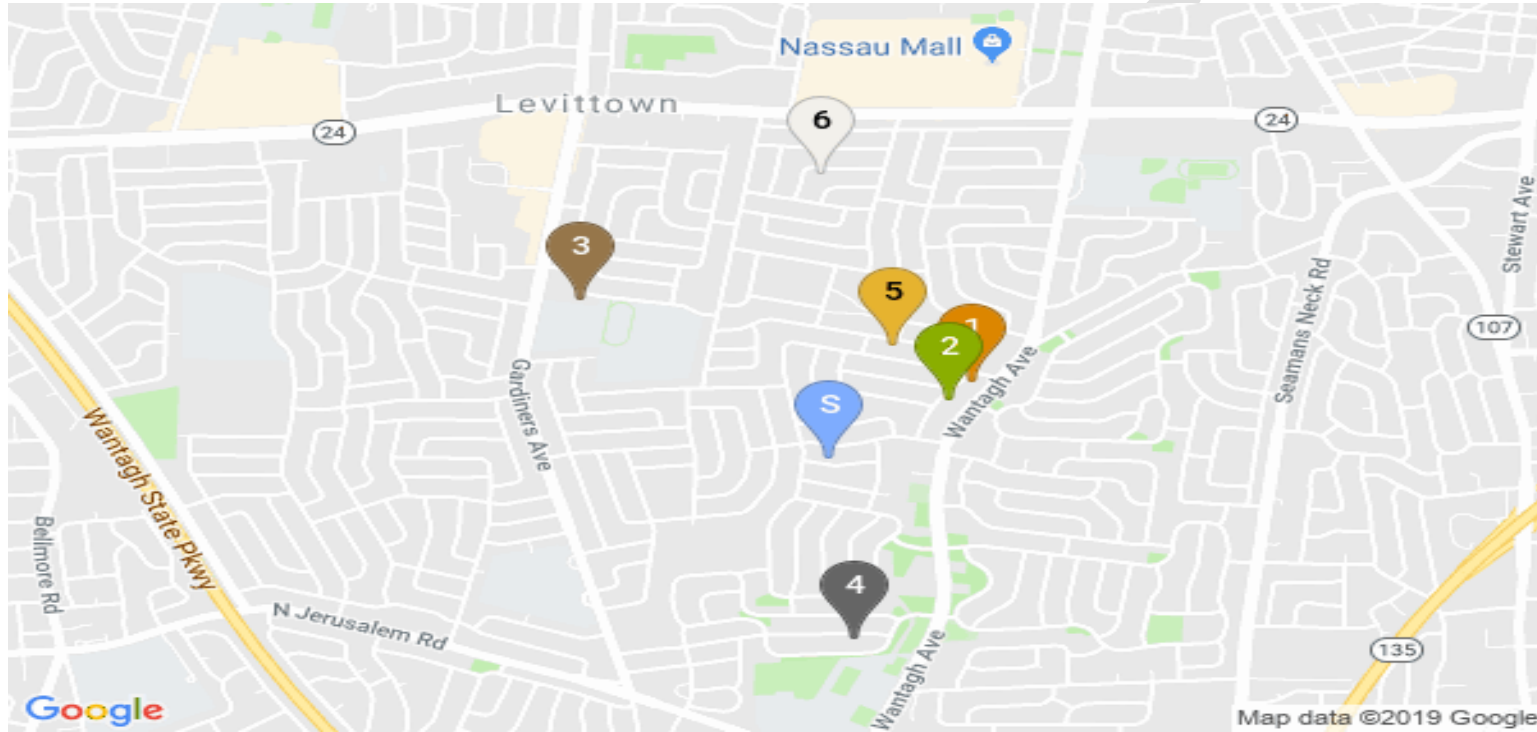
Nassau County Comparable Sales Report

S/B/L: 51/247/17

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	11 SPOKE LN LEVITTOWN, NY 11756	3 LOW LN LEVITTOWN, NY 11756	19 LOW LN LEVITTOWN, NY 11756	98 ABBEY LN LEVITTOWN, NY 11756
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51247 00170	51240 00300	51240 00250	51172 00410
Sale Date		December 28, 2017	April 27, 2018	November 9, 2017
Sale Price		\$500,000	\$480,000	\$360,000
Time Adjustment Factor		1.04	1.01	1.04
Time Adjusted Sale Price		\$517,585	\$487,164	\$374,505
Total % Adjustment		0.84 %	2.57 %	3.23 %
Adjusted Sales Price		\$521,915	\$499,675	\$386,607
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	11 SPOKE LN LEVITTOWN, NY 11756	110 STIRRUP LN LEVITTOWN, NY 11756	86 OLD OAK LN LEVITTOWN, NY 11756	28 COVE LN LEVITTOWN, NY 11756
Town/School Dist/Village	H-1005	H-1005	H-1005	H-1005
Account Number	51247 00170	51382 00130	51202 00040	51225 00020
Sale Date		August 21, 2017	October 16, 2018	September 18, 2018
Sale Price		\$539,000	\$470,000	\$937,377
Time Adjustment Factor		1.06	1	1
Time Adjusted Sale Price		\$569,086	\$470,000	\$937,377
Total % Adjustment		-2.61 %	2.00 %	5.22 %
Adjusted Sales Price		\$554,240	\$479,397	\$986,327

Nassau County Comparable Sales Report

S/B/L: 51/247/17



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: <u> \$460,000 </u>	As of <u> January 2, 2019 </u>
---	---