

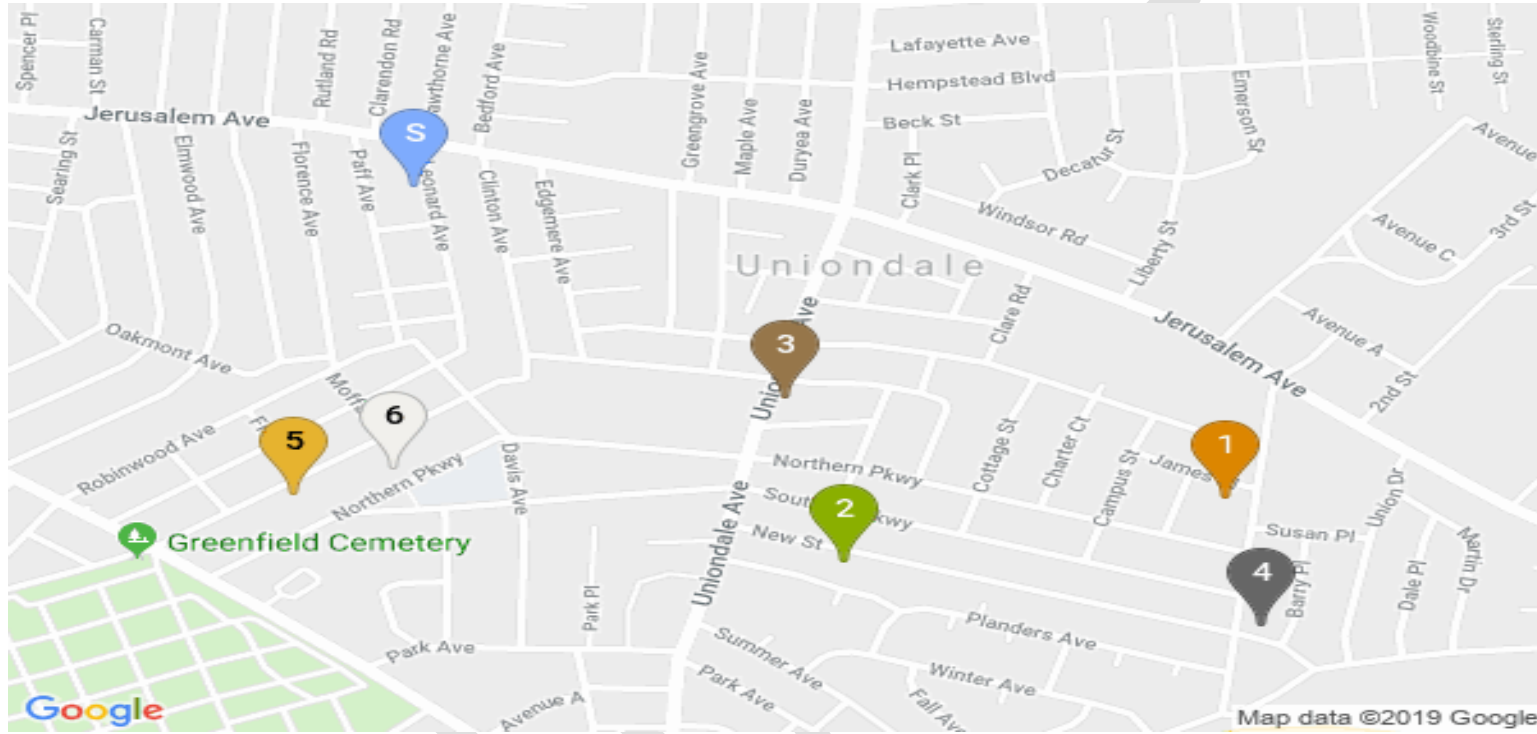
Nassau County Comparable Sales Report

S/B/L: 36/110/189

 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #1</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p> <p style="text-align: center;">Sale #2</p>	 <p style="text-align: center;">Sale #3</p>
Property Address	566 LEONARD AVE UNIONDALE, NY 11553	860 JAMES PL UNIONDALE, NY 11553	700 NEW ST UNIONDALE, NY 11553	695 UNIONDALE AVE UNIONDALE, NY 11553
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	36110 01890	50267 00050	50413 01370	50 M0100100
Sale Date		August 9, 2018	August 27, 2018	July 19, 2018
Sale Price		\$578,855	\$510,000	\$380,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$578,855	\$510,000	\$380,000
Total % Adjustment		-0.77 %	1.93 %	5.71 %
Adjusted Sales Price		\$574,404	\$519,824	\$401,700
 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #4</p>	 <p style="text-align: center;">Sale #5</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p> <p style="text-align: center;">Sale #6</p>
Property Address	566 LEONARD AVE UNIONDALE, NY 11553	889 NEW ST UNIONDALE, NY 11553	84 ARGYLE AVE UNIONDALE, NY 11553	483 NORTHERN PKWY UNIONDALE, NY 11553
Town/School Dist/Village	H-1002	H-1002	H-1002	H-1002
Account Number	36110 01890	50360 00130	36121 04590	36121 05530
Sale Date		September 20, 2016	September 25, 2018	October 21, 2016
Sale Price		\$385,000	\$319,000	\$350,000
Time Adjustment Factor		1.14	1	1.13
Time Adjusted Sale Price		\$439,188	\$319,000	\$396,648
Total % Adjustment		2.94 %	11.46 %	7.83 %
Adjusted Sales Price		\$452,117	\$355,564	\$427,701

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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: \$441,000

As of January 2, 2019