

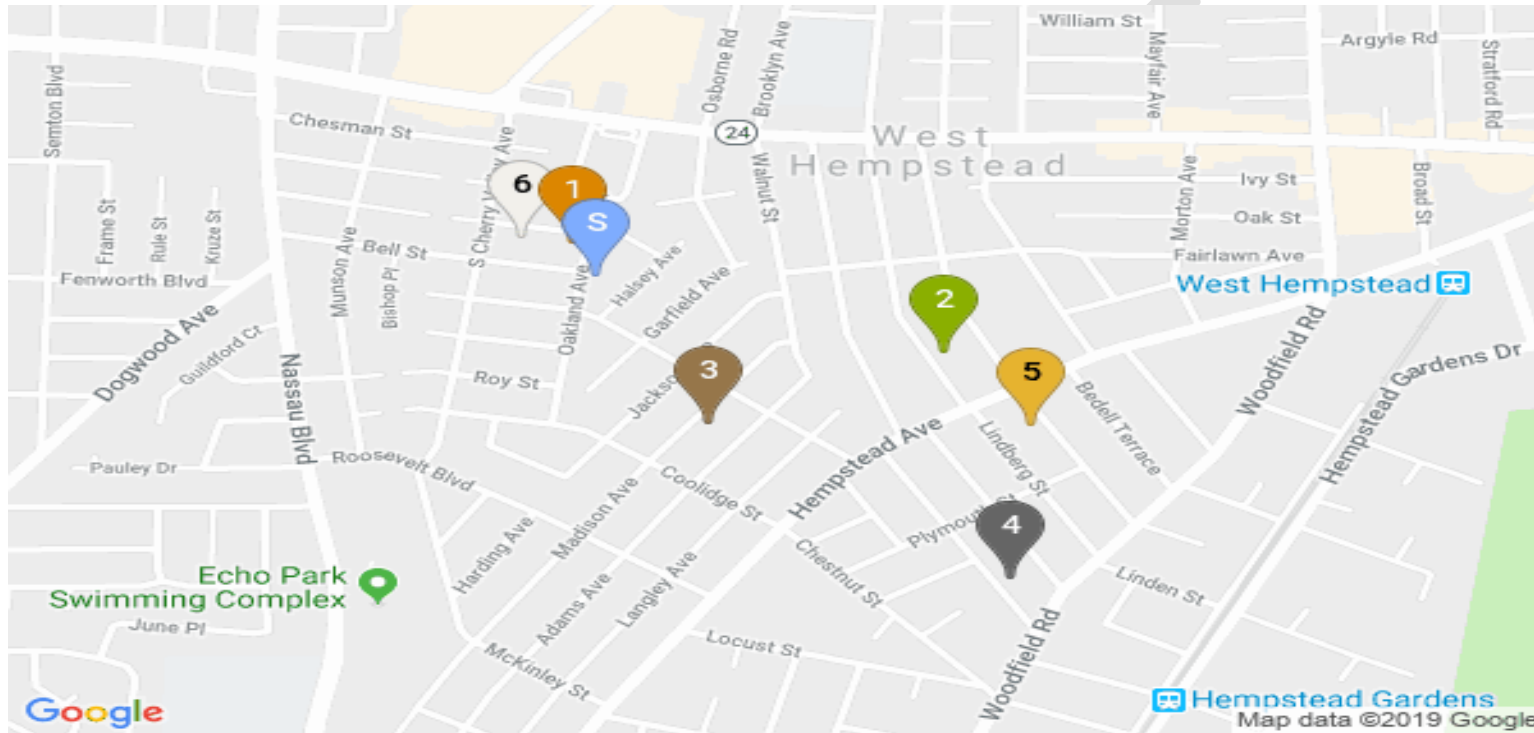
Nassau County Comparable Sales Report

S/B/L: 35/475-2/152

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	91 OAKLAND AVE WEST HEMPSTEAD, NY 11552	70 OAKLAND AVE WEST HEMPSTEAD, NY 11552	143 POPLAR ST WEST HEMPSTEAD, NY 11552	389 MADISON AVE WEST HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	354750201520	35312 00310	35352 01930	35338 00350
Sale Date		June 21, 2017	June 21, 2018	July 12, 2017
Sale Price		\$480,000	\$555,000	\$510,000
Time Adjustment Factor		1.08	1.01	1.07
Time Adjusted Sale Price		\$517,078	\$558,186	\$546,259
Total % Adjustment		5.78 %	8.13 %	4.20 %
Adjusted Sales Price		\$546,962	\$603,590	\$569,205
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	91 OAKLAND AVE WEST HEMPSTEAD, NY 11552	295 COLONY ST WEST HEMPSTEAD, NY 11552	222 SYCAMORE ST WEST HEMPSTEAD, NY 11552	459 MAXWELL ST WEST HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	354750201520	35380 01340	35377 00320	35312 01630
Sale Date		August 21, 2017	July 26, 2018	July 30, 2015
Sale Price		\$559,000	\$565,000	\$406,000
Time Adjustment Factor		1.05	1	1.19
Time Adjusted Sale Price		\$587,816	\$565,000	\$484,578
Total % Adjustment		7.12 %	4.17 %	8.76 %
Adjusted Sales Price		\$629,661	\$588,543	\$527,047

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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: \$532,000

As of January 2, 2019