

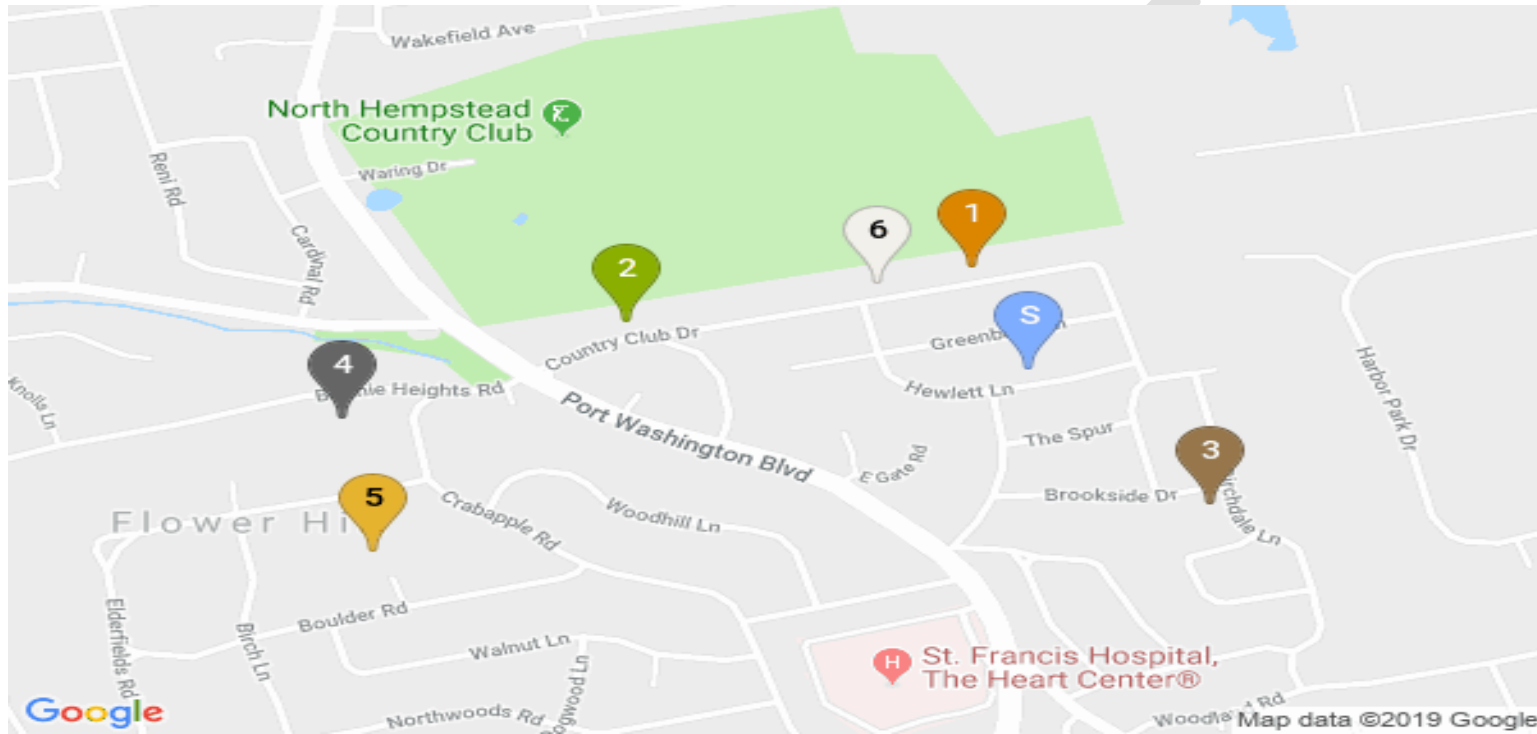
# Nassau County Comparable Sales Report

## S/B/L: 6/5305/62

	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	33 HEWLETT LN PORT WASHINGTON, NY 11050	78 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	22 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	17 BROOKSIDE DR PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004-FH	NH-2004-FH	NH-2004-FH	NH-2004-FH
Account Number	060530500620	060530605040	060530602130	06055 00740
Sale Date		March 10, 2017	September 17, 2018	June 23, 2015
Sale Price		\$2,375,000	\$1,540,000	\$2,780,000
Time Adjustment Factor		1.05	1	1.14
Time Adjusted Sale Price		\$2,502,041	\$1,540,000	\$3,159,025
Total % Adjustment		-14.63 %	19.81 %	-3.62 %
<b>Adjusted Sales Price</b>		<b>\$2,136,064</b>	<b>\$1,845,048</b>	<b>\$3,044,595</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	33 HEWLETT LN PORT WASHINGTON, NY 11050	7 BONNIE HEIGHTS RD MANHASSET, NY 11030	9 PINETREE LN MANHASSET, NY 11030	66 COUNTRY CLUB DR PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004-FH	NH-2004-FH	NH-2004-FH	NH-2004-FH
Account Number	060530500620	031390100590	03196 00390	060530607310
Sale Date		January 22, 2018	May 21, 2018	September 28, 2018
Sale Price		\$2,600,000	\$2,680,000	\$1,494,500
Time Adjustment Factor		1.02	1	1
Time Adjusted Sale Price		\$2,645,557	\$2,689,326	\$1,494,500
Total % Adjustment		-18.72 %	5.21 %	37.30 %
<b>Adjusted Sales Price</b>		<b>\$2,150,328</b>	<b>\$2,829,311</b>	<b>\$2,051,983</b>

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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:**           \$2,643,000          

**As of**           January 2, 2019