

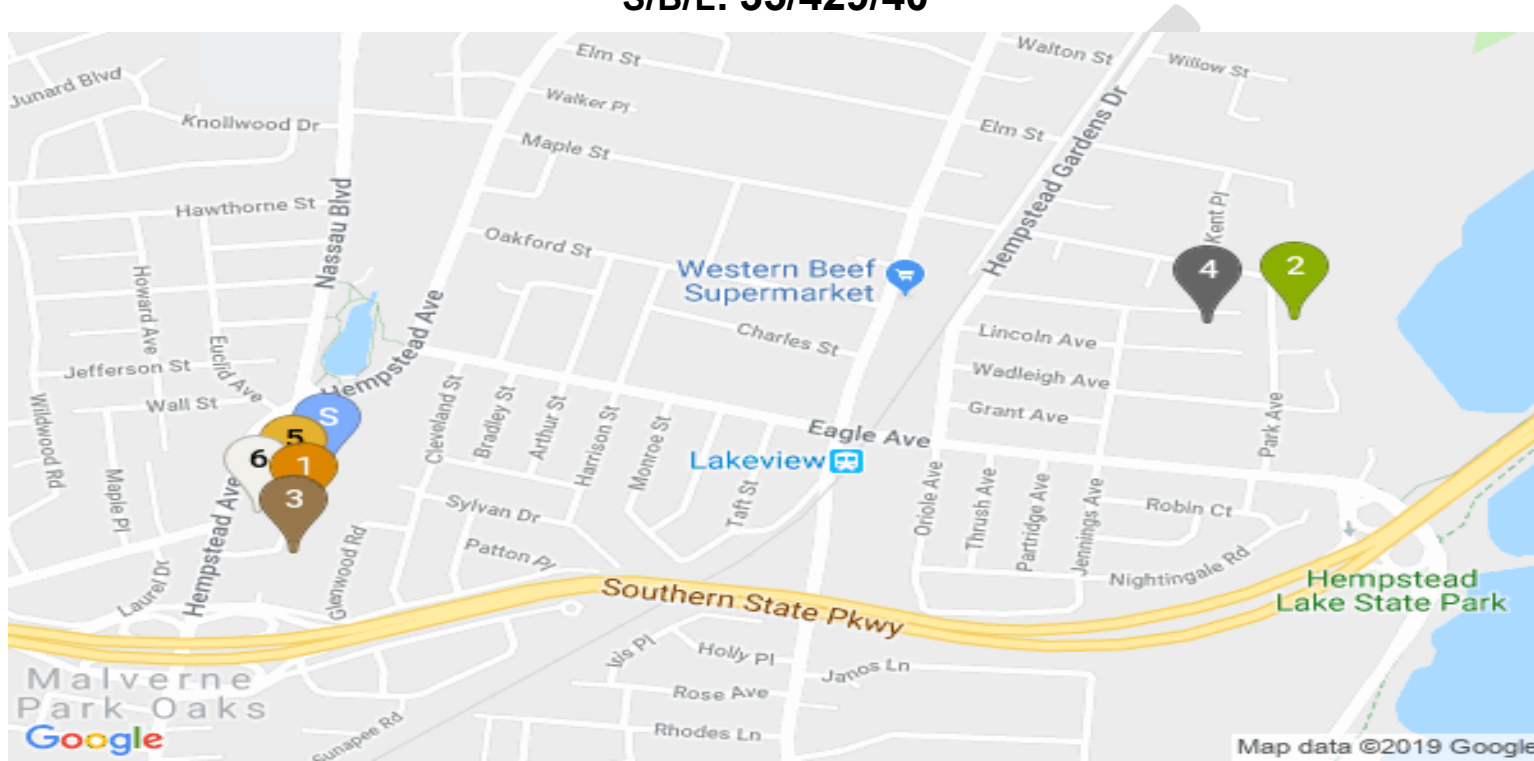
# Nassau County Comparable Sales Report

## S/B/L: 35/429/40

	Your property has been valued using mass appraisal techniques.		Image Not Found	
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	813 MYRNA DR WEST HEMPSTEAD, NY 11552	833 MYRNA DR WEST HEMPSTEAD, NY 11552	569 PARK AVE WEST HEMPSTEAD, NY 11552	845 MYRNA DR WEST HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	35429 00400	35429 00350	35426 00550	35429 00320
Sale Date		August 29, 2018	November 17, 2016	October 30, 2017
Sale Price		\$645,000	\$467,000	\$570,000
Time Adjustment Factor		1	1.12	1.05
Time Adjusted Sale Price		\$645,000	\$523,243	\$600,131
Total % Adjustment		7.57 %	11.85 %	15.44 %
<b>Adjusted Sales Price</b>		<b>\$693,820</b>	<b>\$585,261</b>	<b>\$692,782</b>
	Your property has been valued using mass appraisal techniques.	Image Not Found		
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	813 MYRNA DR WEST HEMPSTEAD, NY 11552	606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552	820 MYRNA DR WEST HEMPSTEAD, NY 11552	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	35429 00400	35423 04310	35645 00050	35645 00170
Sale Date		December 11, 2015	November 10, 2017	June 7, 2016
Sale Price		\$455,000	\$505,000	\$589,000
Time Adjustment Factor		1.18	1.05	1.15
Time Adjusted Sale Price		\$538,430	\$528,661	\$676,532
Total % Adjustment		12.35 %	15.18 %	18.02 %
<b>Adjusted Sales Price</b>		<b>\$604,952</b>	<b>\$608,910</b>	<b>\$798,472</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:** \$629,000

**As of** January 2, 2019