








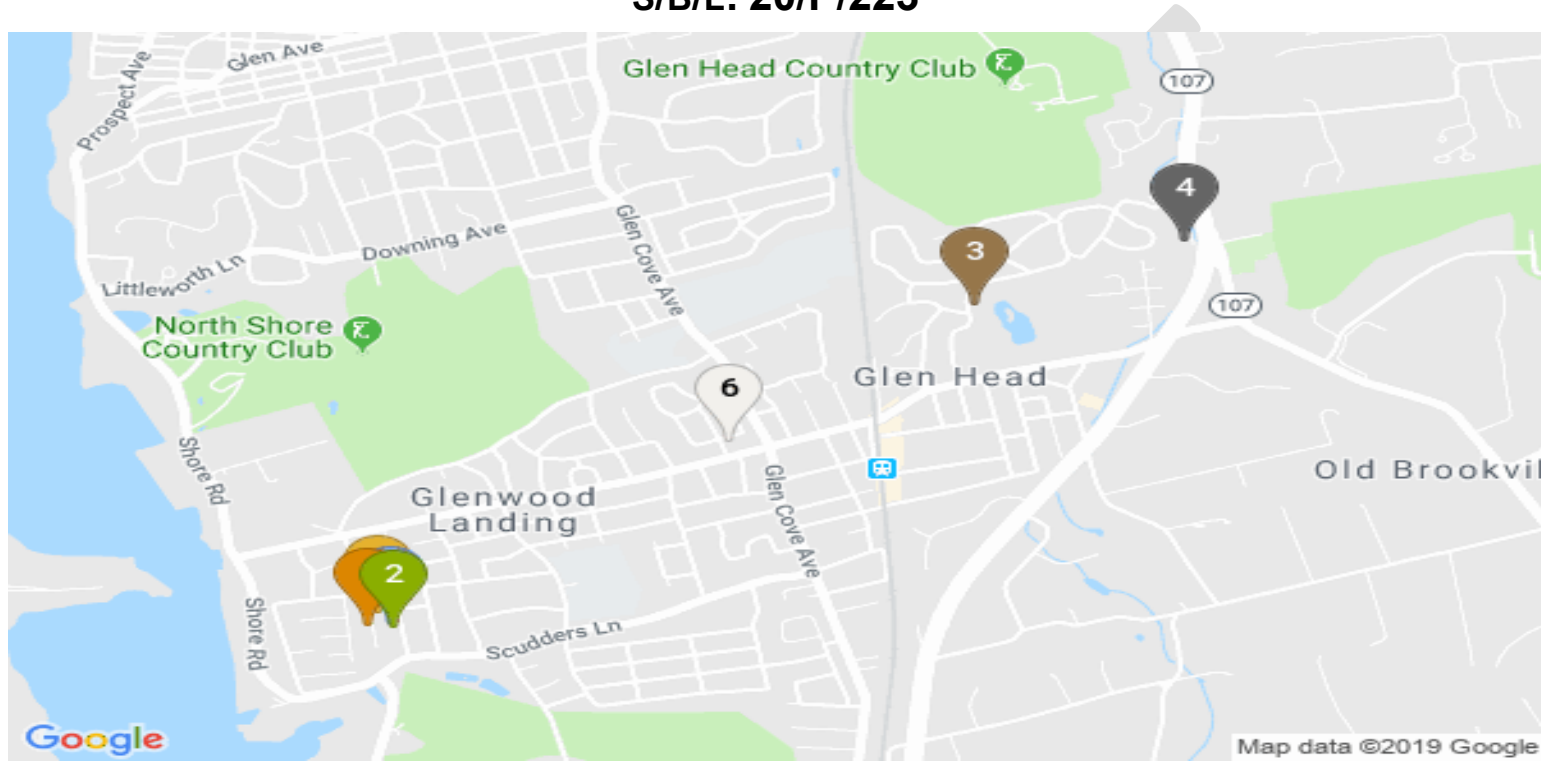
Nassau County Comparable Sales Report

S/B/L: 20/P/223

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	8 MAPLE ST GLENWOOD LANDING, NY 11547	8 MOTT PL GLENWOOD LANDING, NY 11547	10 MAPLE ST GLENWOOD LANDING, NY 11547	44 GLEN COVE DR GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3001	OB-3001	OB-3002
Account Number	20 P 02230	20 P 00530	20 P 02240	21 Q 00230
Sale Date		September 10, 2018	March 15, 2018	August 9, 2017
Sale Price		\$337,500	\$624,000	\$998,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$337,500	\$624,000	\$998,000
Total % Adjustment		17.33 %	19.43 %	-17.69 %
Adjusted Sales Price		\$395,996	\$745,271	\$821,422
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	8 MAPLE ST GLENWOOD LANDING, NY 11547	18 UNDERHILL RD GLEN HEAD, NY 11545	5 MOTT PL GLENWOOD LANDING, NY 11547	1 ELIN PL GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3002	OB-3001	OB-3001
Account Number	20 P 02230	21 Q 18140	20 P 00470	212100100460
Sale Date		April 23, 2018	June 10, 2016	June 28, 2018
Sale Price		\$460,000	\$686,000	\$880,000
Time Adjustment Factor		1	1.03	1
Time Adjusted Sale Price		\$460,000	\$705,321	\$880,000
Total % Adjustment		-3.65 %	9.83 %	-9.77 %
Adjusted Sales Price		\$443,199	\$774,643	\$794,038

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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: \$746,000

As of January 2, 2019