

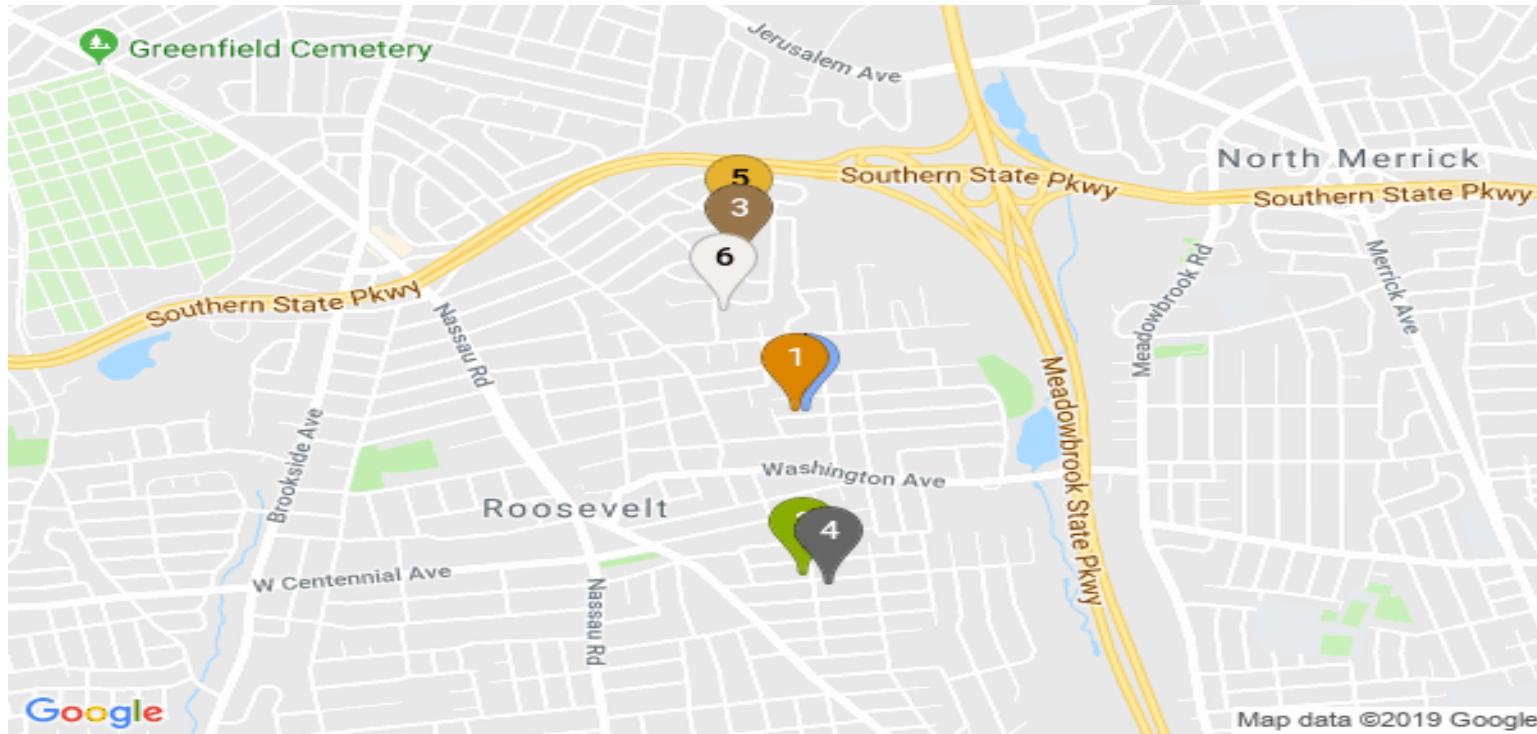
Nassau County Comparable Sales Report

S/B/L: 55/460/151

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	72 ELMWOOD AVE ROOSEVELT, NY 11575	68 ELMWOOD AVE ROOSEVELT, NY 11575	89 STEVENS ST ROOSEVELT, NY 11575	19 MARGARET DR ROOSEVELT, NY 11575
Town/School Dist/Village	H-1008	H-1008	H-1008	H-1008
Account Number	55460 01510	55460 01480	55316 03020	55549 00110
Sale Date		April 24, 2017	May 30, 2018	May 2, 2018
Sale Price		\$290,000	\$385,000	\$391,000
Time Adjustment Factor		1.01	1	1
Time Adjusted Sale Price		\$292,822	\$385,000	\$391,000
Total % Adjustment		-1.00 %	-4.29 %	2.42 %
Adjusted Sales Price		\$289,906	\$368,465	\$400,475
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	72 ELMWOOD AVE ROOSEVELT, NY 11575	120 FREDERICK AVE ROOSEVELT, NY 11575	43 MARGARET DR ROOSEVELT, NY 11575	24 CONLON RD ROOSEVELT, NY 11575
Town/School Dist/Village	H-1008	H-1008	H-1008	H-1008
Account Number	55460 01510	55312 08410	55549 00170	55527 00190
Sale Date		December 29, 2017	September 23, 2016	June 8, 2018
Sale Price		\$400,000	\$348,000	\$380,000
Time Adjustment Factor		1	1.08	1
Time Adjusted Sale Price		\$400,000	\$376,029	\$380,000
Total % Adjustment		-1.27 %	2.42 %	-2.17 %
Adjusted Sales Price		\$394,907	\$385,141	\$371,735

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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: \$327,000

As of January 2, 2019