

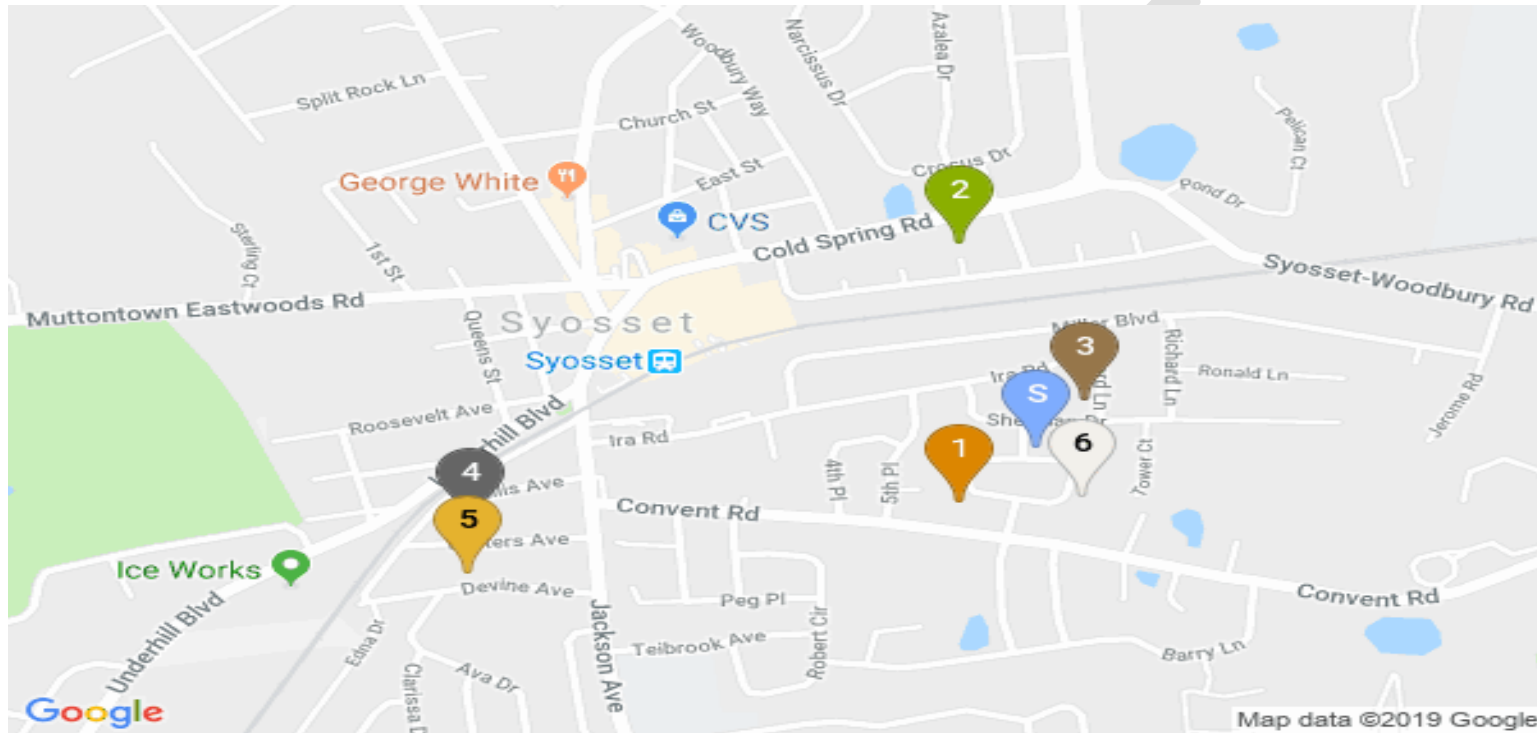
# Nassau County Comparable Sales Report

## S/B/L: 15/77/19

|  |  |   |  |  |
|--|--|---|--|--|
|   | 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   | 27 GREENWAY DR SYOSSET, NY 11791                               | 11 GREENWAY CIR SYOSSET, NY 11791   | 38 MONTANA CT SYOSSET, NY 11791  | 14 EDWARD LN SYOSSET, NY 11791   |
| Town/School Dist/Village   | OB-3012  | OB-3012   | OB-3012  | OB-3012  |
| Account Number   | 15077 00190  | 15075 00090   | 15084 00390  | 15106 00100  |
| Sale Date  |  | May 25, 2016  | June 19, 2018  | October 1, 2014  |
| Sale Price   |  | \$745,000   | \$788,500  | \$680,000  |
| Time Adjustment Factor   |  | 1.15  | 1.01   | 1.2  |
| Time Adjusted Sale Price   |  | \$859,977   | \$793,026  | \$818,207  |
| Total % Adjustment   |  | -1.88 %   | -12.05 %   | -14.87 %   |
| <b>Adjusted Sales Price</b>  |  | <b>\$843,816</b>  | <b>\$697,448</b>   | <b>\$696,547</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   | 27 GREENWAY DR SYOSSET, NY 11791                               | 26 WALTERS AVE SYOSSET, NY 11791  | 32 DEVINE AVE SYOSSET, NY 11791  | 37 GREENWAY CIR SYOSSET, NY 11791  |
| Town/School Dist/Village   | OB-3012  | OB-3012   | OB-3012  | OB-3012  |
| Account Number   | 15077 00190  | 15017 02090   | 15020 02330  | 15077 00110  |
| Sale Date  |  | April 24, 2017  | March 21, 2018   | June 23, 2014  |
| Sale Price   |  | \$565,000   | \$588,000  | \$635,000  |
| Time Adjustment Factor   |  | 1.09  | 1.02   | 1.22   |
| Time Adjusted Sale Price   |  | \$615,651   | \$601,617  | \$776,578  |
| Total % Adjustment   |  | 12.36 %   | 24.95 %  | -13.34 %   |
| <b>Adjusted Sales Price</b>  |  | <b>\$691,762</b>  | <b>\$751,750</b>   | <b>\$673,000</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:** \$686,000

**As of** January 2, 2019