

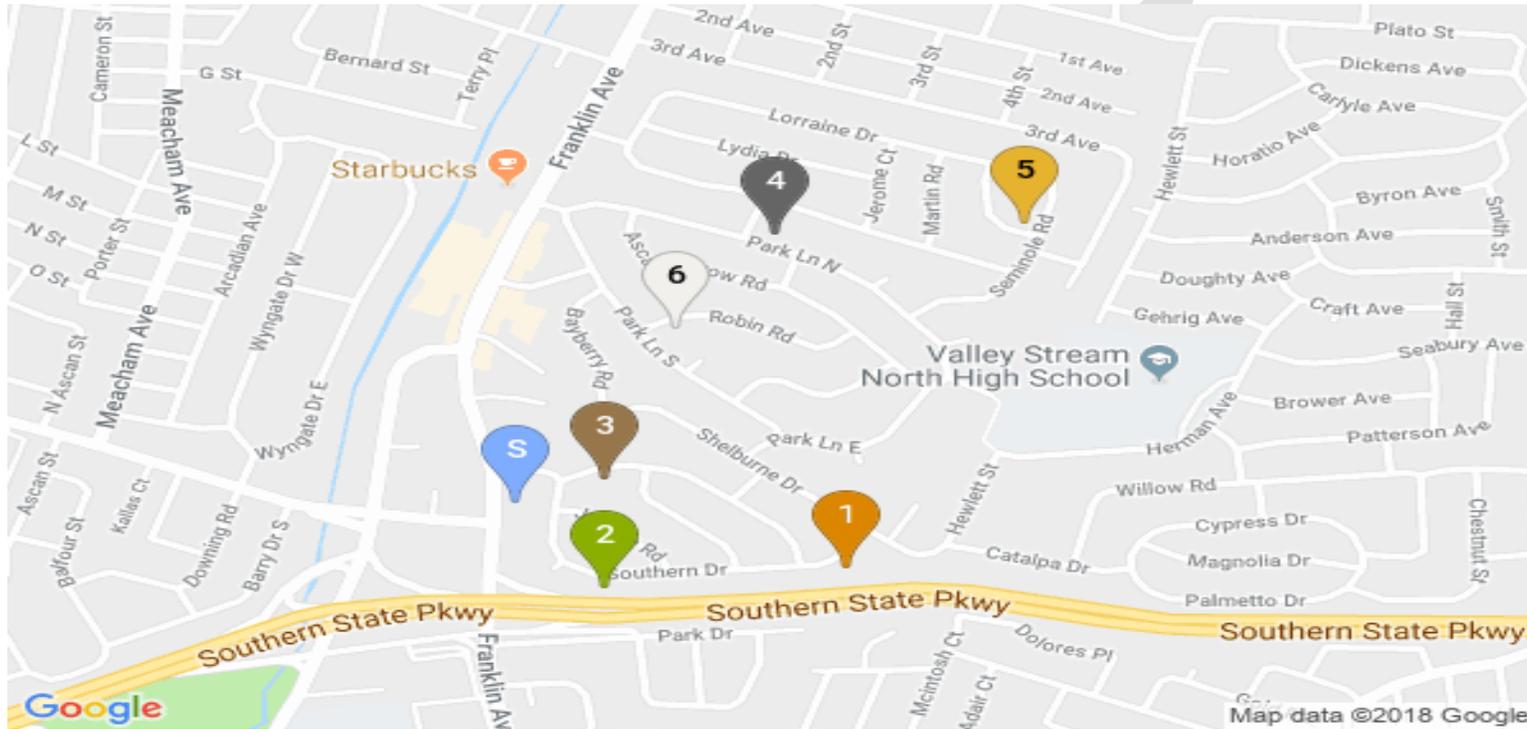
# Nassau County Comparable Sales Report

## S/B/L: 35/523/5

	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	859 FRANKLIN AVE VALLEY STREAM, NY 11580	1034 SOUTHERN DR FRANKLIN SQUARE, NY 11010	922 SOUTHERN DR FRANKLIN SQUARE, NY 11010	1081 WOODCLIFF DR FRANKLIN SQUARE, NY 11010
Town/School Dist/Village	H-1013	H-1013	H-1013	H-1013
Account Number	35523 00050	35523 00480	35523 00290	35524 00040
Sale Date		March 17, 2017	September 22, 2017	November 29, 2016
Sale Price		\$435,000	\$444,000	\$480,000
Time Adjustment Factor		1.07	1.03	1.11
Time Adjusted Sale Price		\$465,561	\$457,364	\$530,591
Total % Adjustment		-7.55 %	-2.83 %	-8.41 %
<b>Adjusted Sales Price</b>		<b>\$430,405</b>	<b>\$444,422</b>	<b>\$485,987</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	859 FRANKLIN AVE VALLEY STREAM, NY 11580	1052 PARK LN FRANKLIN SQUARE, NY 11010	611 BERNICE RD FRANKLIN SQUARE, NY 11010	1083 ROBIN RD FRANKLIN SQUARE, NY 11010
Town/School Dist/Village	H-1013	H-1013	H-1013	H-1013
Account Number	35523 00050	35534 00130	35543 00080	35500 00030
Sale Date		January 25, 2018	August 29, 2017	May 31, 2016
Sale Price		\$395,576	\$510,000	\$390,000
Time Adjustment Factor		1.02	1.03	1.14
Time Adjusted Sale Price		\$402,678	\$526,912	\$445,376
Total % Adjustment		-10.74 %	-13.13 %	-7.52 %
<b>Adjusted Sales Price</b>		<b>\$359,439</b>	<b>\$457,731</b>	<b>\$411,882</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:**           \$472,000          

**As of**           January 2, 2019