

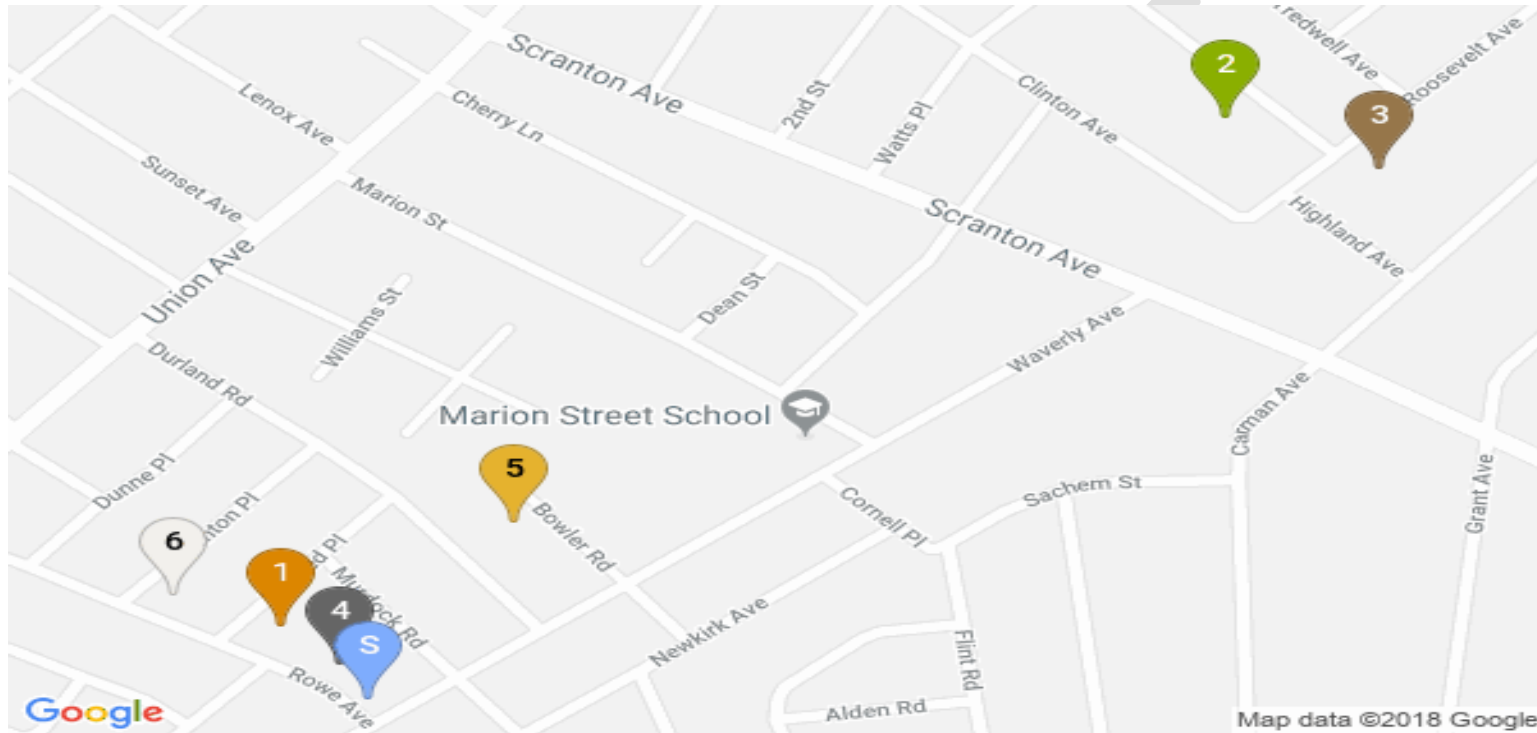
Nassau County Comparable Sales Report

S/B/L: 42/226-1/8

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	175 WAVERLY AVE EAST ROCKAWAY, NY 11518	41 MILDRED PL LYNBROOK, NY 11563	155 SPENCER AVE LYNBROOK, NY 11563	44 ROOSEVELT AVE LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-ER	H-1020-ER	H-1020-ER	H-1020-ER
Account Number	422260100080	422260100020	38441 00400	38299 00180
Sale Date		June 14, 2018	October 20, 2016	April 9, 2018
Sale Price		\$850,000	\$649,000	\$599,000
Time Adjustment Factor		1.01	1.14	1.02
Time Adjusted Sale Price		\$855,619	\$742,797	\$610,957
Total % Adjustment		4.58 %	11.25 %	17.62 %
Adjusted Sales Price		\$894,834	\$826,386	\$718,628
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	175 WAVERLY AVE EAST ROCKAWAY, NY 11518	89 ROWE AVE LYNBROOK, NY 11563	24 BOWLER RD EAST ROCKAWAY, NY 11518	47 FENTON PL LYNBROOK, NY 11563
Town/School Dist/Village	H-1020-ER	H-1020-ER	H-1020-ER	H-1020-ER
Account Number	422260100080	422260100060	42 R 03270	42224 00870
Sale Date		December 15, 2017	June 3, 2016	September 19, 2017
Sale Price		\$715,000	\$721,000	\$625,000
Time Adjustment Factor		1.05	1.16	1.07
Time Adjusted Sale Price		\$748,747	\$835,917	\$667,563
Total % Adjustment		16.83 %	12.38 %	21.36 %
Adjusted Sales Price		\$874,768	\$939,427	\$810,176

Nassau County Comparable Sales Report

S/B/L: 42/226-1/8



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: \$822,000

As of January 2, 2019