

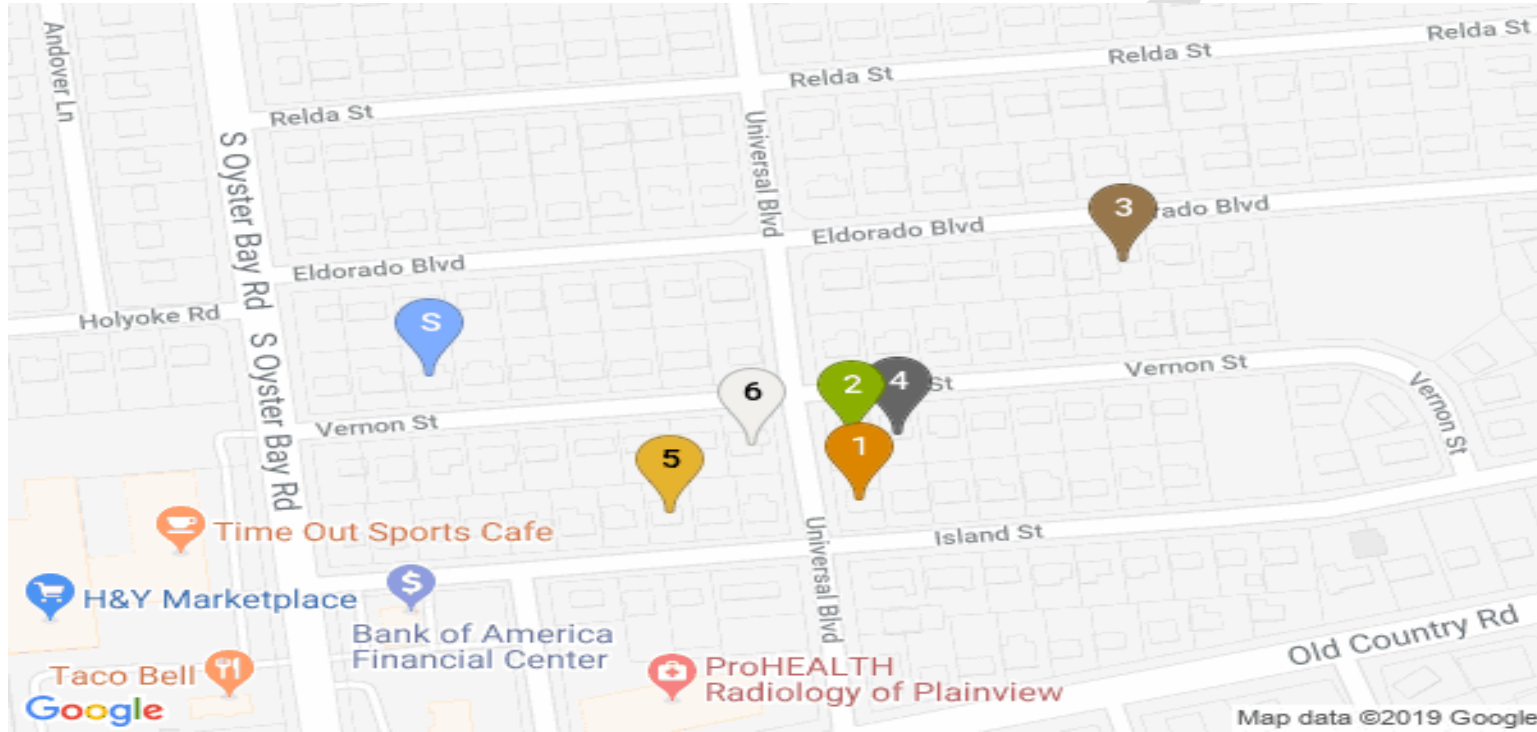
Nassau County Comparable Sales Report

S/B/L: 12/46/104

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	6 VERNON ST PLAINVIEW, NY 11803	26 ISLAND ST PLAINVIEW, NY 11803	25 VERNON ST PLAINVIEW, NY 11803	35 ELDORADO BLVD PLAINVIEW, NY 11803
Town/School Dist/Village	OB-3019	OB-3019	OB-3019	OB-3019
Account Number	12046 01040	12049 01020	12049 01100	12047 01170
Sale Date		May 30, 2018	March 20, 2018	March 5, 2018
Sale Price		\$410,000	\$392,500	\$351,400
Time Adjustment Factor		1.01	1.02	1.02
Time Adjusted Sale Price		\$414,069	\$400,330	\$358,410
Total % Adjustment		1.24 %	3.98 %	-3.82 %
Adjusted Sales Price		\$419,207	\$416,243	\$344,732
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	6 VERNON ST PLAINVIEW, NY 11803	27 VERNON ST PLAINVIEW, NY 11803	16 ISLAND ST PLAINVIEW, NY 11803	17 VERNON PL PLAINVIEW, NY 11803
Town/School Dist/Village	OB-3019	OB-3019	OB-3019	OB-3019
Account Number	12046 01040	12049 01110	12048 01090	12048 01210
Sale Date		August 16, 2018	August 11, 2017	October 5, 2017
Sale Price		\$420,000	\$381,600	\$425,000
Time Adjustment Factor		1	1.06	1.05
Time Adjusted Sale Price		\$420,000	\$402,900	\$444,313
Total % Adjustment		6.16 %	-1.05 %	-7.54 %
Adjusted Sales Price		\$445,871	\$398,666	\$410,809

Nassau County Comparable Sales Report

S/B/L: 12/46/104



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: <u> \$455,000 </u>	As of <u> January 2, 2019 </u>
---	---