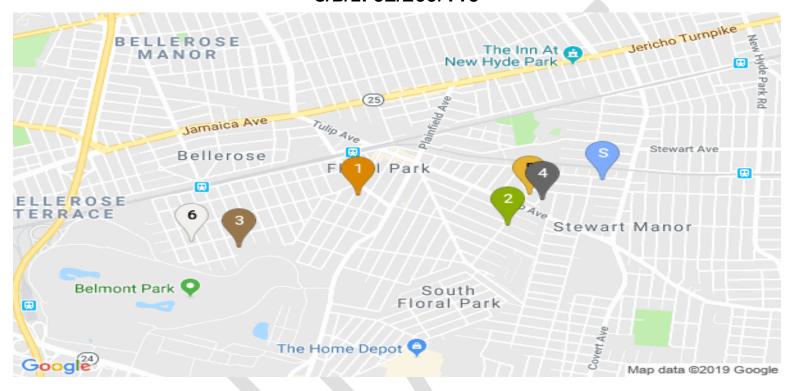
## Nassau County Comparable Sales Report S/B/L: 32/269/115

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	44 CISNEY AVE FLORAL PARK,	87 VERBENA AVE FLORAL PARK,	122 OAK ST FLORAL PARK, NY	86 ELM AVE FLORAL PARK, NY
. ,	NY 11001	NY 11001	11001	11001
Town/School Dist/Village	H-1022-FP	H-1022-FP	H-1022-FP	H-1022-FP
Account Number	32269 01150	32203 00870	32247 00270	32165 00690
Sale Date		June 29, 2016	September 8, 2017	September 6, 2018
Sale Price		\$618,750	\$690,000	\$750,000
Time Adjustment Factor		1.15	1.06	1
Time Adjusted Sale Price		\$710,703	\$730,645	\$750,000
Total % Adjustment		-1.44 %	6.49 %	1.75 %
Adjusted Sales Price		\$700,462	\$778,091	\$763,122
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4  16 REVERE DR E FLORAL PARK, NY 11001	Sale #5  17 REVERE DR FLORAL PARK, NY 11001	Sale #6  159 MAYFAIR AVE FLORAL PARK, NY 11001
	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK,	16 REVERE DR E FLORAL PARK, NY	17 REVERE DR FLORAL PARK, NY	159 MAYFAIR AVE FLORAL PARK,
Property Address	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK, NY 11001	16 REVERE DR E FLORAL PARK, NY 11001	17 REVERE DR FLORAL PARK, NY 11001	159 MAYFAIR AVE FLORAL PARK, NY 11001
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK, NY 11001  H-1022-FP	16 REVERE DR E FLORAL PARK, NY 11001 H-1022-FP	17 REVERE DR FLORAL PARK, NY 11001 H-1022-FP	159 MAYFAIR AVE FLORAL PARK, NY 11001 H-1022-FP
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK, NY 11001  H-1022-FP	16 REVERE DR E FLORAL PARK, NY 11001 H-1022-FP 32258 01120	17 REVERE DR FLORAL PARK, NY 11001 H-1022-FP 32063 00290	159 MAYFAIR AVE FLORAL PARK, NY 11001 H-1022-FP 32152 09530
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK, NY 11001  H-1022-FP	16 REVERE DR E FLORAL PARK, NY 11001 H-1022-FP 32258 01120 September 20, 2017	17 REVERE DR FLORAL PARK, NY 11001 H-1022-FP 32063 00290 December 21, 2017	159 MAYFAIR AVE FLORAL PARK, NY 11001 H-1022-FP 32152 09530 July 13, 2017
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK, NY 11001  H-1022-FP	16 REVERE DR E FLORAL PARK, NY 11001 H-1022-FP 32258 01120 September 20, 2017 \$729,000	17 REVERE DR FLORAL PARK, NY 11001 H-1022-FP 32063 00290 December 21, 2017 \$682,500	159 MAYFAIR AVE FLORAL PARK, NY 11001  H-1022-FP 32152 09530 July 13, 2017 \$747,500
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  44 CISNEY AVE FLORAL PARK, NY 11001  H-1022-FP	16 REVERE DR E FLORAL PARK, NY 11001  H-1022-FP 32258 01120 September 20, 2017 \$729,000 1.05	17 REVERE DR FLORAL PARK, NY 11001 H-1022-FP 32063 00290 December 21, 2017 \$682,500 1.04	159 MAYFAIR AVE FLORAL PARK, NY 11001  H-1022-FP 32152 09530 July 13, 2017 \$747,500 1.07

## Nassau County Comparable Sales Report S/B/L: 32/269/115



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:	\$756,000	As of	January 2, 2019	
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