

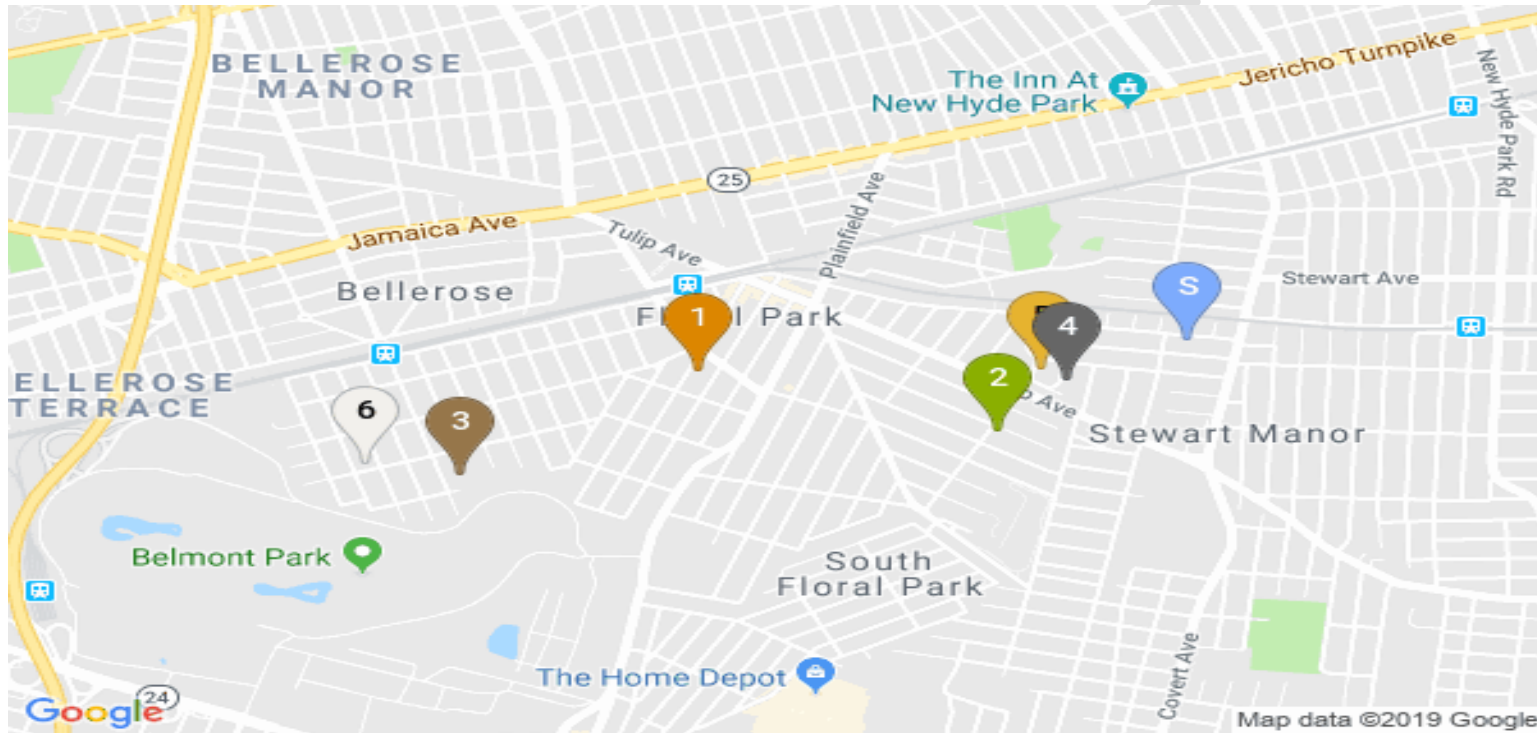
Nassau County Comparable Sales Report

S/B/L: 32/269/115

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	44 CISNEY AVE FLORAL PARK, NY 11001	87 VERBENA AVE FLORAL PARK, NY 11001	122 OAK ST FLORAL PARK, NY 11001	86 ELM AVE FLORAL PARK, NY 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	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
Town/School Dist/Village	H-1022-FP	H-1022-FP	H-1022-FP	H-1022-FP
Account Number	32269 01150	32258 01120	32063 00290	32152 09530
Sale Date		September 20, 2017	December 21, 2017	July 13, 2017
Sale Price		\$729,000	\$682,500	\$747,500
Time Adjustment Factor		1.05	1.04	1.07
Time Adjusted Sale Price		\$763,085	\$710,400	\$800,645
Total % Adjustment		1.42 %	8.81 %	2.89 %
Adjusted Sales Price		\$773,950	\$773,003	\$823,795

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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: \$756,000

As of January 2, 2019