

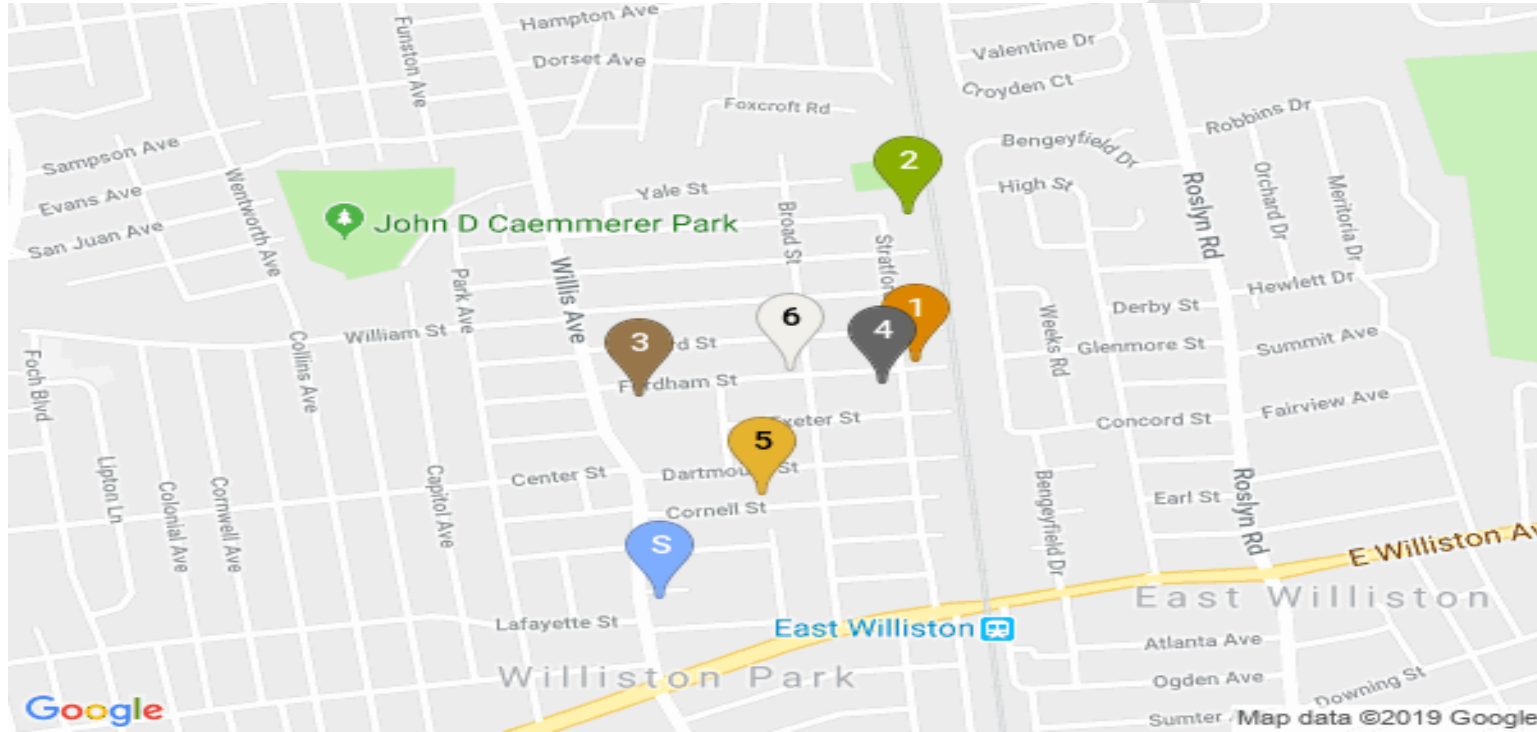
Nassau County Comparable Sales Report

S/B/L: 9/203/30

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	. WILLIS AVE WILLISTON PARK, NY 11596	135 STRATFORD AVE WILLISTON PARK, NY 11596	215 STRATFORD AVE WILLISTON PARK, NY 11596	18 FORDHAM ST WILLISTON PARK, NY 11596
Town/School Dist/Village	NH-2010-WP	NH-2010-WP	NH-2010-WP	NH-2010-WP
Account Number	09203 00300	09191 00010	09179 02100	09192 00440
Sale Date		September 25, 2017	August 28, 2017	January 2, 2018
Sale Price		\$499,550	\$565,000	\$500,000
Time Adjustment Factor		1.06	1.06	1.03
Time Adjusted Sale Price		\$528,976	\$601,716	\$517,469
Total % Adjustment		18.38 %	21.42 %	19.39 %
Adjusted Sales Price		\$626,195	\$730,589	\$617,821
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	. WILLIS AVE WILLISTON PARK, NY 11596	100 FORDHAM ST WILLISTON PARK, NY 11596	53 CORNELL ST WILLISTON PARK, NY 11596	148 BROAD ST WILLISTON PARK, NY 11596
Town/School Dist/Village	NH-2010-WP	NH-2010-WP	NH-2010-WP	NH-2010-WP
Account Number	09203 00300	09194 00380	09199 00170	09189 00090
Sale Date		February 15, 2018	December 15, 2016	December 30, 2016
Sale Price		\$615,000	\$585,000	\$530,100
Time Adjustment Factor		1.03	1.11	1.11
Time Adjusted Sale Price		\$632,854	\$652,206	\$590,999
Total % Adjustment		21.34 %	14.54 %	19.02 %
Adjusted Sales Price		\$767,889	\$747,056	\$703,427

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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: \$685,000

As of January 2, 2019