

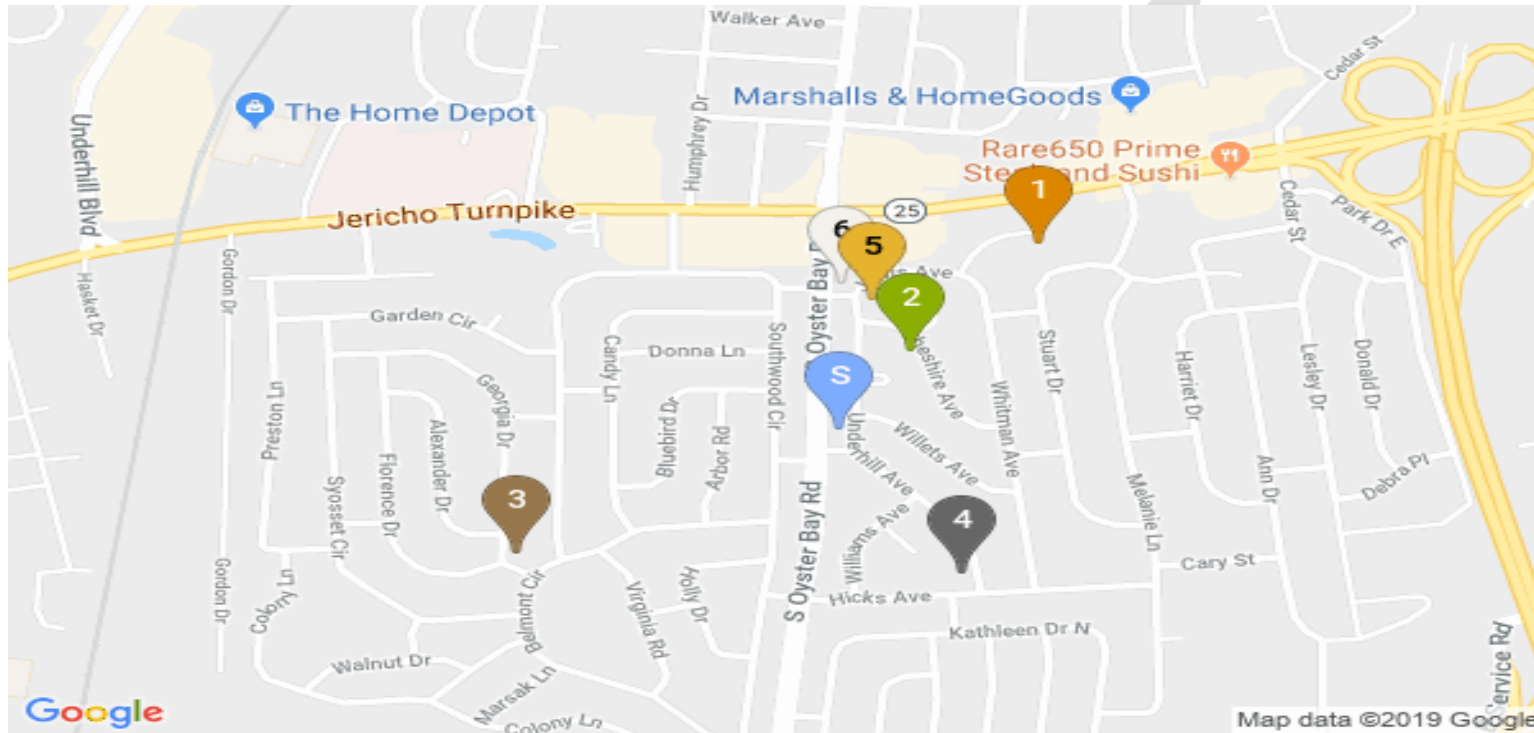
# Nassau County Comparable Sales Report

## S/B/L: 15/65/14

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	28 UNDERHILL AVE SYOSSET, NY 11791	16 WINTHROP AVE SYOSSET, NY 11791	8 CHESHIRE AVE SYOSSET, NY 11791	2 GEORGIA DR SYOSSET, NY 11791
Town/School Dist/Village	OB-3014	OB-3014	OB-3014	OB-3014
Account Number	15065 00140	15064 00240	15072 00120	15114 00150
Sale Date		May 2, 2018	March 27, 2018	November 17, 2017
Sale Price		\$675,000	\$560,000	\$413,500
Time Adjustment Factor		1.01	1.02	1.05
Time Adjusted Sale Price		\$682,771	\$572,968	\$432,874
Total % Adjustment		-9.52 %	-5.04 %	-0.16 %
<b>Adjusted Sales Price</b>		<b>\$617,799</b>	<b>\$544,084</b>	<b>\$432,192</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	28 UNDERHILL AVE SYOSSET, NY 11791	60 UNDERHILL AVE SYOSSET, NY 11791	1 UNDERHILL AVE SYOSSET, NY 11791	1 JARVIS AVE SYOSSET, NY 11791
Town/School Dist/Village	OB-3014	OB-3014	OB-3014	OB-3014
Account Number	15065 00140	15123 00140	15066 00010	15064 00010
Sale Date		December 16, 2015	June 28, 2018	January 5, 2015
Sale Price		\$475,000	\$635,000	\$415,000
Time Adjustment Factor		1.18	1.01	1.2
Time Adjusted Sale Price		\$562,097	\$638,645	\$498,001
Total % Adjustment		-0.90 %	-10.41 %	5.51 %
<b>Adjusted Sales Price</b>		<b>\$557,047</b>	<b>\$572,185</b>	<b>\$525,443</b>

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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:** \$570,000

**As of** January 2, 2019