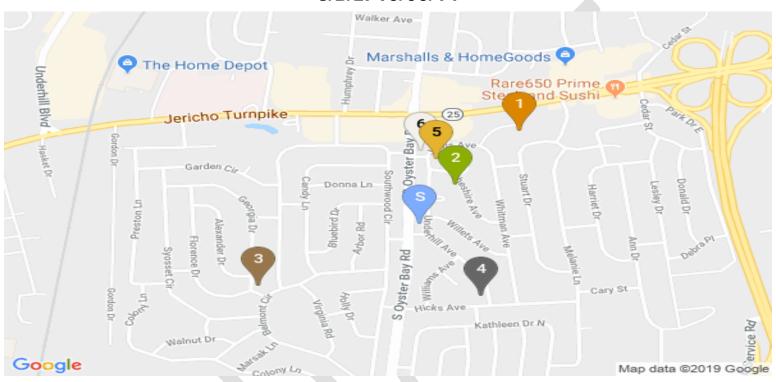
Nassau County Comparable Sales Report S/B/L: 15/65/14

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Image Not Found	Sale #3
Property Address	28 UNDERHILL AVE SYOSSET,	16 WINTHROP AVE SYOSSET, NY	8 CHESHIRE AVE SYOSSET, NY	2 GEORGIA DR SYOSSET, NY
Taxaa /Sahaa Diat // Cillaga	NY 11791 OB-3014	11791	0B-3014	11791
Town/School Dist/Village		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 %
Adjusted Sales Price		\$617,799	\$544,084	\$432,192
Aujusteu Sales Frice		Ş017,733	٠ ٢٥٥٠	\$432,132
	Your property has been valued using mass appraisal techniques.	1 THE 1		Image Not Found
Subject	valued using mass appraisal techniques.	Sale #4	Sale #5	Image Not Found
Subject Property Address	valued using mass appraisal	1 THE 1		Image Not Found
Subject	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET,	Sale #4 60 UNDERHILL AVE SYOSSET, NY	Sale #5 1 UNDERHILL AVE SYOSSET, NY	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY
Subject Property Address	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET, NY 11791	Sale #4 60 UNDERHILL AVE SYOSSET, NY 11791	Sale #5 1 UNDERHILL AVE SYOSSET, NY 11791	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY 11791
Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Sale #4 60 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Sale #5 1 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY 11791 OB-3014
Subject Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Sale #4 60 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15123 00140	Sale #5 1 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15066 00010	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY 11791 OB-3014 15064 00010
Subject Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Sale #4 60 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15123 00140 December 16, 2015	Sale #5 1 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15066 00010 June 28, 2018	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY 11791 OB-3014 15064 00010 January 5, 2015
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Sale #4 60 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15123 00140 December 16, 2015 \$475,000	Sale #5 1 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15066 00010 June 28, 2018 \$635,000	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY 11791 OB-3014 15064 00010 January 5, 2015 \$415,000
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 28 UNDERHILL AVE SYOSSET, NY 11791 OB-3014	Sale #4 60 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15123 00140 December 16, 2015 \$475,000 1.18	Sale #5 1 UNDERHILL AVE SYOSSET, NY 11791 OB-3014 15066 00010 June 28, 2018 \$635,000 1.01	Image Not Found Sale #6 1 JARVIS AVE SYOSSET, NY 11791 OB-3014 15064 00010 January 5, 2015 \$415,000 1.2

Nassau County Comparable Sales Report S/B/L: 15/65/14



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	
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