

Selected Comparables for —

16 Walnut Dr, Shoreham, NY 11786

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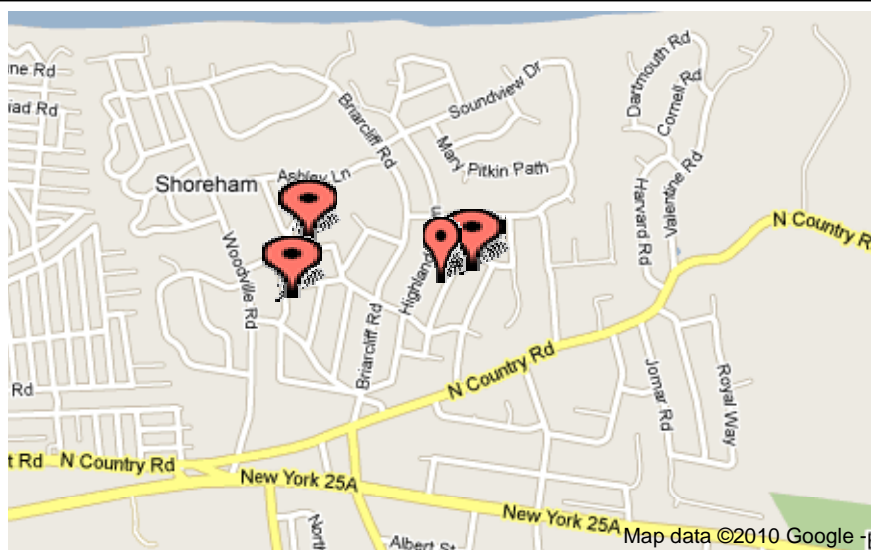
Style:	Ranch	Sq ft Lot Size:	15246	Sq ft Living Area:	2100
Number of rooms:	7	Number of bedrooms:	3	Number of bathrooms:	3.0
Age:	54	Water:	None	Heating:	Oil
Number of families:	1	Number of kitchens:	1	Number of floors:	1
Central A/C:	Yes	Fireplace:	Yes	In-Ground Pool:	Yes
Garage / Cars:	Att1	Deck/Patio/Porch:	Yes	Basement:	Full, Part Finished
School District:	Sagaponack		Incorporated Village:		

Homeowner Comments: Describe any items that may affect the value of your property assessment. This information is entered on the Property Information display.

List of selected comparables - details provided on attached pages.

	Address	Sold Amt	Sold Date	# Bed	# Bath	Sq. ft.	Lot size	Distance
1	19 Walnut Dr, Shoreham, NY 11786	\$390,000.00	10/28/2009	4	3.0	2200	15246	0.014
2	10 Lower Cross, Shoreham, NY 11786	\$415,000.00	08/03/2009	3	3.0	2150	19166	0.051
3	11 Suffolk Down, Shoreham, NY 11786	\$360,000.00	11/25/2009	3	3.0	2075	17424	0.080

Average sold price of selected properties: \$388,333



Change in value for 16 Walnut Dr



Change in property value for Shoreham



The graph on the right shows the actual selling prices of the selected homes being used for this tax grievance petition. This is shown against the market value Brookhaven is using for tax purposes. These addresses are also shown on the above map relative to the grieved property.

The average market value of these sold properties is shown on the far right. This is the value used to help support your petition. You will find this number on Page 1, Item 7 at the bottom of your petition.

Be sure to include this report with your petition.

