

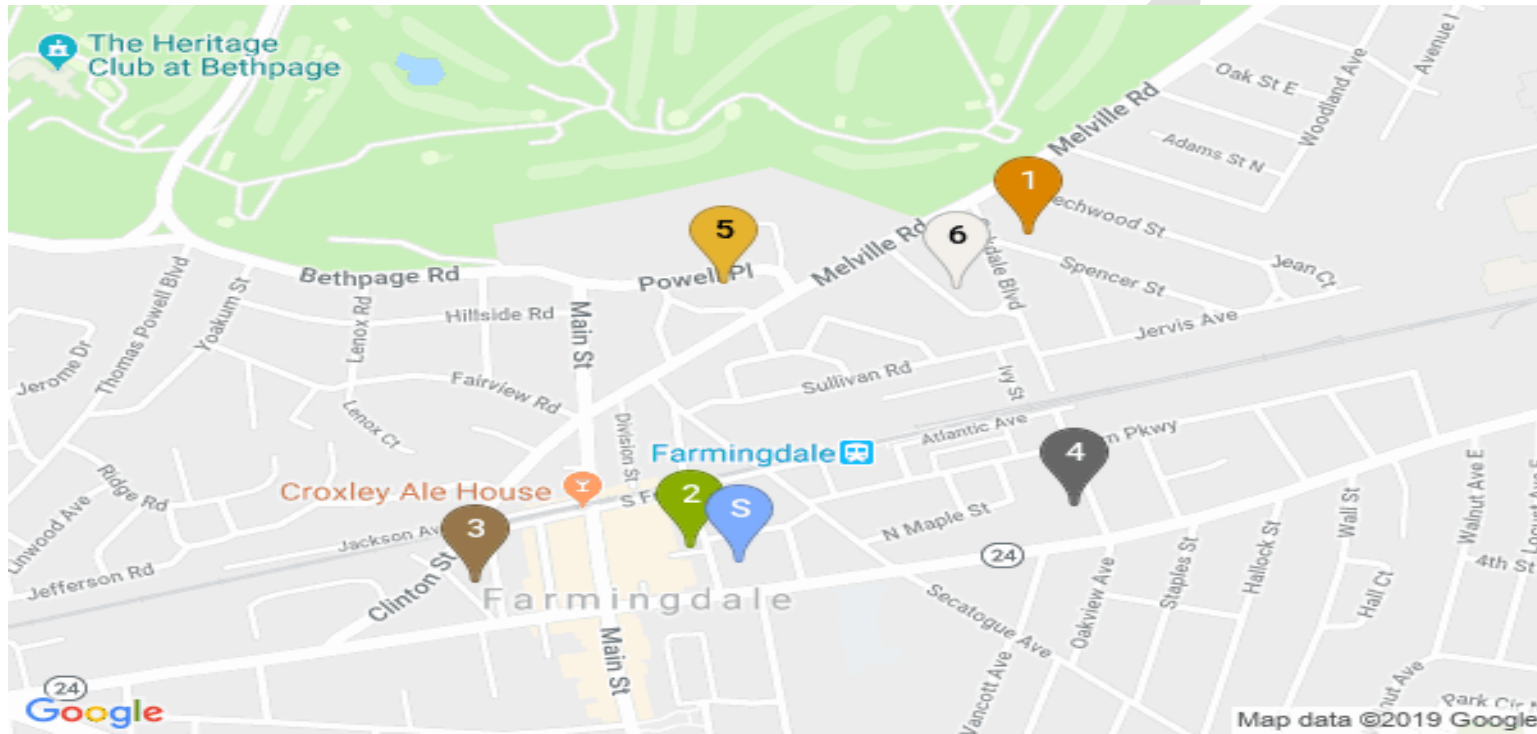
Nassau County Comparable Sales Report

S/B/L: 49/78/19

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	140 ELIZABETH ST FARMINGDALE, NY 11735	15 SPENCER ST FARMINGDALE, NY 11735	129 ELIZABETH ST FARMINGDALE, NY 11735	44 COLUMBIA ST FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3022-FM	OB-3022	OB-3022-FM	OB-3022-FM
Account Number	49078 00190	49060 00870	49001 00180	49068 00190
Sale Date		August 8, 2018	August 7, 2018	October 14, 2015
Sale Price		\$412,500	\$525,000	\$350,000
Time Adjustment Factor		1	1	1.19
Time Adjusted Sale Price		\$412,500	\$525,000	\$416,614
Total % Adjustment		-4.49 %	-3.04 %	-0.56 %
Adjusted Sales Price		\$393,984	\$509,023	\$414,284
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	140 ELIZABETH ST FARMINGDALE, NY 11735	70 OAKVIEW AVE FARMINGDALE, NY 11735	76 POWELL PL FARMINGDALE, NY 11735	39 BALCOM RD FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3022-FM	OB-3022-FM	OB-3022-FM	OB-3022-FM
Account Number	49078 00190	49085 00140	49040 00240	49059 0038A
Sale Date		September 27, 2017	April 22, 2016	August 29, 2016
Sale Price		\$429,990	\$380,000	\$380,000
Time Adjustment Factor		1.06	1.16	1.14
Time Adjusted Sale Price		\$455,319	\$440,830	\$432,157
Total % Adjustment		-6.97 %	-4.93 %	-2.82 %
Adjusted Sales Price		\$423,600	\$419,081	\$419,968

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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: \$417,000

As of January 2, 2019