

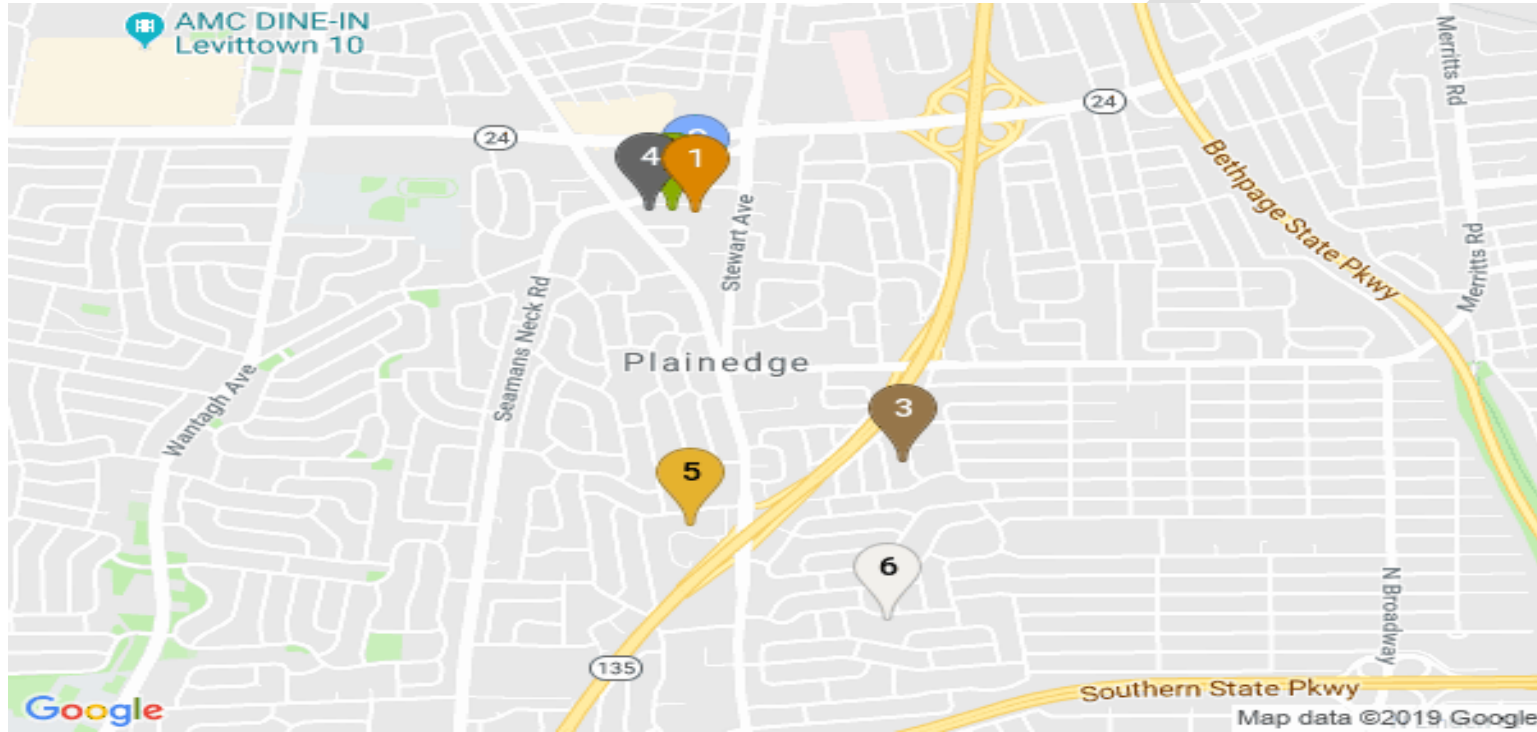
Nassau County Comparable Sales Report

S/B/L: 49/267/5

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	7 BERRY HILL LN BETHPAGE, NY 11714	14 VERLY CT BETHPAGE, NY 11714	8 VERLY CT BETHPAGE, NY 11714	16 VINTON ST MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49267 00050	49201 00270	49201 00240	52443 00240
Sale Date		December 4, 2015	October 3, 2017	January 20, 2017
Sale Price		\$438,000	\$525,000	\$495,000
Time Adjustment Factor		1.2	1.06	1.12
Time Adjusted Sale Price		\$524,062	\$556,026	\$555,235
Total % Adjustment		-1.95 %	3.42 %	4.53 %
Adjusted Sales Price		\$513,859	\$575,036	\$580,367
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	7 BERRY HILL LN BETHPAGE, NY 11714	20 UNION AVE BETHPAGE, NY 11714	639 KILDARE CRES SEAFORD, NY 11783	590 SYRACUSE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49267 00050	49201 00210	52453 00770	52352 00080
Sale Date		November 10, 2015	January 13, 2016	August 4, 2017
Sale Price		\$372,500	\$640,000	\$431,500
Time Adjustment Factor		1.2	1.19	1.07
Time Adjusted Sale Price		\$447,858	\$762,049	\$462,869
Total % Adjustment		2.57 %	-9.86 %	12.06 %
Adjusted Sales Price		\$459,365	\$686,889	\$518,703

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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: <u> \$569,000 </u>	As of <u> January 2, 2019 </u>
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