

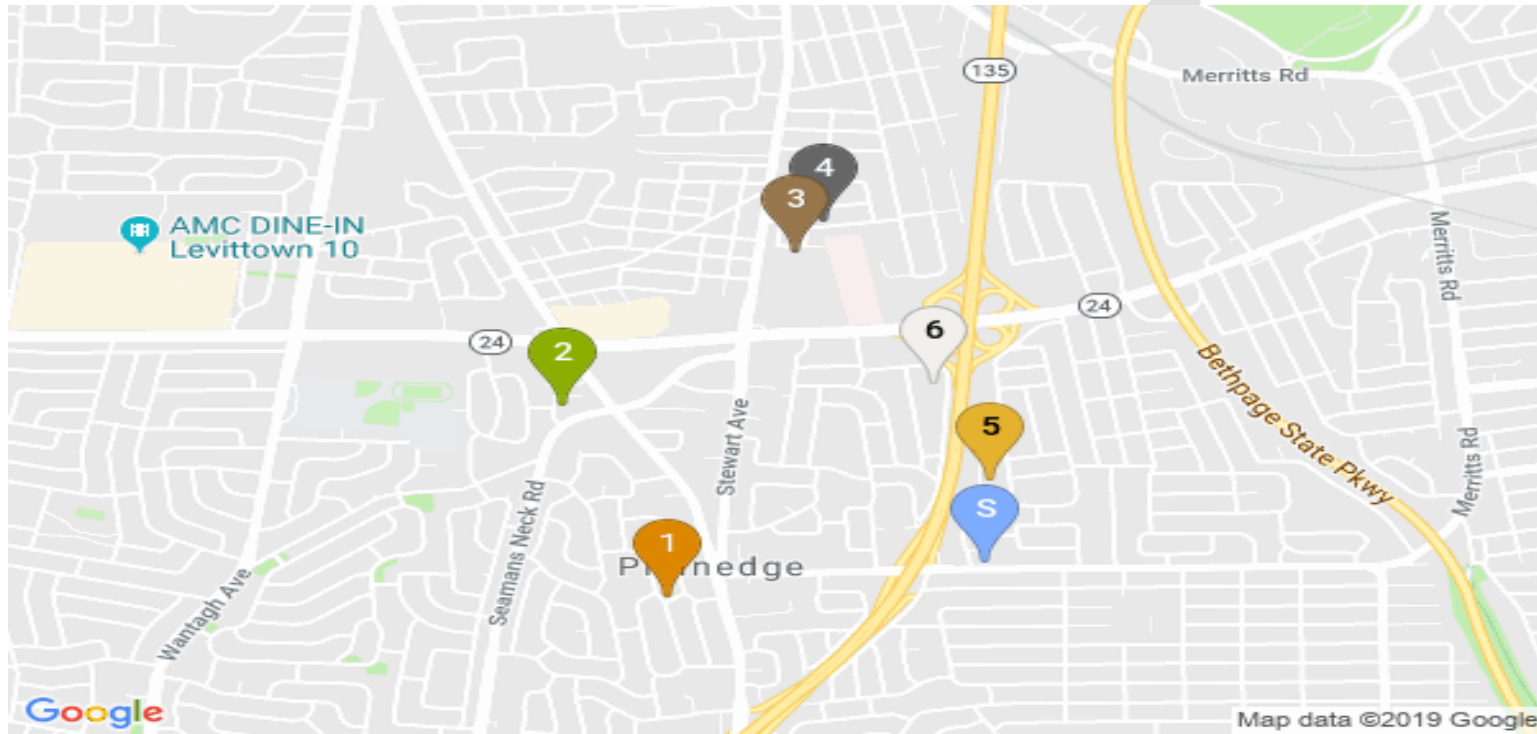
Nassau County Comparable Sales Report

S/B/L: 49/211/45

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	369 BOUNDARY AVE BETHPAGE, NY 11714	4217 LUDWIG LA BETHPAGE, NY 11714	6 KEATS CT BETHPAGE, NY 11714	84 SOUTH MILLPAGE DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49211 00450	52314 00110	51464 00260	49173 00100
Sale Date		April 20, 2017	December 10, 2014	December 16, 2016
Sale Price		\$575,000	\$530,000	\$420,000
Time Adjustment Factor		1.1	1.24	1.13
Time Adjusted Sale Price		\$632,743	\$658,068	\$474,123
Total % Adjustment		9.33 %	7.01 %	12.74 %
Adjusted Sales Price		\$691,797	\$704,194	\$534,545
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	369 BOUNDARY AVE BETHPAGE, NY 11714	15 WILSON LN BETHPAGE, NY 11714	24 HUNT PL BETHPAGE, NY 11714	24 SHUBERT LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49211 00450	49175 00270	49214 00630	49242 00290
Sale Date		January 9, 2017	April 14, 2016	July 26, 2016
Sale Price		\$435,000	\$485,000	\$575,000
Time Adjustment Factor		1.12	1.17	1.16
Time Adjusted Sale Price		\$487,933	\$569,152	\$665,024
Total % Adjustment		12.89 %	6.71 %	3.85 %
Adjusted Sales Price		\$550,814	\$607,335	\$690,629

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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: \$636,000

As of January 2, 2019