

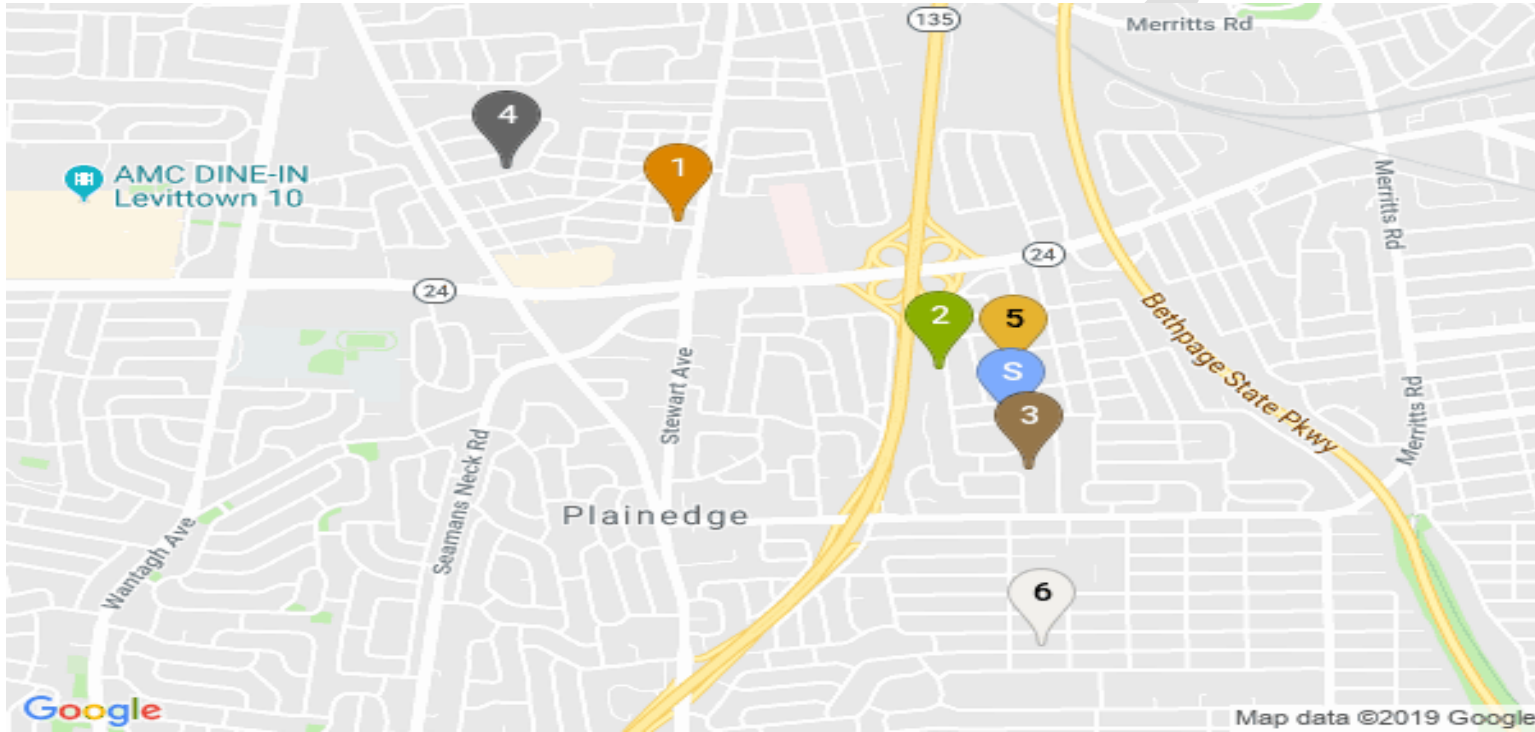
Nassau County Comparable Sales Report

S/B/L: 49/238/4

	Your property has been valued using mass appraisal techniques.				
Subject		Sale #1	Sale #2	Sale #3	
Property Address		14 BERYL LN FARMINGDALE, NY 11735	32 WHALEY AVE BETHPAGE, NY 11714	42 WEST ZORANNE DR FARMINGDALE, NY 11735	20 MARLON AVE BETHPAGE, NY 11714
Town/School Dist/Village		OB-3018	OB-3018	OB-3018	OB-3018
Account Number		49238 00040	46301 00210	49214 00210	49212 00100
Sale Date			June 1, 2018	April 27, 2017	March 28, 2018
Sale Price			\$365,000	\$390,000	\$257,764
Time Adjustment Factor			1.01	1.1	1.03
Time Adjusted Sale Price			\$367,336	\$429,165	\$264,426
Total % Adjustment			0.98 %	-1.96 %	5.51 %
Adjusted Sales Price		\$370,938	\$420,743	\$278,997	
	Your property has been valued using mass appraisal techniques.				
Subject		Sale #4	Sale #5	Sale #6	
Property Address		14 BERYL LN FARMINGDALE, NY 11735	21 MARTIN RD BETHPAGE, NY 11714	136 EAST ZORANNE DR FARMINGDALE, NY 11735	319 WISCONSIN AVE MASSAPEQUA, NY 11758
Town/School Dist/Village		OB-3018	OB-3018	OB-3018	OB-3018
Account Number		49238 00040	46495 00210	49156 00490	52039 00590
Sale Date			July 25, 2017	March 8, 2018	September 12, 2018
Sale Price			\$480,000	\$540,000	\$530,000
Time Adjustment Factor			1.08	1.03	1
Time Adjusted Sale Price			\$518,190	\$553,957	\$530,000
Total % Adjustment			0.80 %	1.67 %	-4.57 %
Adjusted Sales Price		\$522,347	\$563,215	\$505,769	

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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: \$506,000

As of January 2, 2019