

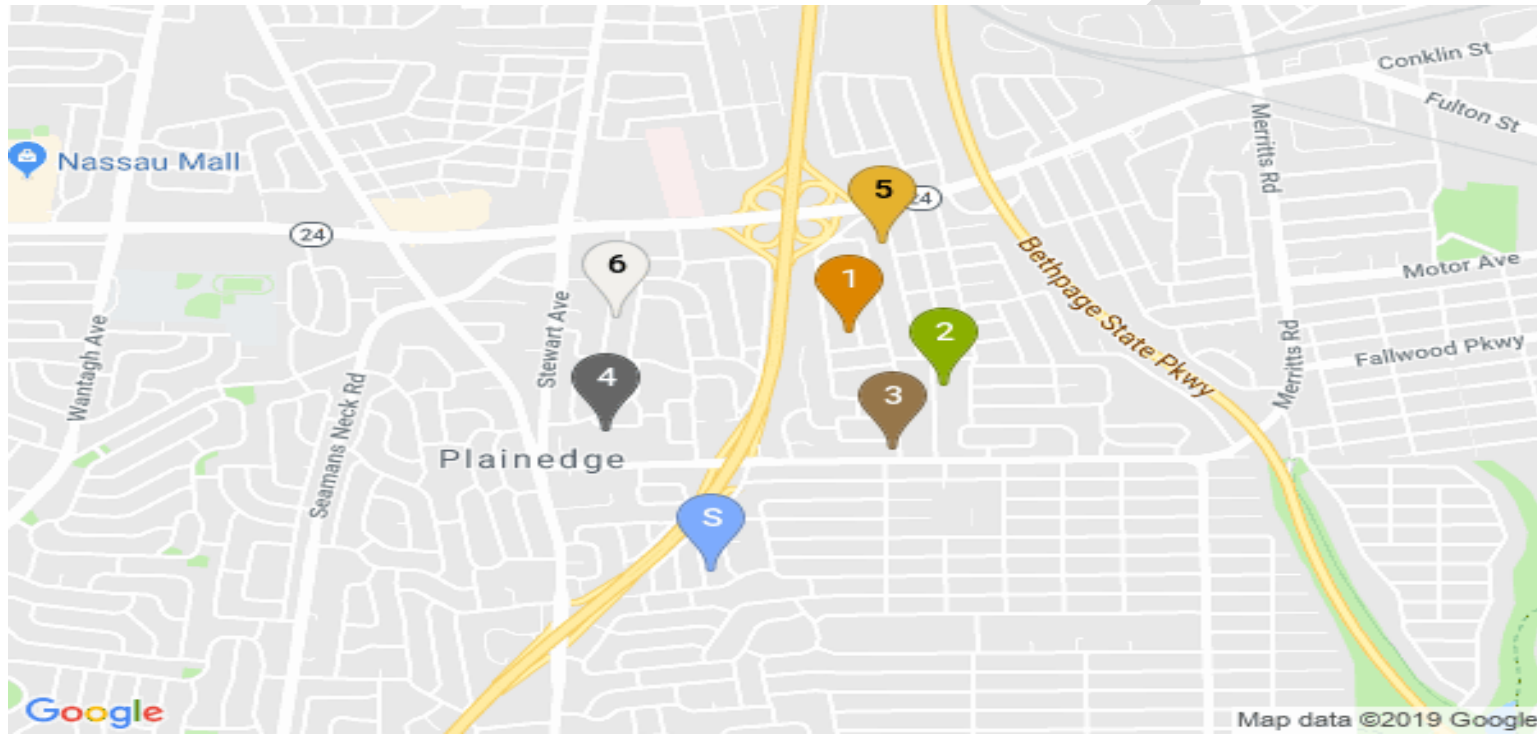
# Nassau County Comparable Sales Report

## S/B/L: 52/443/3

	Your property has been valued using mass appraisal techniques.			Image Not Found
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	17 MOHEGAN DR MASSAPEQUA, NY 11758	26 LILLIAN PL FARMINGDALE, NY 11735	71 CEDAR DR FARMINGDALE, NY 11735	3 MARLON AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52443 00030	49217 00250	49227 00360	49211 00130
Sale Date		July 28, 2017	August 21, 2018	August 16, 2016
Sale Price		\$505,000	\$480,000	\$430,000
Time Adjustment Factor		1.08	1	1.15
Time Adjusted Sale Price		\$545,179	\$480,000	\$494,917
Total % Adjustment		1.45 %	3.25 %	2.83 %
<b>Adjusted Sales Price</b>		<b>\$553,057</b>	<b>\$495,595</b>	<b>\$508,920</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	17 MOHEGAN DR MASSAPEQUA, NY 11758	10 READING LN BETHPAGE, NY 11714	14 CEDAR DR FARMINGDALE, NY 11735	41 SEITZ DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52443 00030	49203 00100	49156 00180	49196 00260
Sale Date		May 2, 2018	August 2, 2018	February 24, 2014
Sale Price		\$409,500	\$425,000	\$405,000
Time Adjustment Factor		1.01	1	1.29
Time Adjusted Sale Price		\$414,758	\$425,000	\$524,372
Total % Adjustment		12.98 %	5.70 %	2.94 %
<b>Adjusted Sales Price</b>		<b>\$468,577</b>	<b>\$449,207</b>	<b>\$539,779</b>

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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:** \$517,000

**As of** January 2, 2019