

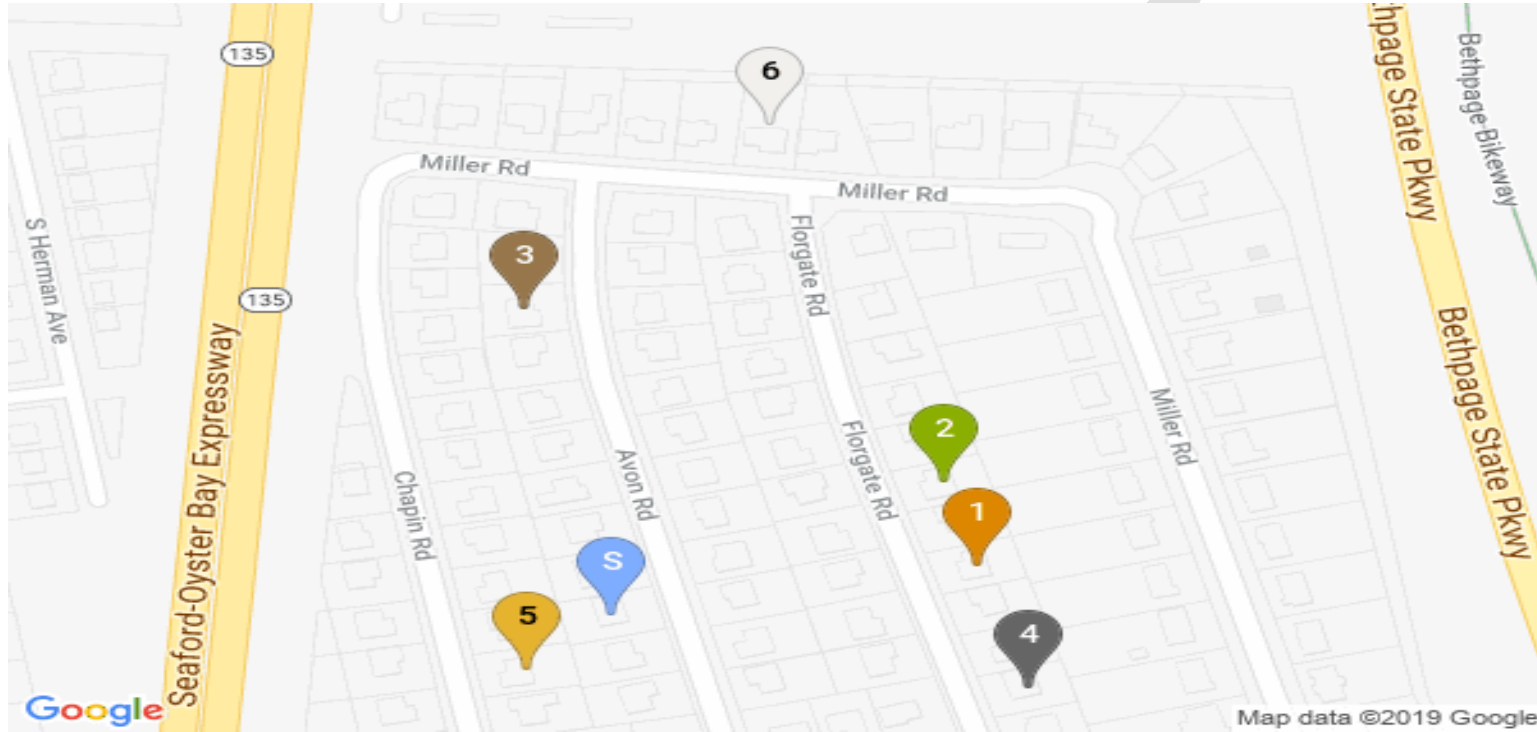
Nassau County Comparable Sales Report

S/B/L: 49/264/10

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	8 AVON RD FARMINGDALE, NY 11735	25 FLORGATE RD FARMINGDALE, NY 11735	29 FLORGATE RD FARMINGDALE, NY 11735	22 AVON RD FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	49264 00100	49234 00230	49234 00210	49264 00030
Sale Date		February 9, 2018	March 27, 2017	January 19, 2017
Sale Price		\$567,000	\$444,000	\$435,000
Time Adjustment Factor		1.03	1.1	1.11
Time Adjusted Sale Price		\$583,461	\$486,580	\$482,206
Total % Adjustment		13.94 %	14.41 %	13.74 %
Adjusted Sales Price		\$664,767	\$556,682	\$548,475
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	8 AVON RD FARMINGDALE, NY 11735	19 FLORGATE RD FARMINGDALE, NY 11735	5 CHAPIN RD FARMINGDALE, NY 11735	50 MILLER RD FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	49264 00100	49234 00260	49264 00170	49233 00250
Sale Date		July 23, 2018	December 9, 2015	September 12, 2016
Sale Price		\$500,000	\$365,000	\$457,000
Time Adjustment Factor		1	1.18	1.13
Time Adjusted Sale Price		\$500,000	\$431,927	\$517,151
Total % Adjustment		11.76 %	13.53 %	12.47 %
Adjusted Sales Price		\$558,790	\$490,363	\$581,640

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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: \$582,000 **As of** January 2, 2019