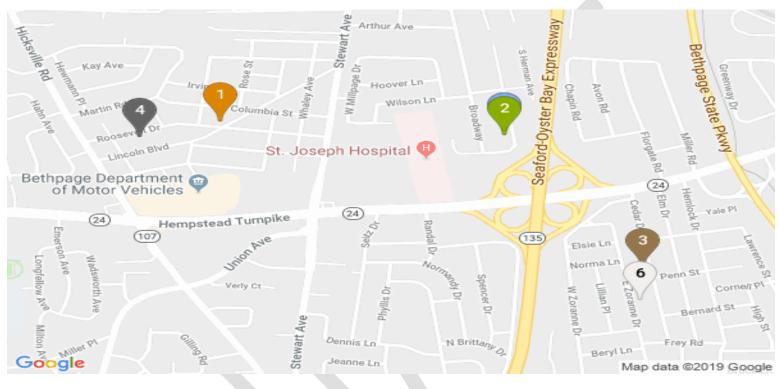
Nassau County Comparable Sales Report S/B/L: 49/25/121

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	59 SOUTH WINDHORST AVE	40 LINCOLN BLVD BETHPAGE, NY	57 SOUTH WINDHORST AVE	32 CEDAR DR FARMINGDALE, NY
. ,	BETHPAGE, NY 11714	11714	BETHPAGE, NY 11714	11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49025 01210	46318 00380	49025 01200	49156 00980
Sale Date		May 22, 2018	September 27, 2017	May 19, 2017
Sale Price		\$430,000	\$445,000	\$435,000
Time Adjustment Factor		1.01	1.07	1.09
Time Adjusted Sale Price		\$435,522	\$474,314	\$475,639
Total % Adjustment		0.32 %	2.47 %	3.06 %
Adjusted Sales Price		\$436,932	\$486,031	\$490,193
			PAGE /	Action to the second se
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4 63 ROOSEVELT DR BETHPAGE, NY 11714	Sale #5 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714	Sale #6 136 EAST ZORANNE DR FARMINGDALE, NY 11735
-	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE	63 ROOSEVELT DR BETHPAGE, NY 11714 OB-3018	59 SOUTH WINDHORST AVE	136 EAST ZORANNE DR
Property Address	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714	63 ROOSEVELT DR BETHPAGE, NY 11714	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714	136 EAST ZORANNE DR FARMINGDALE, NY 11735
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	63 ROOSEVELT DR BETHPAGE, NY 11714 OB-3018	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	136 EAST ZORANNE DR FARMINGDALE, NY 11735 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	63 ROOSEVELT DR BETHPAGE, NY 11714 OB-3018 46255 00580	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01210	136 EAST ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49156 00490
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	63 ROOSEVELT DR BETHPAGE, NY 11714 OB-3018 46255 00580 August 24, 2017	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01210 July 7, 2017	136 EAST ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49156 00490 March 8, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	63 ROOSEVELT DR BETHPAGE, NY 11714 OB-3018 46255 00580 August 24, 2017 \$462,500	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01210 July 7, 2017 \$414,000	136 EAST ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49156 00490 March 8, 2018 \$540,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	63 ROOSEVELT DR BETHPAGE, NY 11714 OB-3018 46255 00580 August 24, 2017 \$462,500 1.07	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01210 July 7, 2017 \$414,000 1.08	136 EAST ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49156 00490 March 8, 2018 \$540,000 1.03

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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:	\$474,000	As of	January 2, 2019	
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