

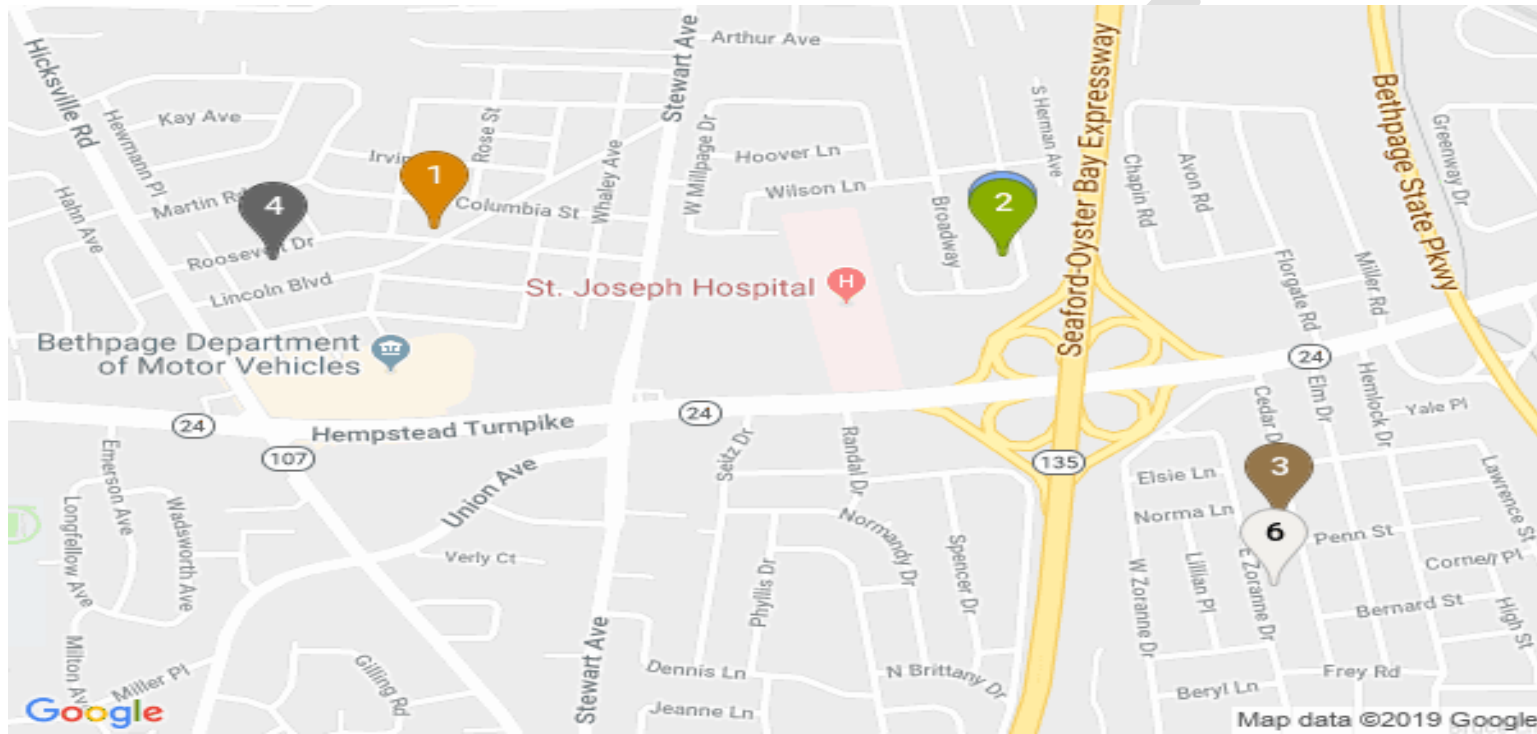
Nassau County Comparable Sales Report

S/B/L: 49/25/121

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714	40 LINCOLN BLVD BETHPAGE, NY 11714	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714	32 CEDAR DR FARMINGDALE, NY 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	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
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49025 01210	46255 00580	49025 01210	49156 00490
Sale Date		August 24, 2017	July 7, 2017	March 8, 2018
Sale Price		\$462,500	\$414,000	\$540,000
Time Adjustment Factor		1.07	1.08	1.03
Time Adjusted Sale Price		\$496,122	\$446,939	\$553,957
Total % Adjustment		-1.83 %	6.13 %	-4.85 %
Adjusted Sales Price		\$487,031	\$474,339	\$527,082

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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