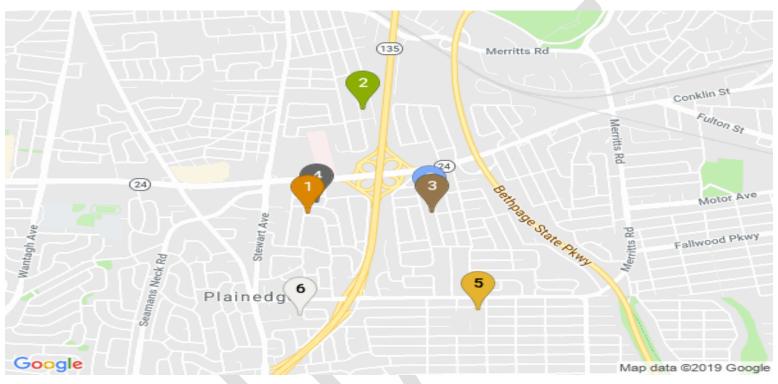
Nassau County Comparable Sales Report S/B/L: 49/156/96

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	28 CEDAR DR FARMINGDALE,	1 ELIZABETH DR BETHPAGE, NY	88 WINDHORST AVE BETHPAGE,	36 CEDAR DR FARMINGDALE, NY
. ,	NY 11735	11714	NY 11714	11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49156 00960	49194 00010	49023 01560	49156 01000
Sale Date		July 26, 2018	August 20, 2018	March 19, 2018
Sale Price		\$460,600	\$410,000	\$375,000
Time Adjustment Factor		1	1	1.03
Time Adjusted Sale Price		\$460,600	\$410,000	\$384,693
Total % Adjustment		-2.91 %	-1.79 %	-3.59 %
Adjusted Sales Price		\$447,175	\$402,668	\$370,898
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 16 NORMANDY DR BETHPAGE, NY 11714	Sale #5 328 VIRGINIA AVE MASSAPEQUA, NY 11758	Sale #6 12 MOHAWK DR MASSAPEQUA, NY 11758
	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE,	16 NORMANDY DR BETHPAGE,	328 VIRGINIA AVE	12 MOHAWK DR MASSAPEQUA,
Property Address	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE, NY 11735	16 NORMANDY DR BETHPAGE, NY 11714	328 VIRGINIA AVE MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE, NY 11735 OB-3018	16 NORMANDY DR BETHPAGE, NY 11714 OB-3018	328 VIRGINIA AVE MASSAPEQUA, NY 11758 OB-3018	12 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE, NY 11735 OB-3018	16 NORMANDY DR BETHPAGE, NY 11714 OB-3018 49193 00110	328 VIRGINIA AVE MASSAPEQUA, NY 11758 OB-3018 52528 00140	12 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00070
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE, NY 11735 OB-3018	16 NORMANDY DR BETHPAGE, NY 11714 OB-3018 49193 00110 October 12, 2018	328 VIRGINIA AVE MASSAPEQUA, NY 11758 OB-3018 52528 00140 August 29, 2018	12 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00070 May 31, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE, NY 11735 OB-3018	16 NORMANDY DR BETHPAGE, NY 11714 OB-3018 49193 00110 October 12, 2018 \$410,000	328 VIRGINIA AVE MASSAPEQUA, NY 11758 OB-3018 52528 00140 August 29, 2018 \$425,000	12 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00070 May 31, 2018 \$410,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 28 CEDAR DR FARMINGDALE, NY 11735 OB-3018	16 NORMANDY DR BETHPAGE, NY 11714 OB-3018 49193 00110 October 12, 2018 \$410,000 1	328 VIRGINIA AVE MASSAPEQUA, NY 11758 OB-3018 52528 00140 August 29, 2018 \$425,000 1	12 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00070 May 31, 2018 \$410,000 1.01

Nassau County Comparable Sales Report S/B/L: 49/156/96



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:	\$410,000	As of	January 2, 2019	
_				