

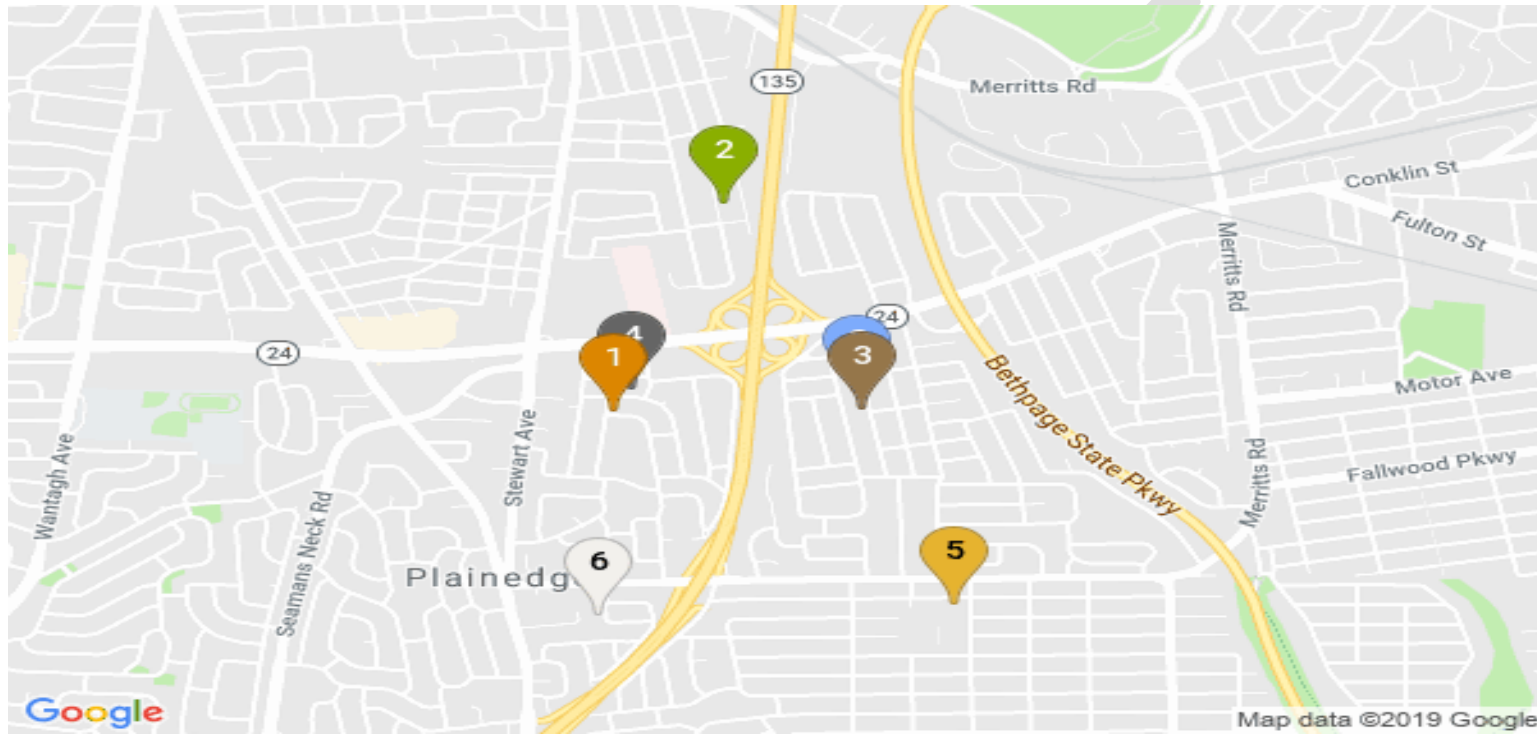
Nassau County Comparable Sales Report

S/B/L: 49/156/96

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	28 CEDAR DR FARMINGDALE, NY 11735	1 ELIZABETH DR BETHPAGE, NY 11714	88 WINDHORST AVE BETHPAGE, NY 11714	36 CEDAR DR FARMINGDALE, NY 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	28 CEDAR DR FARMINGDALE, NY 11735	16 NORMANDY DR BETHPAGE, NY 11714	328 VIRGINIA AVE MASSAPEQUA, NY 11758	12 MOHAWK DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49156 00960	49193 00110	52528 00140	52376 00070
Sale Date		October 12, 2018	August 29, 2018	May 31, 2018
Sale Price		\$410,000	\$425,000	\$410,000
Time Adjustment Factor		1	1	1.01
Time Adjusted Sale Price		\$410,000	\$425,000	\$415,265
Total % Adjustment		-3.95 %	-1.65 %	-1.49 %
Adjusted Sales Price		\$393,791	\$418,003	\$409,082

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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: \$410,000

As of January 2, 2019