

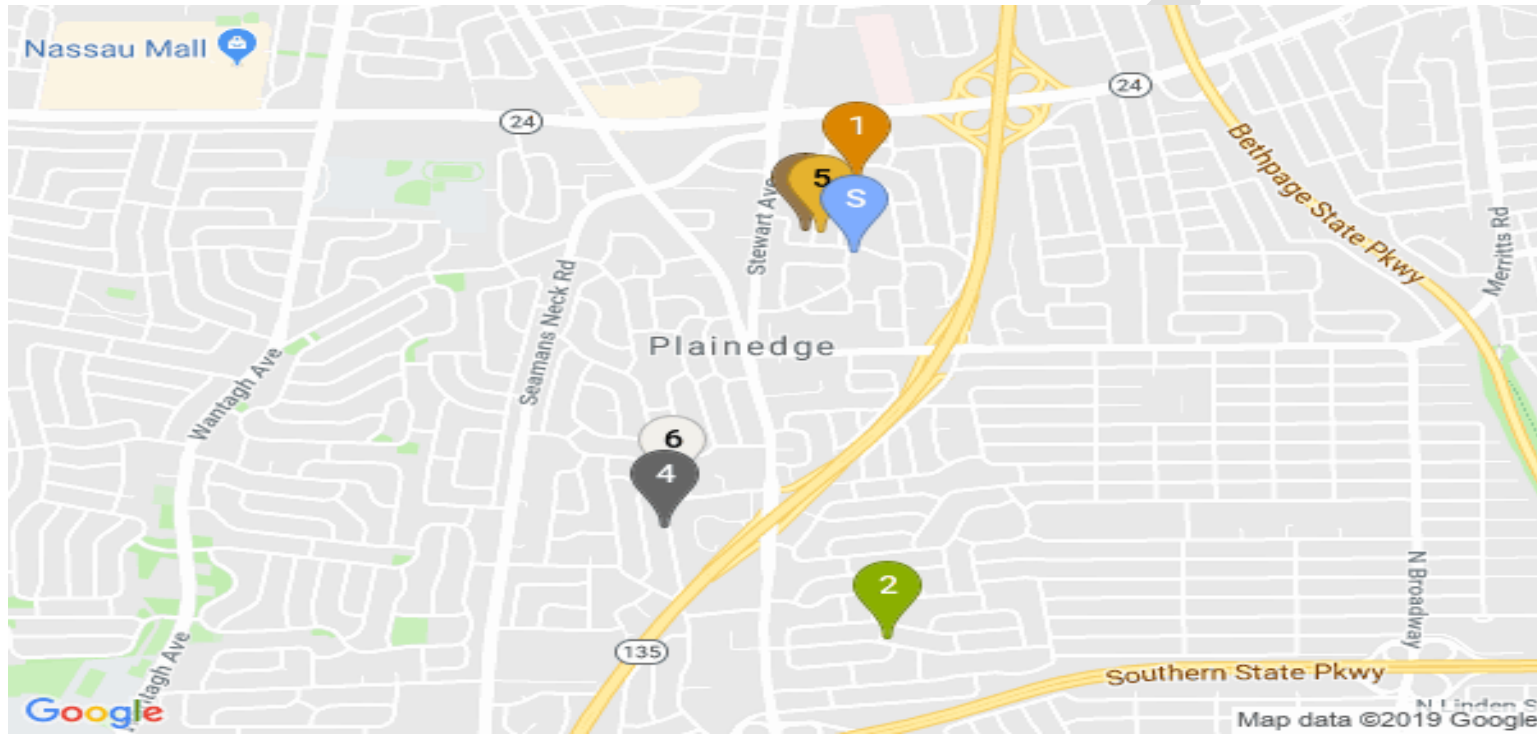
# Nassau County Comparable Sales Report

## S/B/L: 49/199/1

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	52 PLAINEDGE DR BETHPAGE, NY 11714	1 ELIZABETH DR BETHPAGE, NY 11714	96 WILLIAM RD MASSAPEQUA, NY 11758	54 SEITZ DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49199 00010	49194 00010	52394 00010	49197 00120
Sale Date		July 26, 2018	July 10, 2017	November 22, 2016
Sale Price		\$460,600	\$422,000	\$385,000
Time Adjustment Factor		1	1.08	1.13
Time Adjusted Sale Price		\$460,600	\$455,575	\$436,725
Total % Adjustment		-0.90 %	-2.10 %	-0.35 %
<b>Adjusted Sales Price</b>		<b>\$456,449</b>	<b>\$445,988</b>	<b>\$435,194</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	52 PLAINEDGE DR BETHPAGE, NY 11714	556 RUTHERFORD DR SEAFORD, NY 11783	53 SEITZ DR BETHPAGE, NY 11714	3993 OLD POST RD SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49199 00010	52452 0021A	49196 00200	52450 00010
Sale Date		January 23, 2017	January 27, 2017	November 2, 2017
Sale Price		\$400,000	\$392,200	\$441,500
Time Adjustment Factor		1.12	1.12	1.05
Time Adjusted Sale Price		\$448,674	\$439,925	\$464,618
Total % Adjustment		-0.56 %	-3.81 %	-1.09 %
<b>Adjusted Sales Price</b>		<b>\$446,159</b>	<b>\$423,184</b>	<b>\$459,576</b>

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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.

<b>Subject Market Value:</b> <u>\$418,000</u>	<b>As of</b> <u>January 2, 2019</u>
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