

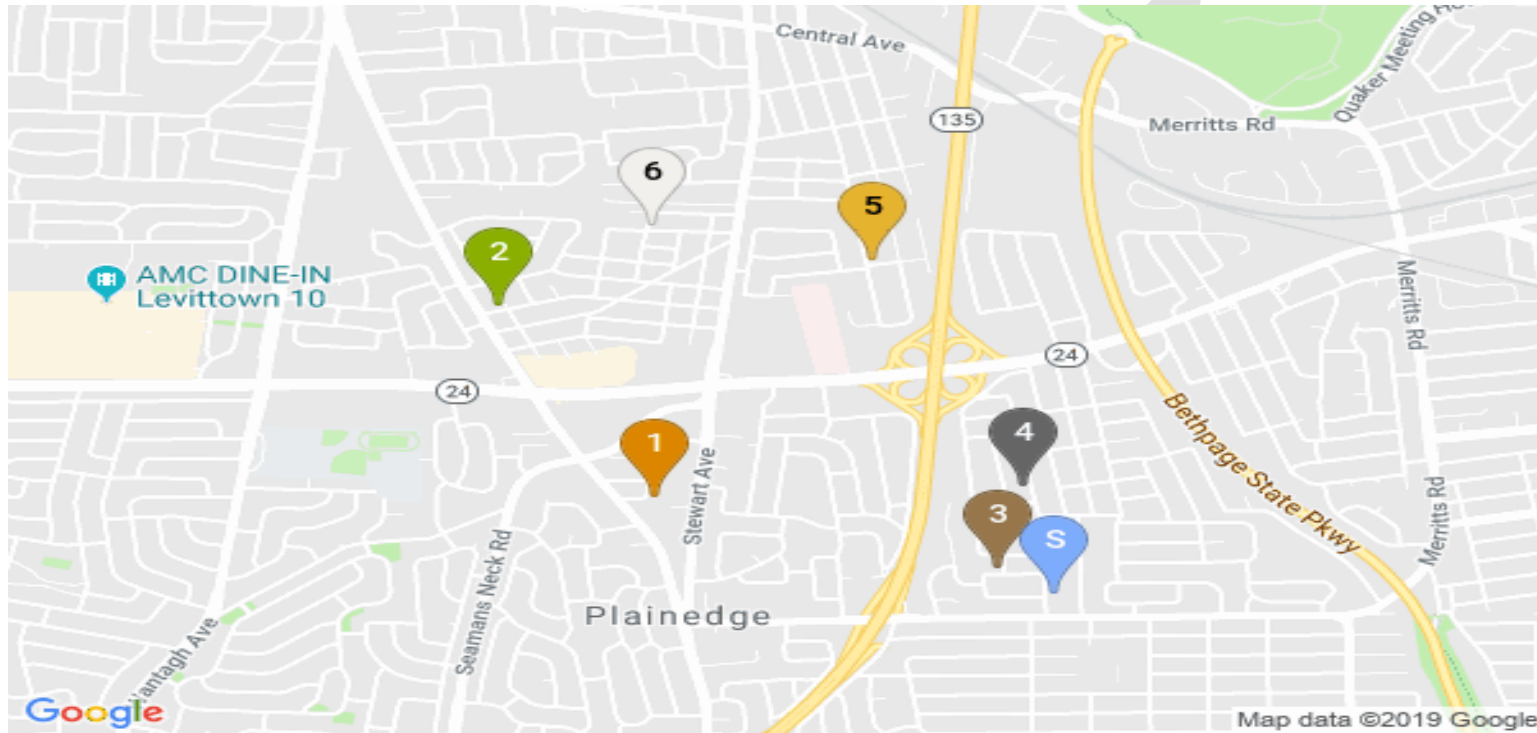
Nassau County Comparable Sales Report

S/B/L: 49/212/5

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	10 MARLON AVE BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714	72A ROOSEVELT DR BETHPAGE, NY 11714	6 CAROL PL BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49212 00050	49201 00130	46250 01040	49214 00340
Sale Date		February 26, 2018	July 10, 2018	December 30, 2014
Sale Price		\$500,000	\$425,000	\$425,000
Time Adjustment Factor		1.03	1	1.24
Time Adjusted Sale Price		\$516,206	\$425,000	\$527,696
Total % Adjustment		-0.99 %	4.50 %	-10.82 %
Adjusted Sales Price		\$511,075	\$444,124	\$470,596
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	10 MARLON AVE BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735	78 BROADWAY BETHPAGE, NY 11714	28 PARK LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49212 00050	49185 00250	49022 00520	46303 00710
Sale Date		August 23, 2016	May 24, 2013	May 24, 2017
Sale Price		\$380,000	\$338,000	\$385,000
Time Adjustment Factor		1.15	1.32	1.09
Time Adjusted Sale Price		\$437,369	\$446,307	\$420,968
Total % Adjustment		-12.72 %	-6.33 %	8.77 %
Adjusted Sales Price		\$381,714	\$418,059	\$457,895

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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: \$489,000

As of January 2, 2019