

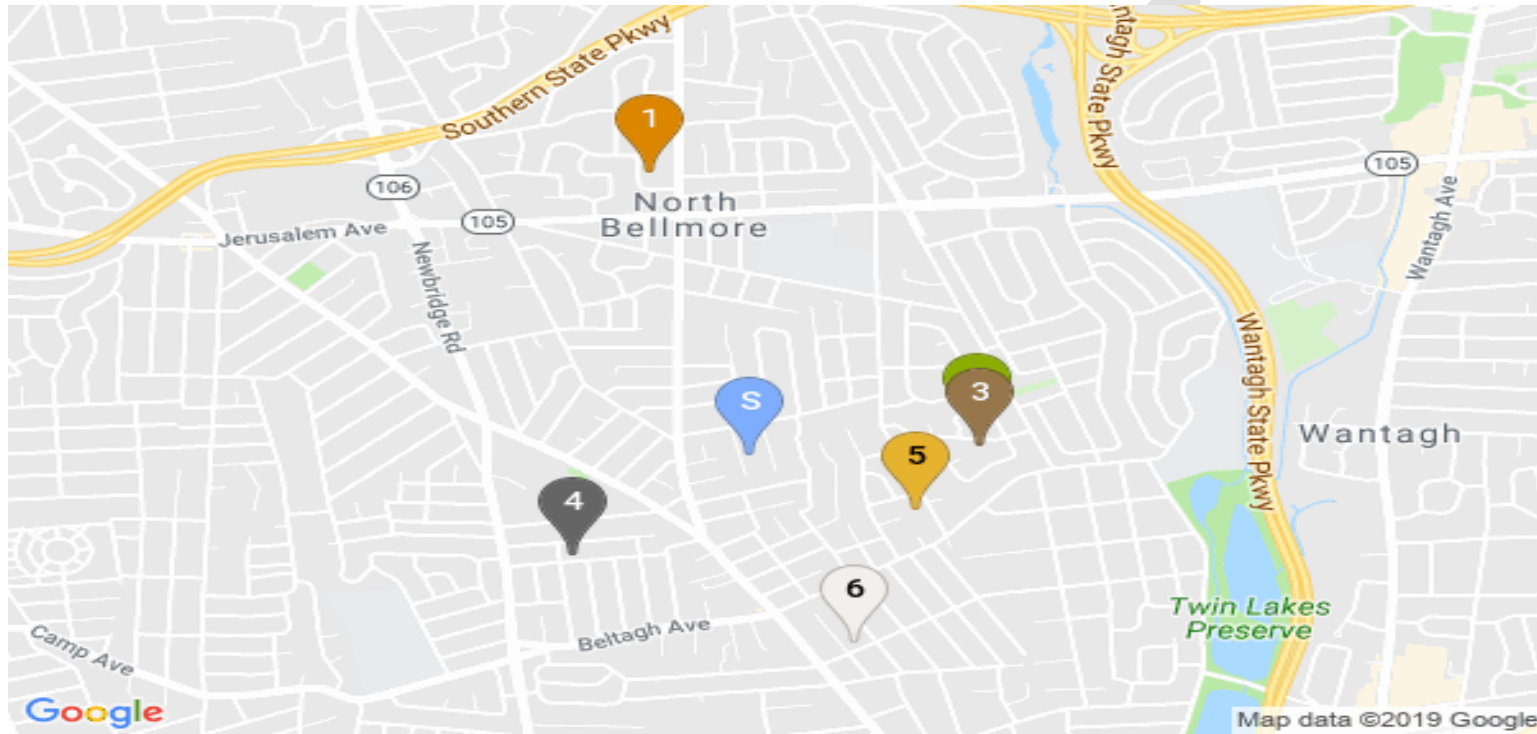
Nassau County Comparable Sales Report

S/B/L: 56/380/17

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	1551 SCRIVEN AVE BELLMORE, NY 11710	2611 MAGNOLIA RD BELLMORE, NY 11710	2951 MONTGOMERY ST BELLMORE, NY 11710	2956 MONTGOMERY ST WANTAGH, NY 11793
Town/School Dist/Village	H-1004	H-1004	H-1004	H-1004
Account Number	56380 00170	51291 00270	56470 00040	56469 00270
Sale Date		February 13, 2017	January 11, 2018	August 23, 2017
Sale Price		\$437,000	\$690,000	\$525,000
Time Adjustment Factor		1.04	1.01	1.03
Time Adjusted Sale Price		\$455,176	\$699,996	\$539,027
Total % Adjustment		5.86 %	-7.05 %	12.37 %
Adjusted Sales Price		\$481,862	\$650,612	\$605,689
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1551 SCRIVEN AVE BELLMORE, NY 11710	2487 LINCOLN BLVD BELLMORE, NY 11710	1596 PEA POND RD BELLMORE, NY 11710	2749 NATTA BLVD BELLMORE, NY 11710
Town/School Dist/Village	H-1004	H-1004	H-1004	H-1004
Account Number	56380 00170	56251 01570	56479 00520	56399 05850
Sale Date		May 2, 2017	May 5, 2017	July 19, 2018
Sale Price		\$457,500	\$497,140	\$632,000
Time Adjustment Factor		1.03	1.03	1
Time Adjusted Sale Price		\$473,114	\$514,107	\$632,000
Total % Adjustment		3.72 %	-9.56 %	-12.59 %
Adjusted Sales Price		\$490,736	\$464,968	\$552,454

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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: \$497,000

As of January 2, 2019