

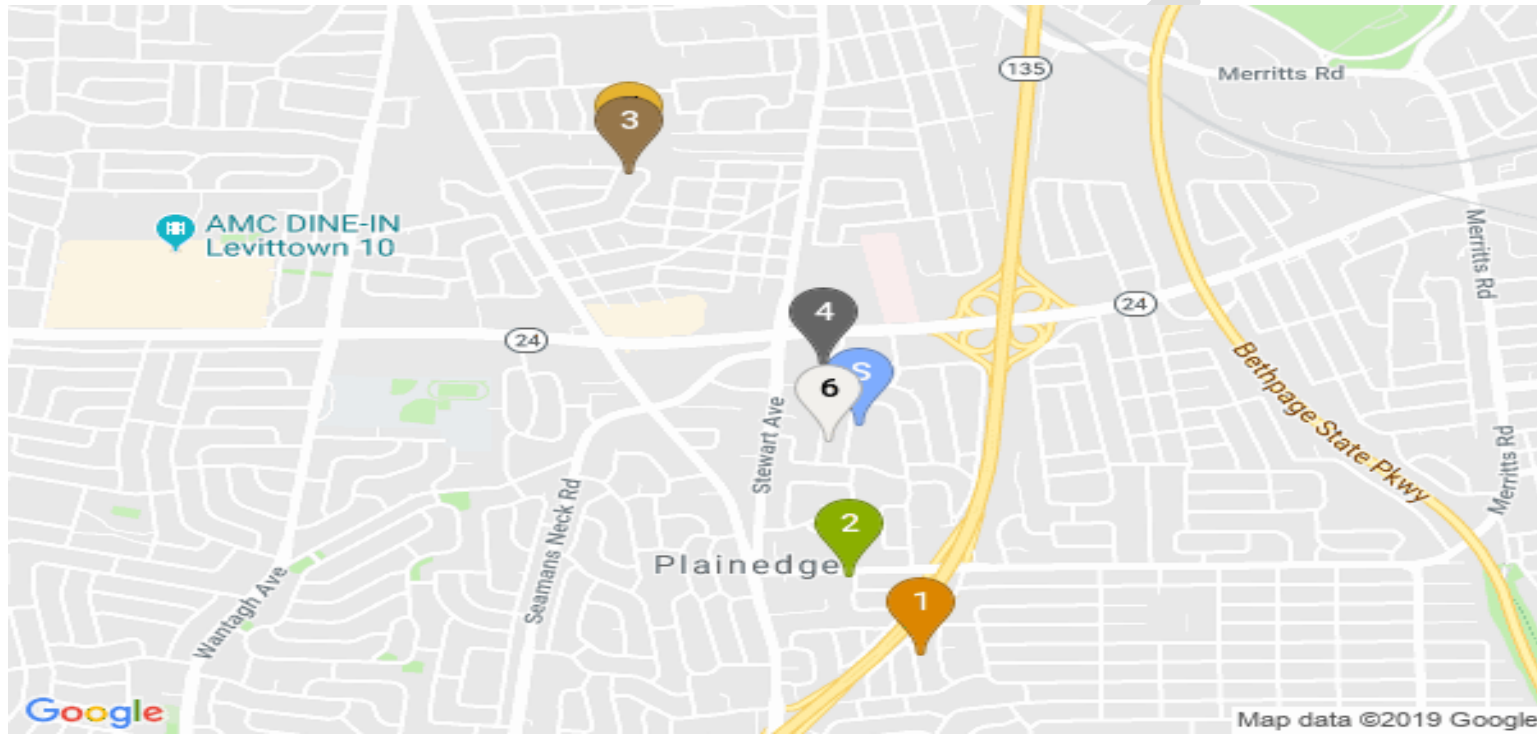
Nassau County Comparable Sales Report

S/B/L: 49/195/5

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	19 PHYLLIS DR BETHPAGE, NY 11714	9 MOHEGAN DR MASSAPEQUA, NY 11758	2 MOHAWK DR MASSAPEQUA, NY 11758	59 MARTIN RD N BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49195 00050	52443 00070	52376 00020	46495 00340
Sale Date		June 21, 2017	June 26, 2018	October 12, 2016
Sale Price		\$499,000	\$445,000	\$460,000
Time Adjustment Factor		1.09	1.01	1.14
Time Adjusted Sale Price		\$542,149	\$447,848	\$524,337
Total % Adjustment		-7.73 %	-11.93 %	-10.96 %
Adjusted Sales Price		\$500,238	\$394,438	\$466,847
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	19 PHYLLIS DR BETHPAGE, NY 11714	18 SEITZ DR BETHPAGE, NY 11714	58 MARTIN RD BETHPAGE, NY 11714	49 SEITZ DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49195 00050	49189 00060	46127 00420	49196 00220
Sale Date		August 9, 2018	August 2, 2017	June 12, 2018
Sale Price		\$460,000	\$450,000	\$305,718
Time Adjustment Factor		1	1.07	1.01
Time Adjusted Sale Price		\$460,000	\$482,714	\$307,675
Total % Adjustment		-5.84 %	-7.22 %	-1.53 %
Adjusted Sales Price		\$433,146	\$447,852	\$302,966

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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: <u> \$423,000 </u> As of <u> January 2, 2019 </u>
