

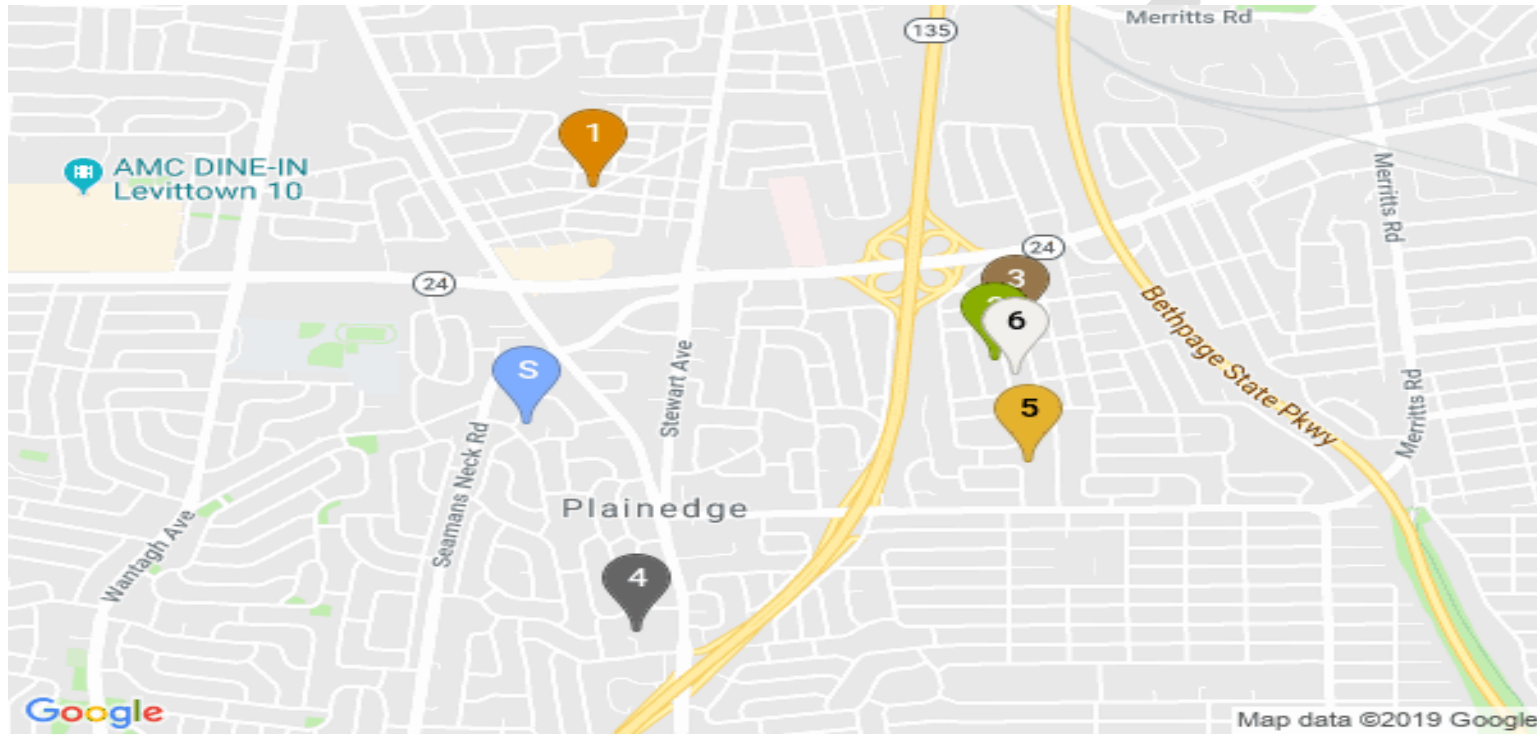
Nassau County Comparable Sales Report

S/B/L: 52/406/2

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	213 WHELAN PL SEAFORD, NY 11783	40 LINCOLN BLVD BETHPAGE, NY 11714	137 E ZORANNE DR FARMINGDALE, NY 11735	32 CEDAR DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52406 00020	46318 00380	49185 00210	49156 00980
Sale Date		May 22, 2018	October 2, 2017	May 19, 2017
Sale Price		\$430,000	\$399,990	\$435,000
Time Adjustment Factor		1.01	1.06	1.09
Time Adjusted Sale Price		\$435,522	\$423,628	\$475,639
Total % Adjustment		-2.12 %	-1.53 %	0.62 %
Adjusted Sales Price		\$426,276	\$417,160	\$478,582
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	213 WHELAN PL SEAFORD, NY 11783	3979 STEVEN CT SEAFORD, NY 11783	20 MARLON AVE BETHPAGE, NY 11714	132 EAST ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52406 00020	52320 00180	49212 00100	49156 00510
Sale Date		September 28, 2018	March 28, 2018	June 12, 2018
Sale Price		\$515,000	\$257,764	\$471,200
Time Adjustment Factor		1	1.03	1.01
Time Adjusted Sale Price		\$515,000	\$264,426	\$474,216
Total % Adjustment		-3.16 %	-3.43 %	-0.05 %
Adjusted Sales Price		\$498,715	\$255,351	\$473,960

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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: \$463,000

As of January 2, 2019