

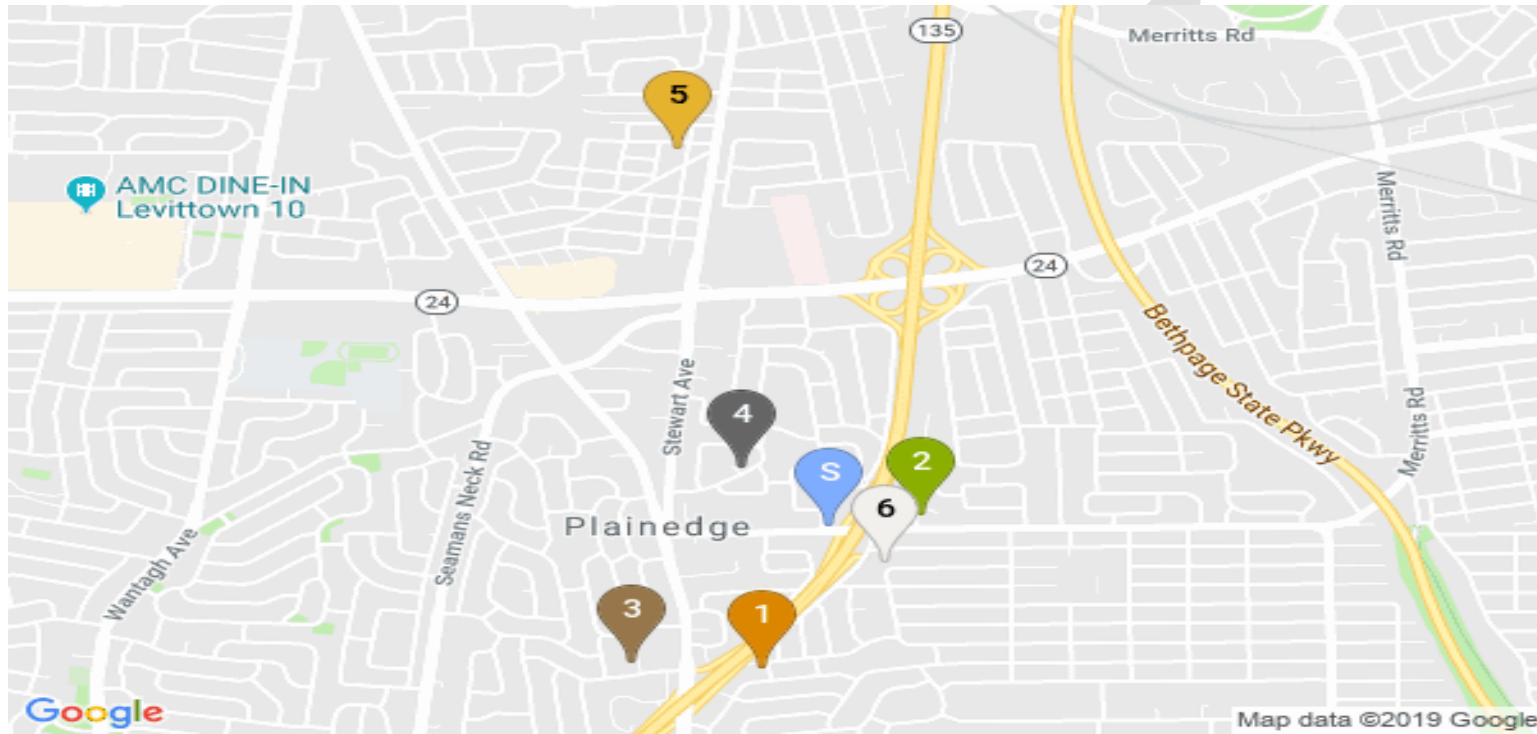
Nassau County Comparable Sales Report

S/B/L: 49/240/33

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	449 BOUNDARY AVE BETHPAGE, NY 11714	1 DIANE DR MASSAPEQUA, NY 11758	4 MORRIS RD BETHPAGE, NY 11714	3976 STEVEN CT SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49240 00330	52390 00130	49211 00470	52320 00230
Sale Date		August 5, 2016	June 23, 2017	September 25, 2018
Sale Price		\$484,000	\$489,250	\$485,000
Time Adjustment Factor		1.15	1.09	1
Time Adjusted Sale Price		\$557,069	\$531,556	\$485,000
Total % Adjustment		0.92 %	-8.43 %	-1.59 %
Adjusted Sales Price		\$562,199	\$486,740	\$477,310
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	449 BOUNDARY AVE BETHPAGE, NY 11714	31 PLAINRIDGE DR BETHPAGE, NY 11714	15 PARK LN BETHPAGE, NY 11714	373 KENTUCKY AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49240 00330	49188 00110	46304 00360	52047 00810
Sale Date		June 28, 2016	March 10, 2017	July 22, 2016
Sale Price		\$430,000	\$445,000	\$530,000
Time Adjustment Factor		1.16	1.11	1.16
Time Adjusted Sale Price		\$499,740	\$492,822	\$612,979
Total % Adjustment		8.99 %	10.74 %	-6.88 %
Adjusted Sales Price		\$544,668	\$545,736	\$570,784

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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: \$524,000

As of January 2, 2019