

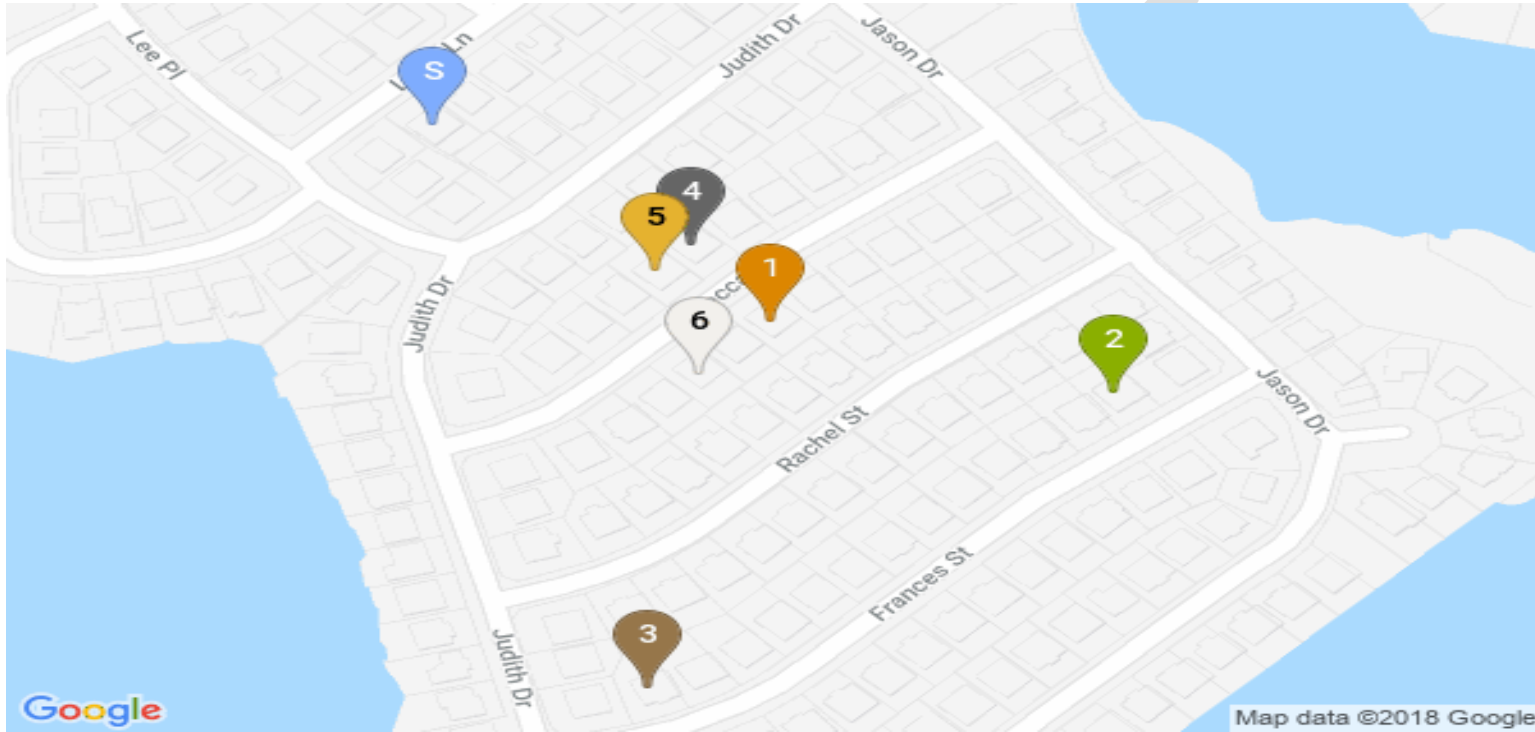
Nassau County Comparable Sales Report

S/B/L: 63/332/3

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	3201 LYDIA LN BELLMORE, NY 11710	2660 REBECCA ST BELLMORE, NY 11710	2685 FRANCES ST BELLMORE, NY 11710	2615 FRANCES ST BELLMORE, NY 11710
Town/School Dist/Village	H-1007	H-1007	H-1007	H-1007
Account Number	63332 00030	63337 00070	63338 00170	63338 00290
Sale Date		May 4, 2018	December 27, 2017	August 18, 2017
Sale Price		\$715,000	\$627,500	\$615,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$715,000	\$627,500	\$615,000
Total % Adjustment		-1.22 %	0.06 %	-2.75 %
Adjusted Sales Price		\$706,304	\$627,871	\$598,101
	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	3201 LYDIA LN BELLMORE, NY 11710	2661 REBECCA ST BELLMORE, NY 11710	2655 REBECCA ST BELLMORE, NY 11710	2648 REBECCA ST BELLMORE, NY 11710
Town/School Dist/Village	H-1007	H-1007	H-1007	H-1007
Account Number	63332 00030	63336 00190	63336 00200	63337 00050
Sale Date		August 29, 2018	July 6, 2016	June 16, 2016
Sale Price		\$760,000	\$675,000	\$690,000
Time Adjustment Factor		1	1.05	1.05
Time Adjusted Sale Price		\$760,000	\$706,682	\$726,540
Total % Adjustment		-5.91 %	-3.37 %	-1.16 %
Adjusted Sales Price		\$715,074	\$682,894	\$718,134

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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: \$693,000

As of January 2, 2019