

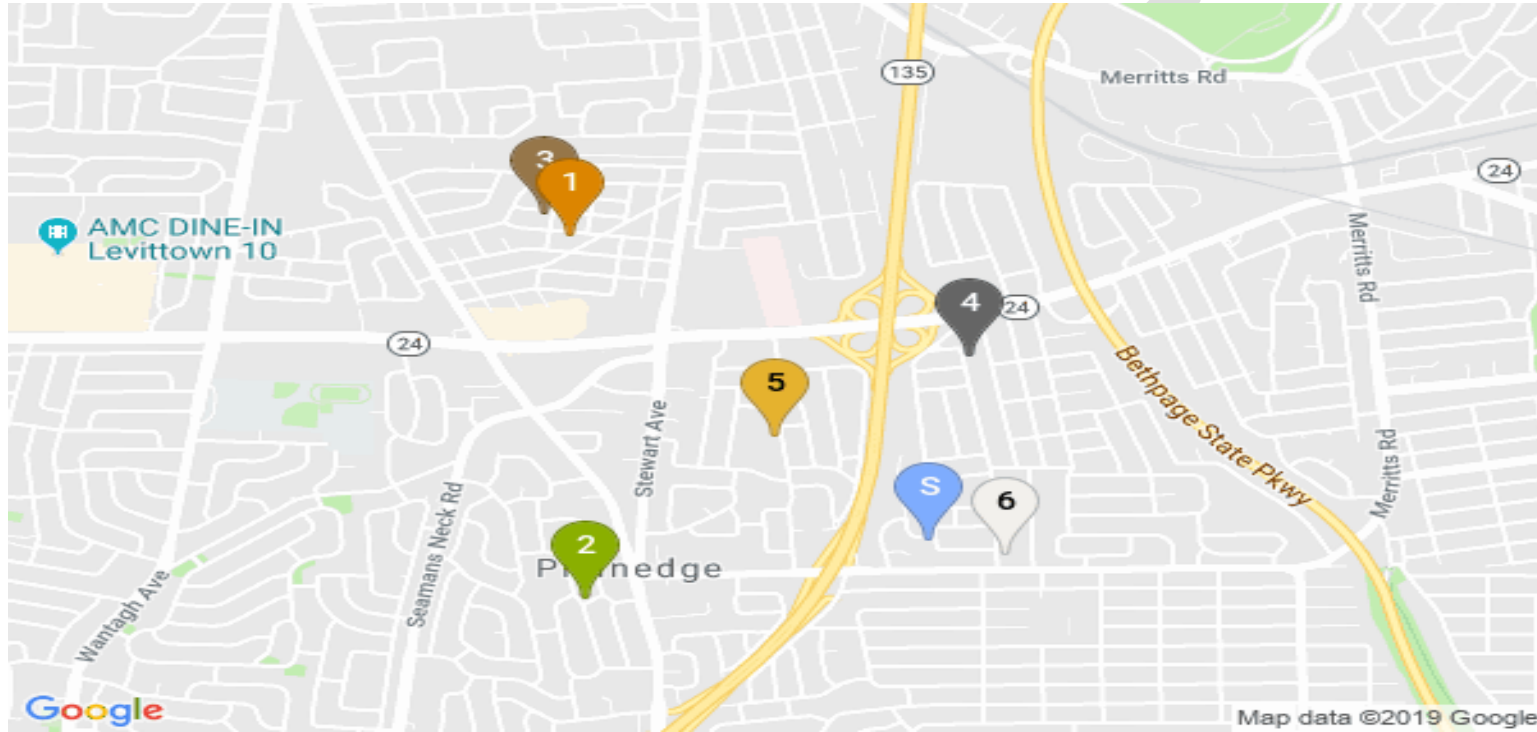
Nassau County Comparable Sales Report

S/B/L: 49/211/1

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1 HUNT PL BETHPAGE, NY 11714	37 COLUMBIA ST BETHPAGE, NY 11714	4217 LUDWIG LA BETHPAGE, NY 11714	19 LOWELL ST BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49211 00010	46318 00340	52314 00110	46275 00270
Sale Date		August 8, 2018	April 20, 2017	September 6, 2016
Sale Price		\$722,500	\$575,000	\$575,000
Time Adjustment Factor		1	1.1	1.15
Time Adjusted Sale Price		\$722,500	\$632,743	\$658,607
Total % Adjustment		1.81 %	8.49 %	6.98 %
Adjusted Sales Price		\$735,572	\$686,449	\$704,603
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1 HUNT PL BETHPAGE, NY 11714	166 ZORRANNE DR FARMINGDALE, NY 11735	22 ELIZABETH DR BETHPAGE, NY 11714	6 MARLON AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49211 00010	49156 00340	49195 00280	49212 00030
Sale Date		August 23, 2017	June 15, 2018	July 28, 2017
Sale Price		\$373,117	\$630,000	\$543,000
Time Adjustment Factor		1.07	1.01	1.08
Time Adjusted Sale Price		\$400,241	\$634,032	\$586,202
Total % Adjustment		4.22 %	2.06 %	13.68 %
Adjusted Sales Price		\$417,114	\$647,100	\$666,384

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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> \$630,000 </u>	As of <u> January 2, 2019 </u>
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