

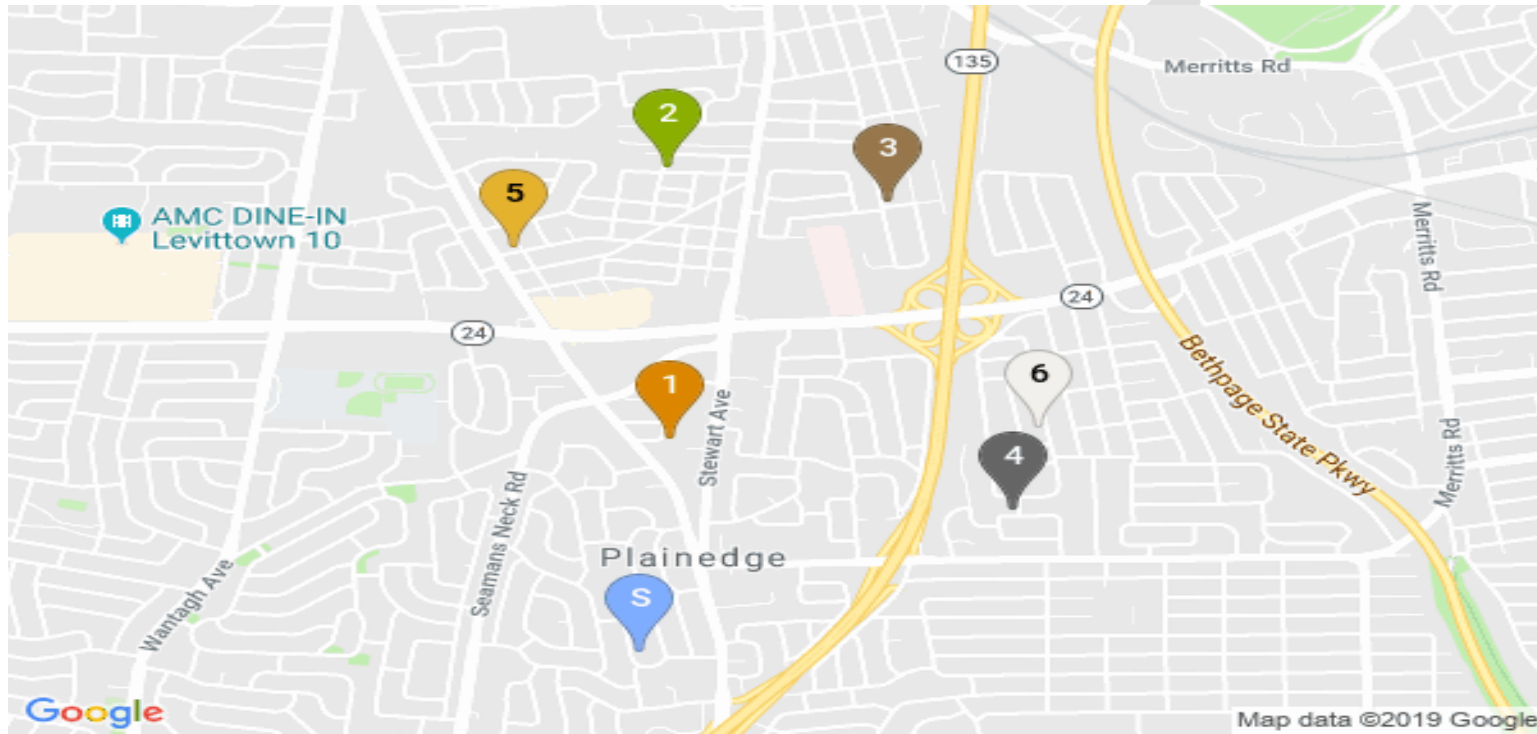
Nassau County Comparable Sales Report

S/B/L: 52/318/20

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	4135 FLORENCE RD BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714	28 PARK LN BETHPAGE, NY 11714	78 BROADWAY BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52318 00200	49201 00130	46303 00710	49022 00520
Sale Date		February 26, 2018	May 24, 2017	May 24, 2013
Sale Price		\$500,000	\$385,000	\$338,000
Time Adjustment Factor		1.03	1.09	1.32
Time Adjusted Sale Price		\$516,206	\$420,968	\$446,307
Total % Adjustment		-3.21 %	6.58 %	-8.12 %
Adjusted Sales Price		\$499,640	\$448,658	\$410,064
	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	4135 FLORENCE RD BETHPAGE, NY 11714	6 CAROL PL BETHPAGE, NY 11714	72A ROOSEVELT DR BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52318 00200	49214 00340	46250 01040	49185 00250
Sale Date		December 30, 2014	July 10, 2018	August 23, 2016
Sale Price		\$425,000	\$425,000	\$380,000
Time Adjustment Factor		1.24	1	1.15
Time Adjusted Sale Price		\$527,696	\$425,000	\$437,369
Total % Adjustment		-12.64 %	2.84 %	-14.53 %
Adjusted Sales Price		\$461,007	\$437,057	\$373,837

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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> \$480,000 </u> As of <u> January 2, 2019 </u>
