

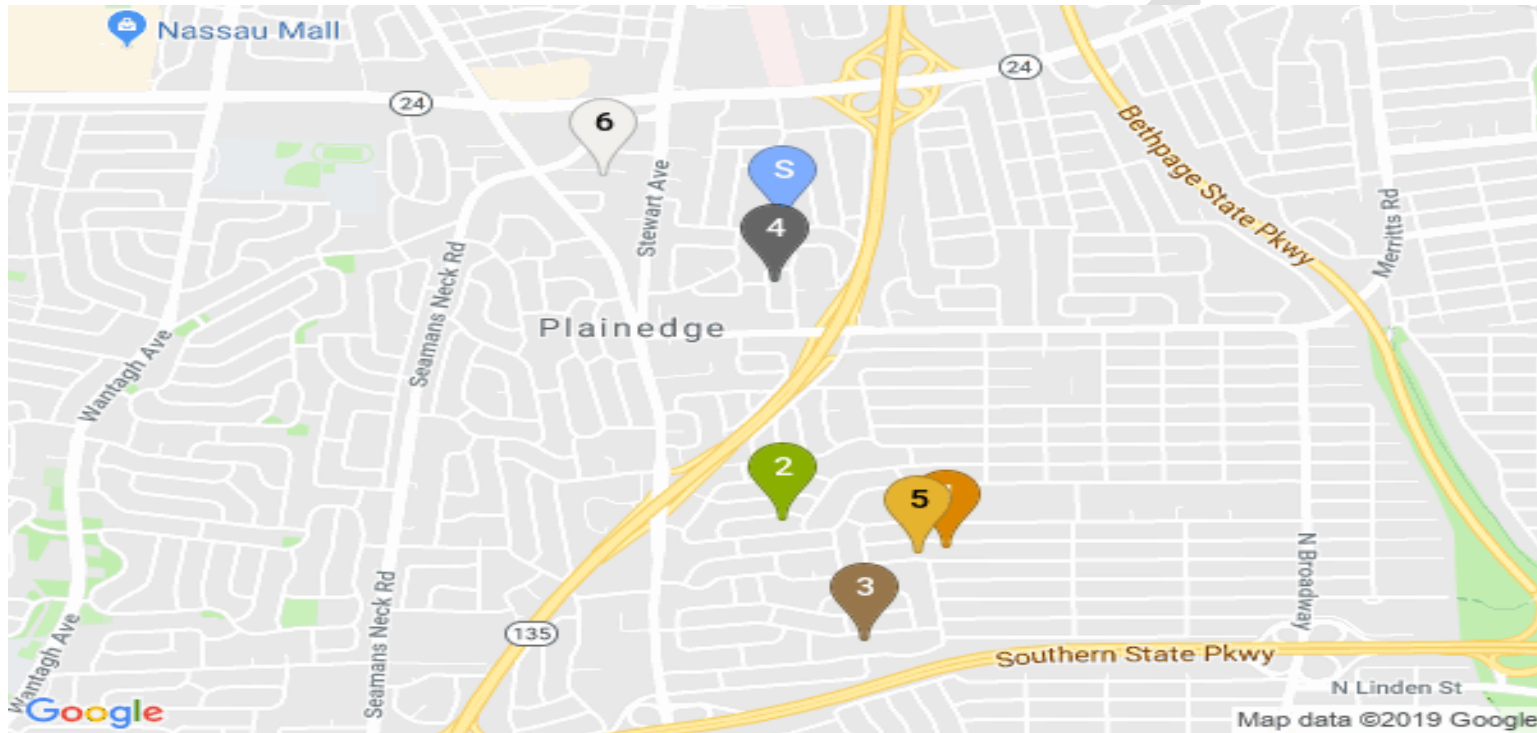
Nassau County Comparable Sales Report

S/B/L: 49/195/34

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|--|--|---|--|--|
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #1 | Sale #2 | Sale #3 |
| Property Address | 32A ELIZABETH DR BETHPAGE, NY 11714 | 496 ATLANTA AVE MASSAPEQUA, NY 11758 | 19 PEMBROKE DR MASSAPEQUA, NY 11758 | 175 WILLIAM RD MASSAPEQUA, NY 11758 |
| Town/School Dist/Village | OB-3018 | OB-3018 | OB-3018 | OB-3018 |
| Account Number | 49195 00340 | 52345 02210 | 52437 00140 | 52415 00260 |
| Sale Date | | September 18, 2018 | September 17, 2018 | April 27, 2018 |
| Sale Price | | \$360,000 | \$605,000 | \$594,000 |
| Time Adjustment Factor | | 1 | 1 | 1.02 |
| Time Adjusted Sale Price | | \$360,000 | \$605,000 | \$605,478 |
| Total % Adjustment | | 0.89 % | 11.74 % | -1.55 % |
| Adjusted Sales Price | | \$363,211 | \$676,042 | \$596,075 |
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #4 | Sale #5 | Sale #6 |
| Property Address | 32A ELIZABETH DR BETHPAGE, NY 11714 | 46 MARBOURNE RD BETHPAGE, NY 11714 | 513 NORTH SYRACUSE AVE MASSAPEQUA, NY 11758 | 12 VERLY CT BETHPAGE, NY 11714 |
| Town/School Dist/Village | OB-3018 | OB-3018 | OB-3018 | OB-3018 |
| Account Number | 49195 00340 | 49236 00100 | 52345 00160 | 49201 00260 |
| Sale Date | | July 14, 2017 | July 7, 2016 | January 3, 2018 |
| Sale Price | | \$560,000 | \$550,000 | \$640,000 |
| Time Adjustment Factor | | 1.08 | 1.16 | 1.04 |
| Time Adjusted Sale Price | | \$604,555 | \$636,110 | \$664,973 |
| Total % Adjustment | | 7.83 % | 3.58 % | -6.66 % |
| Adjusted Sales Price | | \$651,908 | \$658,855 | \$620,672 |

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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.

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|---|-------------------------------------|
| Subject Market Value: <u>\$625,000</u> | As of <u>January 2, 2019</u> |
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