

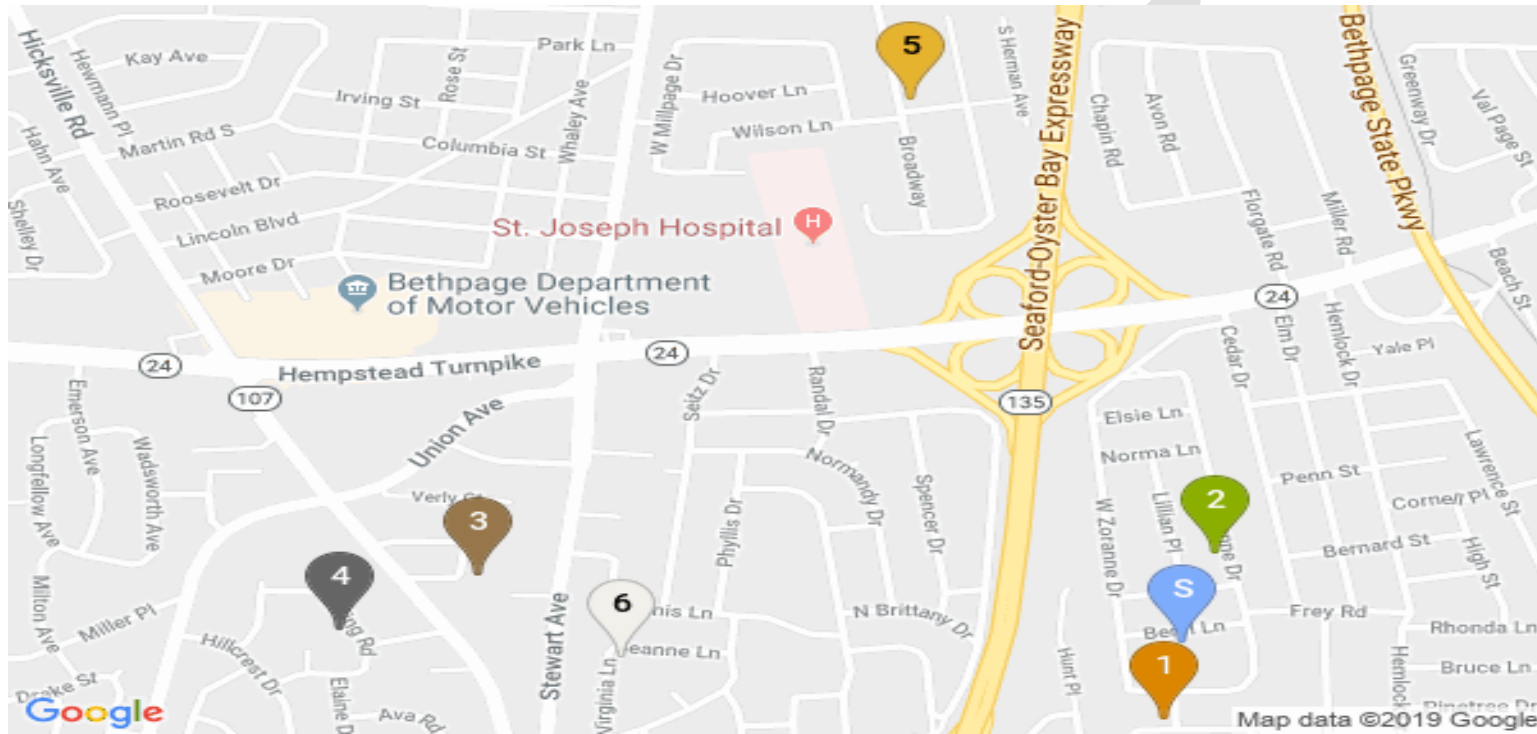
Nassau County Comparable Sales Report

S/B/L: 49/238/22

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	8 BERYL LN FARMINGDALE, NY 11735	6 CAROL PL BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735	23 GINNY LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49238 00220	49214 00340	49185 00250	49201 00130
Sale Date		December 30, 2014	August 23, 2016	February 26, 2018
Sale Price		\$425,000	\$380,000	\$500,000
Time Adjustment Factor		1.24	1.15	1.03
Time Adjusted Sale Price		\$527,696	\$437,369	\$516,206
Total % Adjustment		1.14 %	-0.77 %	11.03 %
Adjusted Sales Price		\$533,722	\$434,019	\$573,128
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	8 BERYL LN FARMINGDALE, NY 11735	218 GILLING RD SEAFORD, NY 11783	78 BROADWAY BETHPAGE, NY 11714	20 VIRGINIA LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49238 00220	52406 00120	49022 00520	49188 00010
Sale Date		May 29, 2013	May 24, 2013	June 15, 2016
Sale Price		\$425,000	\$338,000	\$463,000
Time Adjustment Factor		1.32	1.32	1.16
Time Adjusted Sale Price		\$561,184	\$446,307	\$538,092
Total % Adjustment		-1.70 %	6.18 %	-2.55 %
Adjusted Sales Price		\$551,642	\$473,903	\$524,388

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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: \$553,000

As of January 2, 2019