

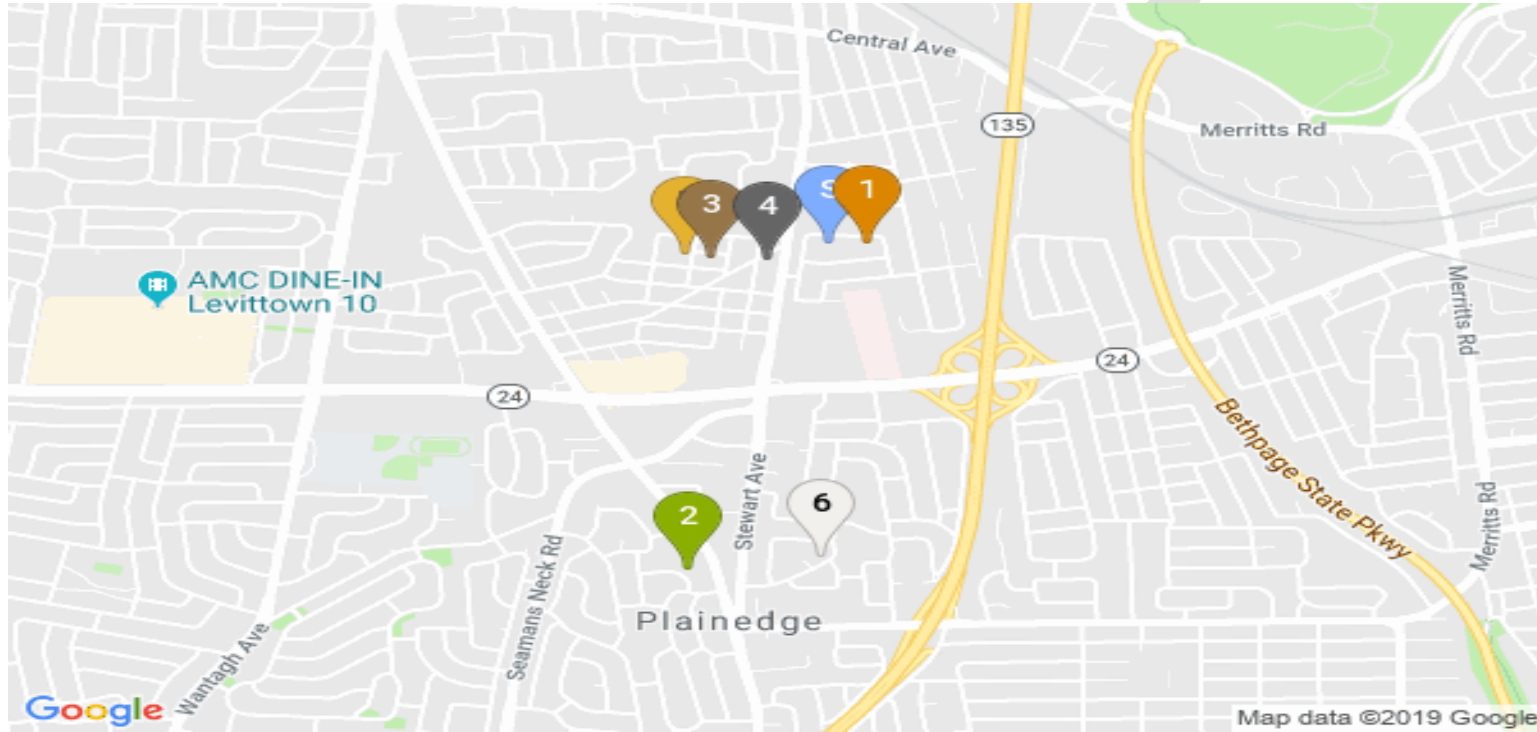
Nassau County Comparable Sales Report

S/B/L: 49/176/7

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	35 MILLPAGE DR BETHPAGE, NY 11714	23 NORTH MILLPAGE DR BETHPAGE, NY 11714	4319 AVA RD BETHPAGE, NY 11714	27 ESSEN PL BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49176 00070	49176 00130	52310 00080	46310 00090
Sale Date		February 23, 2016	May 15, 2018	February 24, 2017
Sale Price		\$380,000	\$380,000	\$360,000
Time Adjustment Factor		1.18	1.01	1.11
Time Adjusted Sale Price		\$450,278	\$384,880	\$401,239
Total % Adjustment		0.86 %	4.55 %	5.29 %
Adjusted Sales Price		\$454,164	\$402,400	\$422,448
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	35 MILLPAGE DR BETHPAGE, NY 11714	11 LINCOLN BLVD BETHPAGE, NY 11714	21 ROSE ST BETHPAGE, NY 11714	35 PLAINEDGE DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49176 00070	46299 00270	46316 00470	49188 00100
Sale Date		October 5, 2018	July 21, 2015	September 4, 2018
Sale Price		\$410,000	\$340,000	\$425,000
Time Adjustment Factor		1	1.23	1
Time Adjusted Sale Price		\$410,000	\$416,788	\$425,000
Total % Adjustment		-2.38 %	6.86 %	9.92 %
Adjusted Sales Price		\$400,233	\$445,364	\$467,156

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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> \$452,000 </u>	As of <u> January 2, 2019 </u>
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