

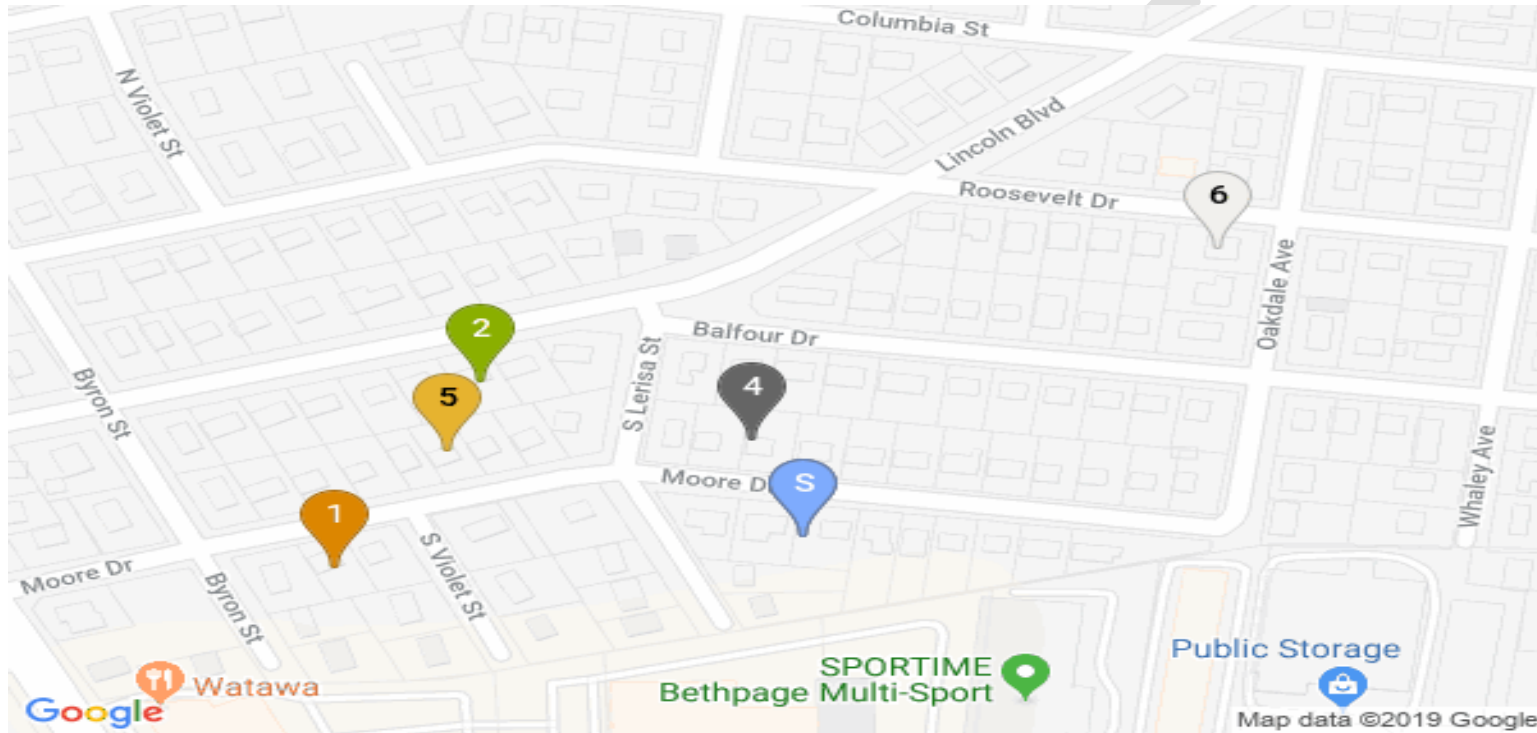
Nassau County Comparable Sales Report

S/B/L: 46/209/21

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	17 MOORE DR BETHPAGE, NY 11714	35 MOORE DR BETHPAGE, NY 11714	57 LINCOLN BLVD BETHPAGE, NY 11714	17 MOORE DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	46209 00210	46207 00250	46239 00330	46209 00210
Sale Date		July 20, 2017	June 21, 2018	April 6, 2014
Sale Price		\$379,000	\$450,000	\$319,300
Time Adjustment Factor		1.08	1.01	1.28
Time Adjusted Sale Price		\$409,154	\$452,880	\$408,033
Total % Adjustment		0.99 %	0.93 %	2.45 %
Adjusted Sales Price		\$413,197	\$457,090	\$418,016
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	17 MOORE DR BETHPAGE, NY 11714	20 MOORE DR BETHPAGE, NY 11714	30 MOORE DR BETHPAGE, NY 11714	23 ROOSEVELT DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	46209 00210	46314 00420	46239 00570	46313 00690
Sale Date		April 22, 2015	December 21, 2016	August 13, 2018
Sale Price		\$305,000	\$340,000	\$520,000
Time Adjustment Factor		1.23	1.13	1
Time Adjusted Sale Price		\$375,940	\$383,814	\$520,000
Total % Adjustment		3.34 %	0.96 %	-2.92 %
Adjusted Sales Price		\$388,509	\$387,488	\$504,830

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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: \$401,000

As of January 2, 2019