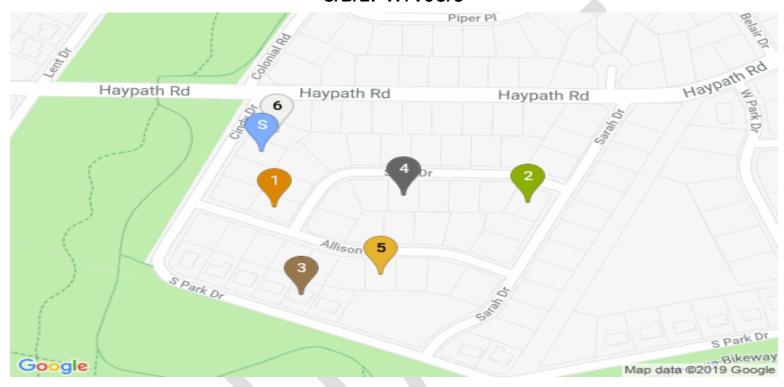
Nassau County Comparable Sales Report S/B/L: 47/108/3

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Image Not Found	Image Not Found	
Property Address	4 CINDY DR OLD BETHPAGE,	15 ALLISON DR OLD BETHPAGE,	9 SARAH DR OLD BETHPAGE, NY	95 SOUTH PARK DR OLD	
Property Address	NY 11804	Y 11804 11804		BETHPAGE, NY 11804	
Town/School Dist/Village	OB-3021	OB-3021	OB-3021	OB-3021	
Account Number	47108 00030	47108 00260	47109 00010	47110 00160	
Sale Date		July 17, 2014	May 28, 2015	January 28, 2015	
Sale Price		\$410,000	\$435,500	\$402,000	
Time Adjustment Factor		1.23	1.19	1.21	
Time Adjusted Sale Price		\$502,790	\$518,363	\$484,450	
Total % Adjustment		3.42 %	-7.45 %	1.90 %	
		A=20.000	6470.750	¢402.649	
Adjusted Sales Price		\$520,000	\$479,758	\$493,648	
Adjusted Sales Price Subject	Your property has been valued using mass appraisal techniques.	\$520,000 Sale #4	\$479,758 Sale #5	3493,048 Sale #6	
The state of the s	valued using mass appraisal				
Subject	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE,	Sale #4 10 SHELI DR OLD BETHPAGE, NY	Sale #5 6 ALLISON DR OLD BETHPAGE,	Sale #6 2 CINDY DR OLD BETHPAGE, NY	
Subject Property Address	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE, NY 11804	Sale #4 10 SHELI DR OLD BETHPAGE, NY 11804	Sale #5 6 ALLISON DR OLD BETHPAGE, NY 11804	Sale #6 2 CINDY DR OLD BETHPAGE, NY 11804	
Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE, NY 11804 OB-3021	Sale #4 10 SHELI DR OLD BETHPAGE, NY 11804 OB-3021	Sale #5 6 ALLISON DR OLD BETHPAGE, NY 11804 OB-3021	Sale #6 2 CINDY DR OLD BETHPAGE, NY 11804 OB-3021	
Subject Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE, NY 11804 OB-3021	Sale #4 10 SHELI DR OLD BETHPAGE, NY 11804 OB-3021 47109 00110	Sale #5 6 ALLISON DR OLD BETHPAGE, NY 11804 OB-3021 47110 00060	Sale #6 2 CINDY DR OLD BETHPAGE, NY 11804 OB-3021 47108 00040	
Subject Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE, NY 11804 OB-3021	Sale #4 10 SHELI DR OLD BETHPAGE, NY 11804 OB-3021 47109 00110 July 11, 2013	Sale #5 6 ALLISON DR OLD BETHPAGE, NY 11804 OB-3021 47110 00060 December 20, 2013	Sale #6 2 CINDY DR OLD BETHPAGE, NY 11804 OB-3021 47108 00040 August 21, 2014	
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE, NY 11804 OB-3021	Sale #4 10 SHELI DR OLD BETHPAGE, NY 11804 OB-3021 47109 00110 July 11, 2013 \$419,500	Sale #5 6 ALLISON DR OLD BETHPAGE, NY 11804 OB-3021 47110 00060 December 20, 2013 \$437,500	Sale #6 2 CINDY DR OLD BETHPAGE, NY 11804 OB-3021 47108 00040 August 21, 2014 \$480,000	
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 4 CINDY DR OLD BETHPAGE, NY 11804 OB-3021	Sale #4 10 SHELI DR OLD BETHPAGE, NY 11804 OB-3021 47109 00110 July 11, 2013 \$419,500 1.27	Sale #5 6 ALLISON DR OLD BETHPAGE, NY 11804 OB-3021 47110 00060 December 20, 2013 \$437,500 1.25	Sale #6 2 CINDY DR OLD BETHPAGE, NY 11804 OB-3021 47108 00040 August 21, 2014 \$480,000 1.22	

Nassau County Comparable Sales Report S/B/L: 47/108/3



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:	\$539,000	As of	January 2, 2019	
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