

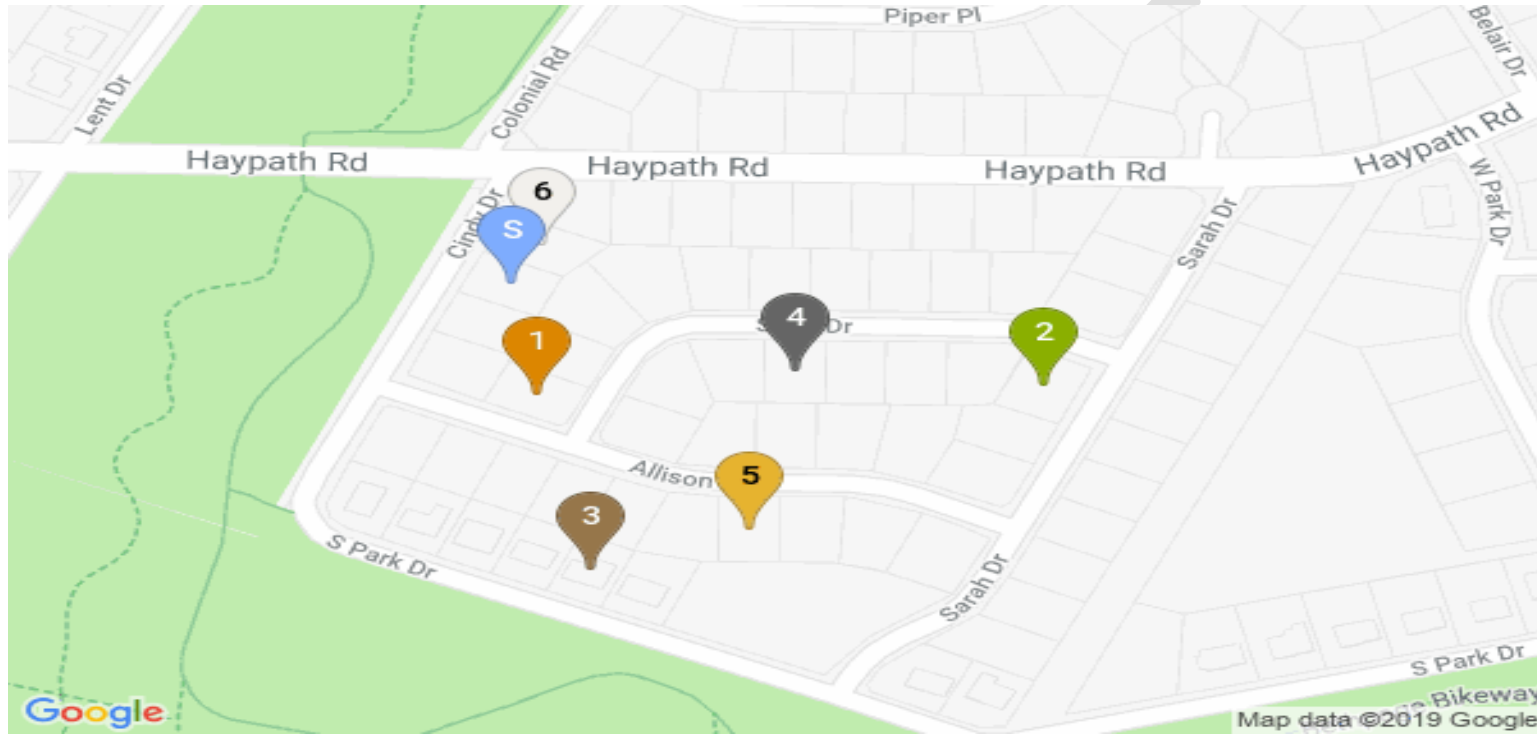
# Nassau County Comparable Sales Report

## S/B/L: 47/108/3

	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	4 CINDY DR OLD BETHPAGE, NY 11804	15 ALLISON DR OLD BETHPAGE, NY 11804	9 SARAH DR OLD BETHPAGE, NY 11804	95 SOUTH PARK DR OLD 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 %
<b>Adjusted Sales Price</b>		<b>\$520,000</b>	<b>\$479,758</b>	<b>\$493,648</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	4 CINDY DR OLD BETHPAGE, NY 11804	10 SHEL I DR OLD BETHPAGE, NY 11804	6 ALLISON DR OLD BETHPAGE, NY 11804	2 CINDY DR OLD BETHPAGE, NY 11804
Town/School Dist/Village	OB-3021	OB-3021	OB-3021	OB-3021
Account Number	47108 00030	47109 00110	47110 00060	47108 00040
Sale Date		July 11, 2013	December 20, 2013	August 21, 2014
Sale Price		\$419,500	\$437,500	\$480,000
Time Adjustment Factor		1.27	1.25	1.22
Time Adjusted Sale Price		\$532,360	\$547,195	\$586,977
Total % Adjustment		3.53 %	2.03 %	-10.27 %
<b>Adjusted Sales Price</b>		<b>\$551,160</b>	<b>\$558,276</b>	<b>\$526,716</b>

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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.

<b>Subject Market Value:</b> <u>\$539,000</u>	<b>As of</b> <u>January 2, 2019</u>
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