

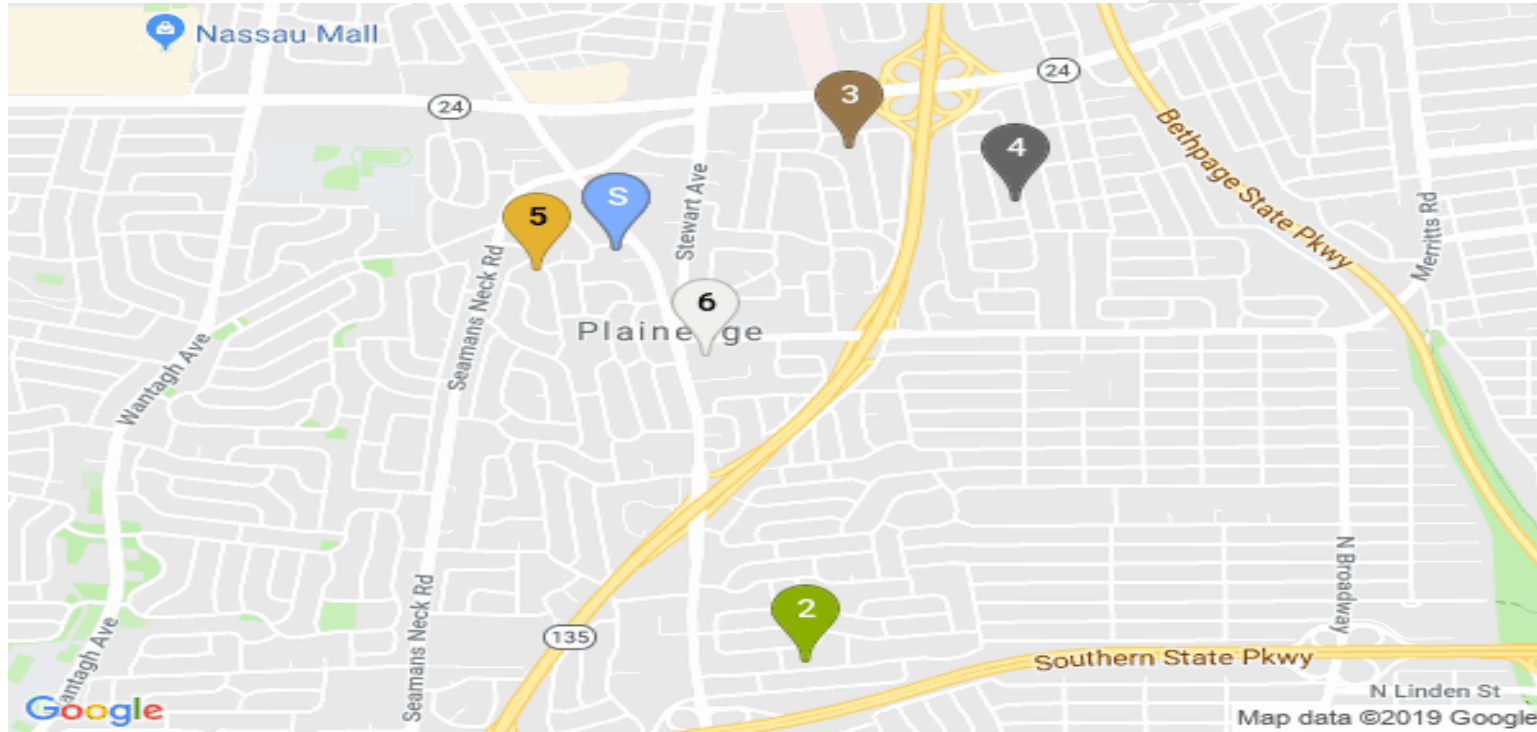
# Nassau County Comparable Sales Report

## S/B/L: 52/310/25

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	4054 REARDON PL SEAFORD, NY 11783	4054 REARDON PL SEAFORD, NY 11783	415 BRIARWOOD RD MASSAPEQUA, NY 11758	6 PASTURE CT BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52310 00250	52310 00250	52393 00120	49192 00050
Sale Date		July 24, 2015	September 28, 2018	December 1, 2014
Sale Price		\$455,000	\$675,000	\$535,000
Time Adjustment Factor		1.23	1	1.24
Time Adjusted Sale Price		\$557,761	\$675,000	\$664,276
Total % Adjustment		3.71 %	-0.47 %	9.65 %
<b>Adjusted Sales Price</b>		<b>\$578,436</b>	<b>\$671,848</b>	<b>\$728,349</b>
	Your property has been valued using mass appraisal techniques.	<b>Image Not Found</b>		
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	4054 REARDON PL SEAFORD, NY 11783	129 ZORANNE DR FARMINGDALE, NY 11735	242 HILLCREST DR SEAFORD, NY 11783	26-28 RITA CT MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52310 00250	49185 00250	52425 0006A	52376 00760
Sale Date		August 23, 2016	December 7, 2015	April 27, 2017
Sale Price		\$380,000	\$405,000	\$470,000
Time Adjustment Factor		1.15	1.2	1.1
Time Adjusted Sale Price		\$437,369	\$484,578	\$517,198
Total % Adjustment		19.10 %	29.47 %	-15.57 %
<b>Adjusted Sales Price</b>		<b>\$520,906</b>	<b>\$627,395</b>	<b>\$436,680</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>          \$670,000          </u> <b>As of</b> <u>          January 2, 2019          </u>
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