

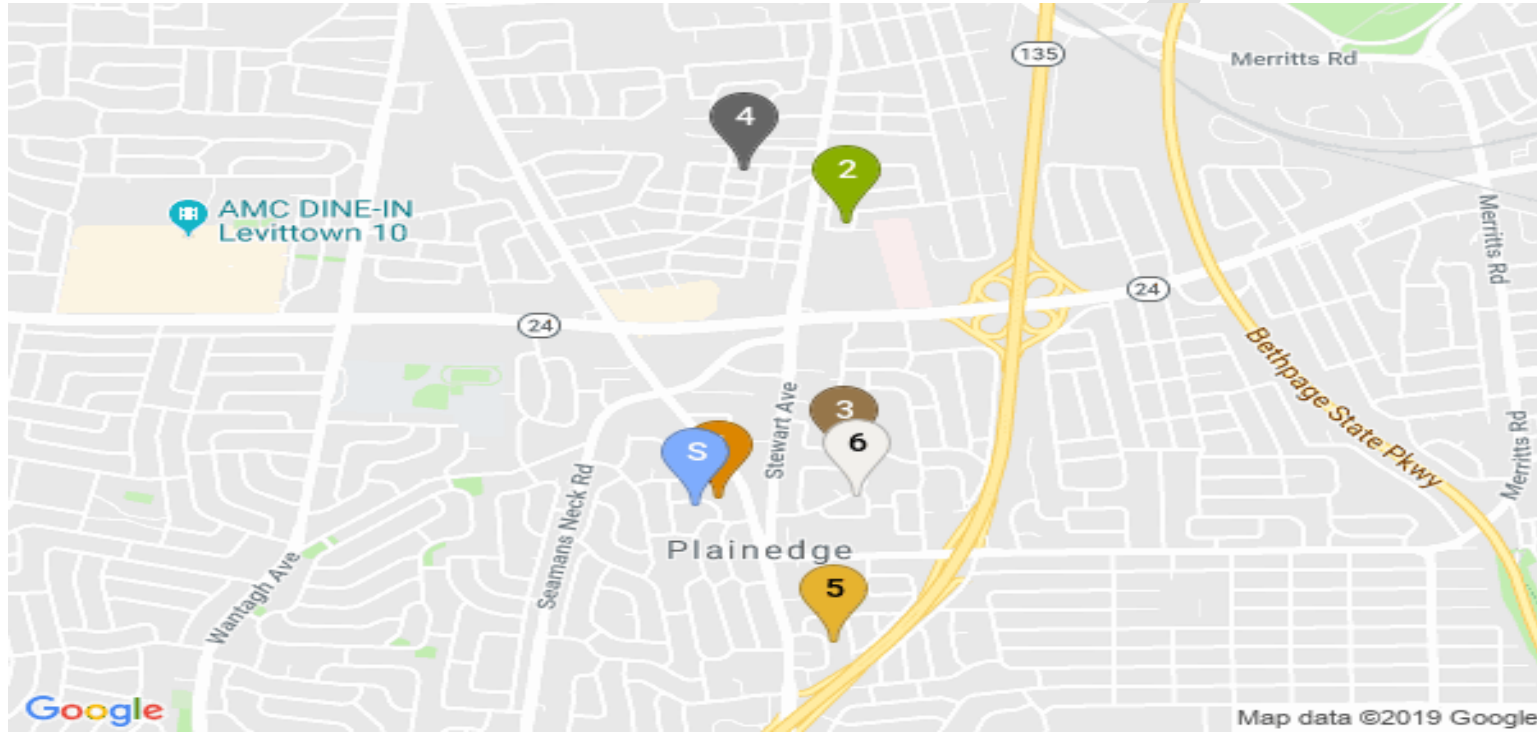
Nassau County Comparable Sales Report

S/B/L: 52/312/4

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	4338 AVA RD BETHPAGE, NY 11714	4319 AVA RD BETHPAGE, NY 11714	1 WILSON LN BETHPAGE, NY 11714	39 JEANNE LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52312 00040	52310 00080	49175 00010	49198 00100
Sale Date		May 15, 2018	October 29, 2015	August 22, 2018
Sale Price		\$380,000	\$325,000	\$407,500
Time Adjustment Factor		1.01	1.21	1
Time Adjusted Sale Price		\$384,880	\$392,648	\$407,500
Total % Adjustment		-4.88 %	2.53 %	-0.57 %
Adjusted Sales Price		\$366,105	\$402,563	\$405,197
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	4338 AVA RD BETHPAGE, NY 11714	25 PARK LN BETHPAGE, NY 11714	12 GAIL DR MASSAPEQUA, NY 11758	31 KEVIN LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52312 00040	46309 00340	52388 00100	49202 00060
Sale Date		August 6, 2018	January 9, 2018	August 17, 2018
Sale Price		\$367,000	\$569,434	\$368,000
Time Adjustment Factor		1	1.04	1
Time Adjusted Sale Price		\$367,000	\$591,653	\$368,000
Total % Adjustment		6.16 %	-10.40 %	1.34 %
Adjusted Sales Price		\$389,610	\$530,130	\$372,942

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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> \$413,000 </u>	As of <u> January 2, 2019 </u>
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