

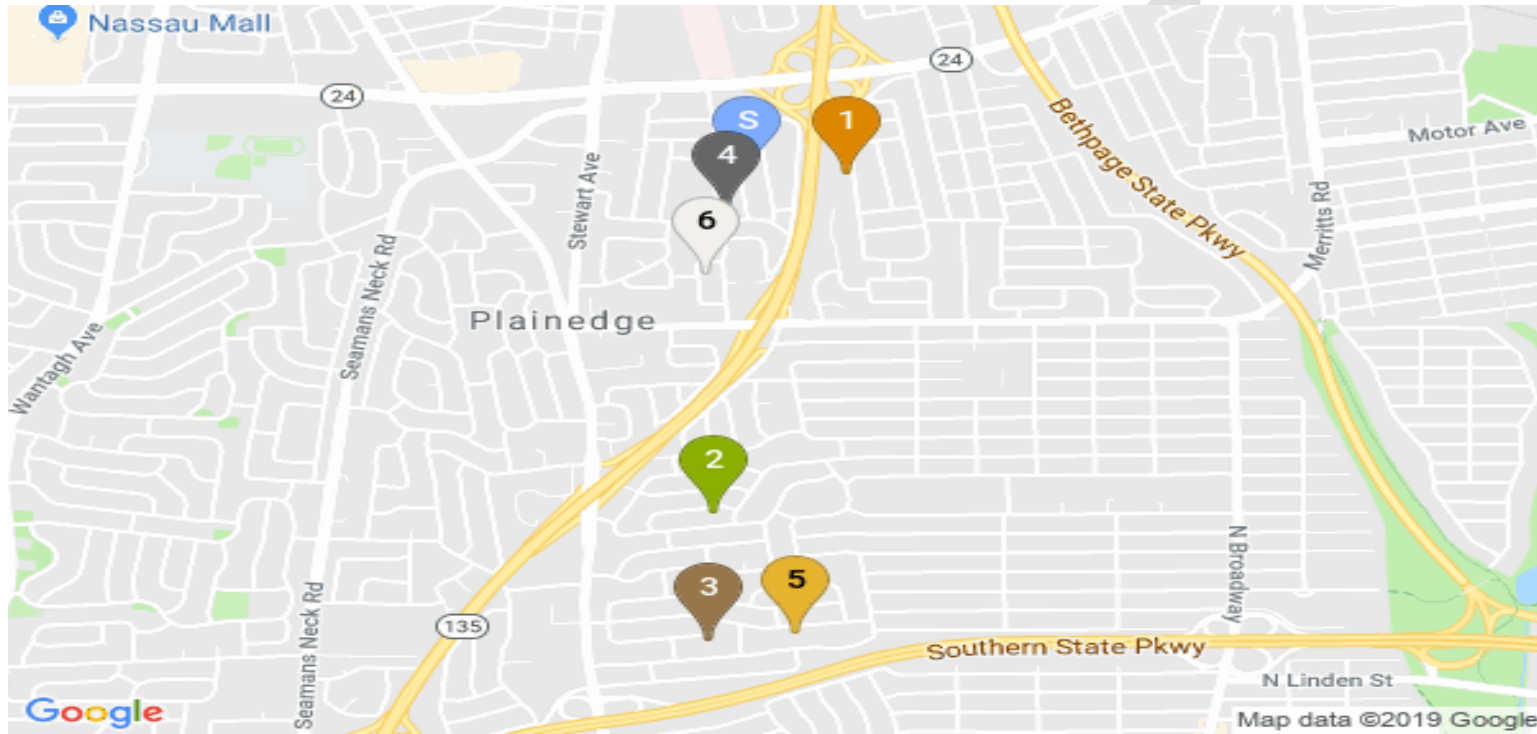
# Nassau County Comparable Sales Report

## S/B/L: 49/192/12

	Your property has been valued using mass appraisal techniques.			Image Not Found
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	36 NORMANDY DR BETHPAGE, NY 11714	42 WEST ZORANNE DR FARMINGDALE, NY 11735	19 PEMBROKE DR MASSAPEQUA, NY 11758	99 DANIEL RD S MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49192 00120	49214 00210	52437 00140	52393 00050
Sale Date		April 27, 2017	September 17, 2018	August 18, 2017
Sale Price		\$390,000	\$605,000	\$689,000
Time Adjustment Factor		1.1	1	1.07
Time Adjusted Sale Price		\$429,165	\$605,000	\$739,088
Total % Adjustment		11.31 %	3.60 %	1.78 %
<b>Adjusted Sales Price</b>		<b>\$477,716</b>	<b>\$626,751</b>	<b>\$752,265</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	36 NORMANDY DR BETHPAGE, NY 11714	31 ELIZABETH DR BETHPAGE, NY 11714	175 WILLIAM RD MASSAPEQUA, NY 11758	46 MARBOURNE RD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49192 00120	49239 00120	52415 00260	49236 00100
Sale Date		October 19, 2016	April 27, 2018	July 14, 2017
Sale Price		\$425,000	\$594,000	\$560,000
Time Adjustment Factor		1.14	1.02	1.08
Time Adjusted Sale Price		\$484,442	\$605,478	\$604,555
Total % Adjustment		7.15 %	-9.66 %	-0.29 %
<b>Adjusted Sales Price</b>		<b>\$519,083</b>	<b>\$546,975</b>	<b>\$602,780</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.

**Subject Market Value:** \$576,000

**As of** January 2, 2019