

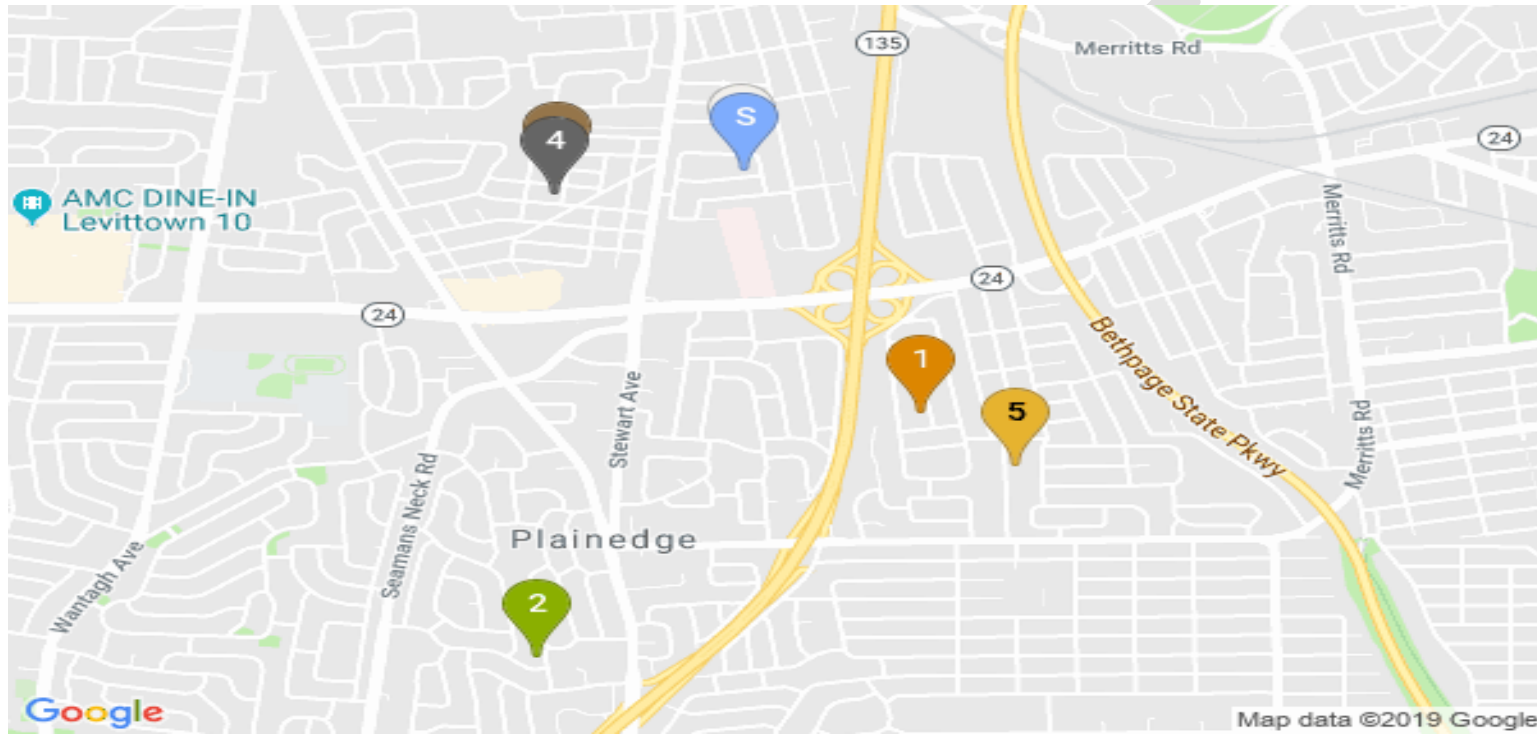
Nassau County Comparable Sales Report

S/B/L: 49/176/17

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	19 HOOVER LN BETHPAGE, NY 11714	26 LILLIAN PL FARMINGDALE, NY 11735	4102 FLORENCE RD BETHPAGE, NY 11714	25 ROSE ST BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49176 00170	49217 00250	52319 00120	46316 00450
Sale Date		July 28, 2017	August 9, 2018	February 9, 2018
Sale Price		\$505,000	\$435,000	\$388,000
Time Adjustment Factor		1.08	1	1.03
Time Adjusted Sale Price		\$545,179	\$435,000	\$400,576
Total % Adjustment		-1.68 %	1.87 %	13.82 %
Adjusted Sales Price		\$536,008	\$443,128	\$455,941
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	19 HOOVER LN BETHPAGE, NY 11714	55 ROSE ST BETHPAGE, NY 11714	71 CEDAR DR FARMINGDALE, NY 11735	23 NORTH MILLPAGE DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49176 00170	46317 00320	49227 00360	49176 00130
Sale Date		August 10, 2017	August 21, 2018	February 23, 2016
Sale Price		\$400,000	\$480,000	\$380,000
Time Adjustment Factor		1.07	1	1.18
Time Adjusted Sale Price		\$429,079	\$480,000	\$450,278
Total % Adjustment		3.47 %	0.14 %	11.06 %
Adjusted Sales Price		\$443,972	\$480,688	\$500,084

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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: \$500,000

As of January 2, 2019