

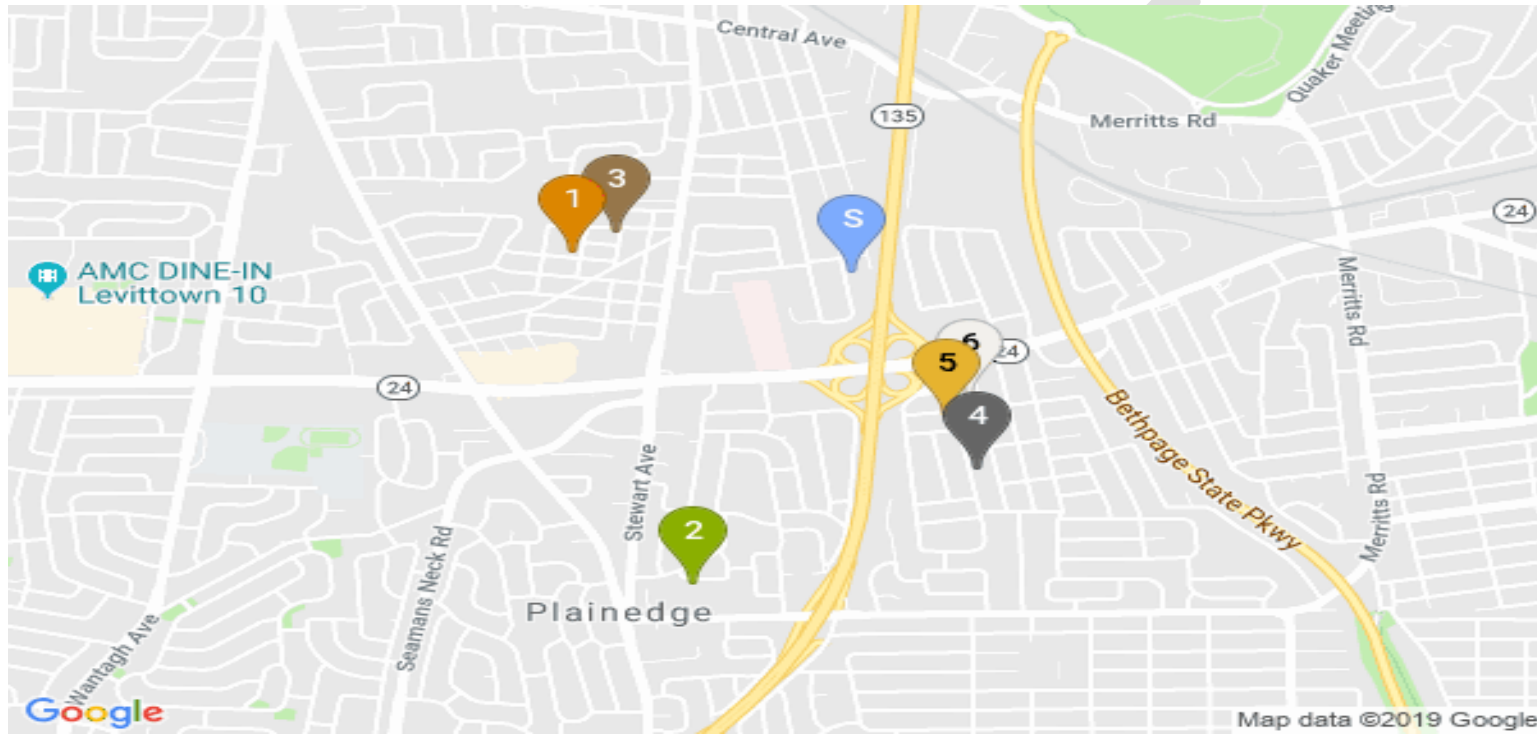
Nassau County Comparable Sales Report

S/B/L: 49/26/216

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	72 WINDHDRST AVE BETHPAGE, NY 11714	25 ROSE ST BETHPAGE, NY 11714	10 READING LN BETHPAGE, NY 11714	21 PARK LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49026 02160	46316 00450	49203 00100	46309 00360
Sale Date		February 9, 2018	May 2, 2018	April 6, 2016
Sale Price		\$388,000	\$409,500	\$338,500
Time Adjustment Factor		1.03	1.01	1.17
Time Adjusted Sale Price		\$400,576	\$414,758	\$397,233
Total % Adjustment		1.85 %	-2.34 %	-1.29 %
Adjusted Sales Price		\$407,970	\$405,050	\$392,100
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	72 WINDHDRST AVE BETHPAGE, NY 11714	136 EAST ZORANNE DR FARMINGDALE, NY 11735	12 ELSIE LN FARMINGDALE, NY 11735	14 CEDAR DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49026 02160	49156 00490	49216 00100	49156 00180
Sale Date		March 8, 2018	December 19, 2016	August 2, 2018
Sale Price		\$540,000	\$410,000	\$425,000
Time Adjustment Factor		1.03	1.13	1
Time Adjusted Sale Price		\$553,957	\$462,835	\$425,000
Total % Adjustment		-11.06 %	-8.85 %	-9.17 %
Adjusted Sales Price		\$492,711	\$421,870	\$386,016

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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: \$444,000

As of January 2, 2019