

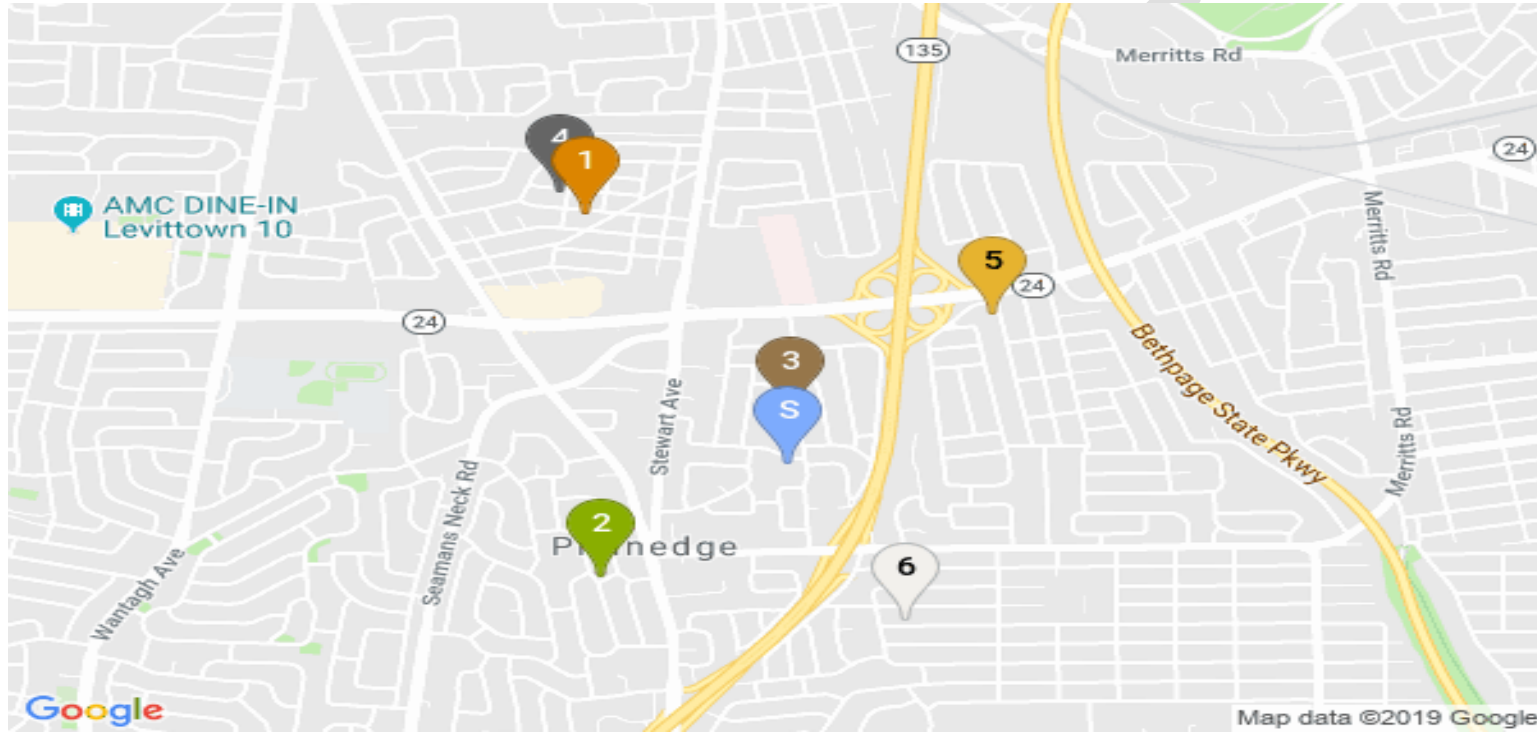
Nassau County Comparable Sales Report

S/B/L: 49/199/6

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	3 DENNIS LN BETHPAGE, NY 11714	37 COLUMBIA ST BETHPAGE, NY 11714	4217 LUDWIG LA BETHPAGE, NY 11714	22 ELIZABETH DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49199 00060	46318 00340	52314 00110	49195 00280
Sale Date		August 8, 2018	April 20, 2017	June 15, 2018
Sale Price		\$722,500	\$575,000	\$630,000
Time Adjustment Factor		1	1.1	1.01
Time Adjusted Sale Price		\$722,500	\$632,743	\$634,032
Total % Adjustment		6.66 %	13.37 %	6.91 %
Adjusted Sales Price		\$770,627	\$717,332	\$677,841
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	3 DENNIS LN BETHPAGE, NY 11714	19 LOWELL ST BETHPAGE, NY 11714	8 CEDAR DR FARMINGDALE, NY 11735	367 IDAHO AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49199 00060	46275 00270	49156 01140	52045 00720
Sale Date		September 6, 2016	July 25, 2017	June 30, 2016
Sale Price		\$575,000	\$475,000	\$420,000
Time Adjustment Factor		1.15	1.08	1.16
Time Adjusted Sale Price		\$658,607	\$512,792	\$488,118
Total % Adjustment		11.84 %	16.70 %	12.66 %
Adjusted Sales Price		\$736,613	\$598,452	\$549,934

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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> \$662,000 </u>	As of <u> January 2, 2019 </u>
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