

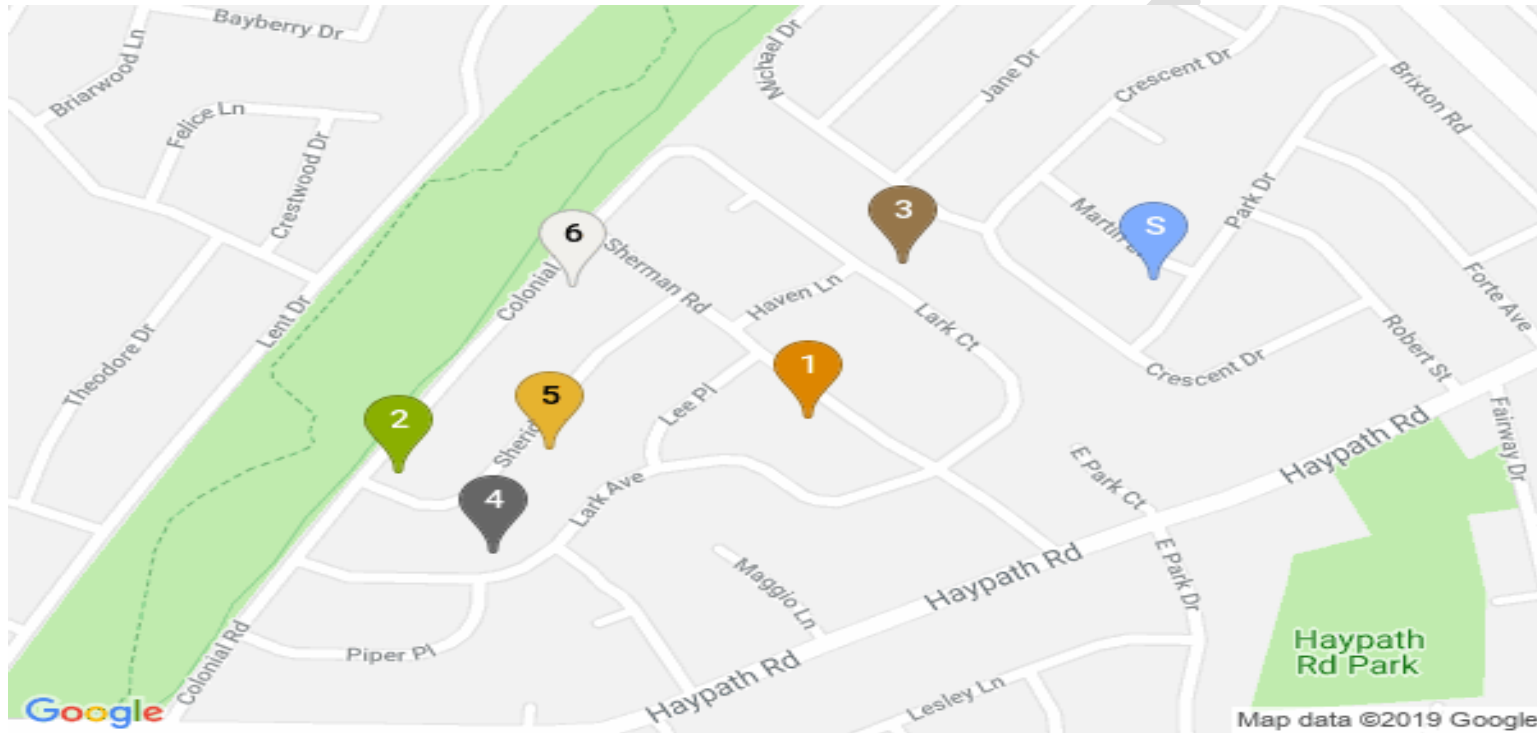
# Nassau County Comparable Sales Report

## S/B/L: 47/46/1

	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	1 MARTIN LN OLD BETHPAGE, NY 11804	21 SHERMAN RD OLD BETHPAGE, NY 11804	30 SHERIDAN ST OLD BETHPAGE, NY 11804	25 LARK CT OLD BETHPAGE, NY 11804
Town/School Dist/Village	OB-3020	OB-3020	OB-3020	OB-3020
Account Number	47046 00010	47086 00070	47089 00010	47044 00630
Sale Date		August 12, 2016	June 16, 2017	September 22, 2017
Sale Price		\$470,000	\$463,000	\$465,000
Time Adjustment Factor		1.12	1.07	1.05
Time Adjusted Sale Price		\$526,401	\$493,695	\$488,537
Total % Adjustment		-0.67 %	0.92 %	7.81 %
<b>Adjusted Sales Price</b>		<b>\$522,891</b>	<b>\$498,250</b>	<b>\$526,681</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	1 MARTIN LN OLD BETHPAGE, NY 11804	36 LARK AVE OLD BETHPAGE, NY 11804	17 SHERIDAN ST OLD BETHPAGE, NY 11804	3 COLONIAL RD OLD BETHPAGE, NY 11804
Town/School Dist/Village	OB-3020	OB-3020	OB-3020	OB-3020
Account Number	47046 00010	47087 00290	47087 00150	47089 00110
Sale Date		November 22, 2016	May 17, 2018	October 2, 2015
Sale Price		\$465,000	\$560,000	\$435,000
Time Adjustment Factor		1.1	1.01	1.17
Time Adjusted Sale Price		\$513,204	\$565,558	\$509,817
Total % Adjustment		-5.17 %	-6.65 %	-3.31 %
<b>Adjusted Sales Price</b>		<b>\$486,670</b>	<b>\$527,973</b>	<b>\$492,951</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:** \$485,000

**As of** January 2, 2019