

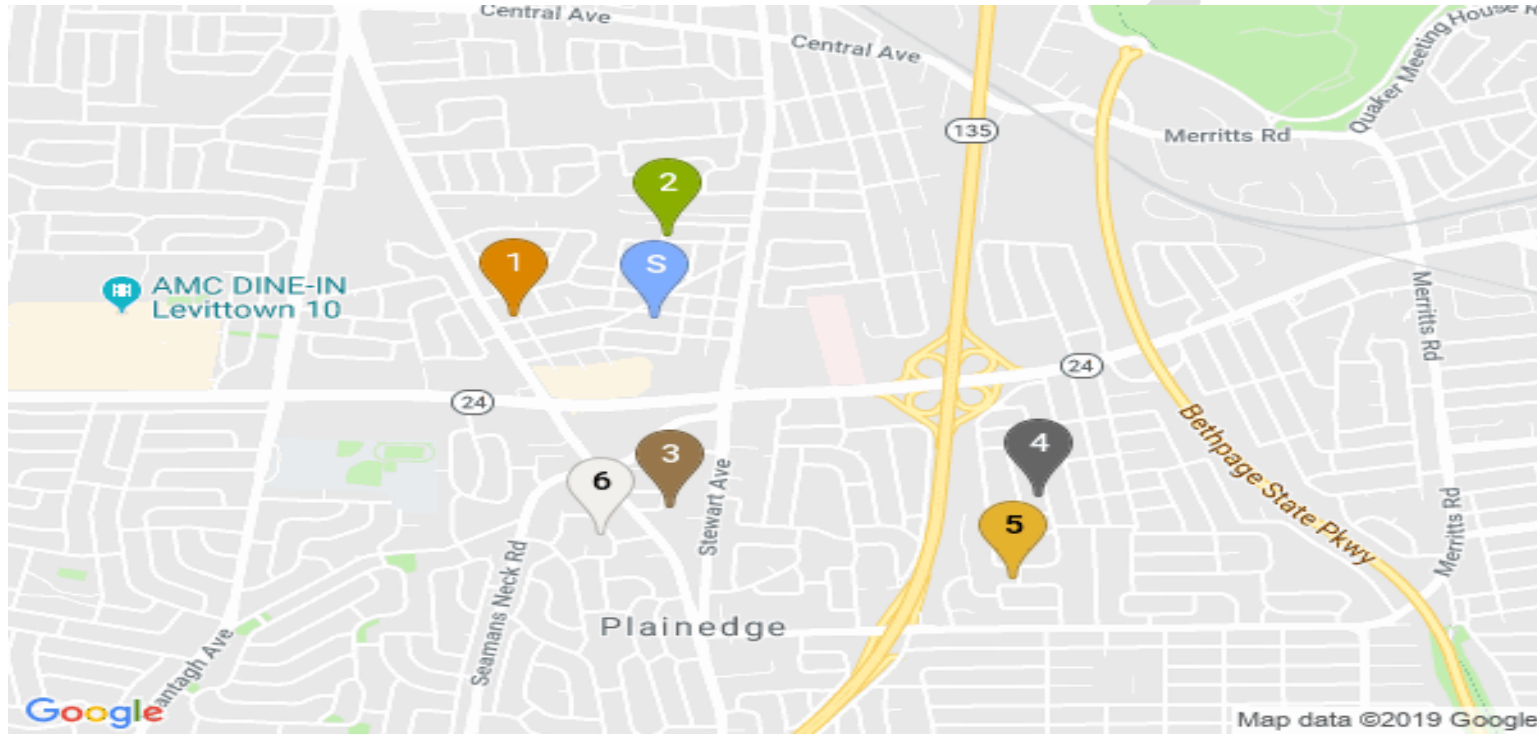
Nassau County Comparable Sales Report

S/B/L: 46/313/64

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	29 ROOSEVELT DR BETHPAGE, NY 11714	72A ROOSEVELT DR BETHPAGE, NY 11714	28 PARK LN BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	46313 00640	46250 01040	46303 00710	49201 00130
Sale Date		July 10, 2018	May 24, 2017	February 26, 2018
Sale Price		\$425,000	\$385,000	\$500,000
Time Adjustment Factor		1	1.09	1.03
Time Adjusted Sale Price		\$425,000	\$420,968	\$516,206
Total % Adjustment		2.31 %	6.55 %	-3.56 %
Adjusted Sales Price		\$434,806	\$448,546	\$497,847
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
Property Address	29 ROOSEVELT DR BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735	6 CAROL PL BETHPAGE, NY 11714	218 GILLING RD SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	46313 00640	49185 00250	49214 00340	52406 00120
Sale Date		August 23, 2016	December 30, 2014	May 29, 2013
Sale Price		\$380,000	\$425,000	\$425,000
Time Adjustment Factor		1.15	1.24	1.32
Time Adjusted Sale Price		\$437,369	\$527,696	\$561,184
Total % Adjustment		-15.29 %	-13.37 %	-16.34 %
Adjusted Sales Price		\$370,473	\$457,152	\$469,476

Nassau County Comparable Sales Report

S/B/L: 46/313/64



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> \$476,000 </u> As of <u> January 2, 2019 </u>
