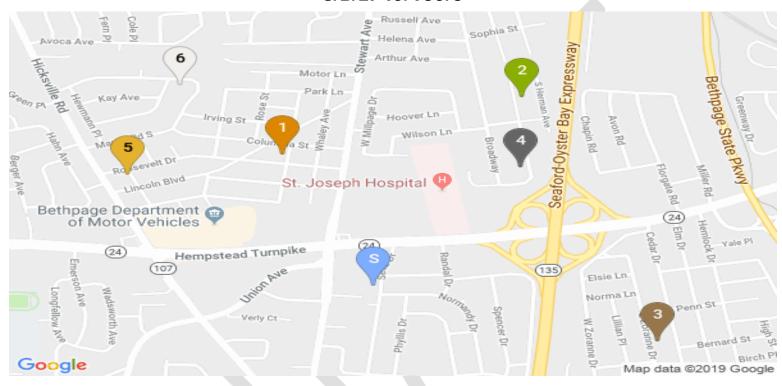
## Nassau County Comparable Sales Report S/B/L: 49/189/8

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	22 SEITZ DR BETHPAGE, NY	45 OAKDALE AVE BETHPAGE, NY	90 S WINDHORST AVE BETHPAGE,	132 EAST ZORANNE DR
i reperty riddress	11714	11714	NY 11714	FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49189 00080	46312 00310	49023 01550	49156 00510
Sale Date		October 20, 2017	May 16, 2017	June 12, 2018
Sale Price		\$456,000	\$436,000	\$471,200
Time Adjustment Factor		1.06	1.09	1.01
Time Adjusted Sale Price		\$482,948	\$476,733	\$474,216
Total % Adjustment		-3.61 %	-3.43 %	-4.34 %
Adjusted Sales Price		\$465,516	\$460,396	\$453,648
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY	57 SOUTH WINDHORST AVE	Sale #5 29 BYRON ST BETHPAGE, NY	59 MARTIN RD N BETHPAGE, NY
Property Address	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714	Sale #5 29 BYRON ST BETHPAGE, NY 11714	59 MARTIN RD N BETHPAGE, NY 11714
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714  OB-3018	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018	59 MARTIN RD N BETHPAGE, NY 11714 OB-3018
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01200	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018 46259 00060	59 MARTIN RD N BETHPAGE, NY 11714 OB-3018 46495 00340
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714  OB-3018	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01200 September 27, 2017	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018  46259 00060  February 15, 2018	59 MARTIN RD N BETHPAGE, NY 11714 OB-3018 46495 00340 October 12, 2016
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714  OB-3018	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714 OB-3018 49025 01200 September 27, 2017 \$445,000	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018  46259 00060  February 15, 2018  \$430,000	59 MARTIN RD N BETHPAGE, NY 11714 OB-3018 46495 00340 October 12, 2016 \$460,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714  OB-3018	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714  OB-3018  49025 01200  September 27, 2017  \$445,000  1.07	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018  46259 00060  February 15, 2018  \$430,000  1.03	59 MARTIN RD N BETHPAGE, NY 11714  OB-3018  46495 00340  October 12, 2016  \$460,000  1.14
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor Time Adjusted Sale Price	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714  OB-3018	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714  OB-3018  49025 01200  September 27, 2017  \$445,000  1.07  \$474,314	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018  46259 00060  February 15, 2018  \$430,000  1.03  \$443,937	59 MARTIN RD N BETHPAGE, NY 11714  OB-3018  46495 00340  October 12, 2016  \$460,000  1.14  \$524,337
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  22 SEITZ DR BETHPAGE, NY 11714  OB-3018	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714  OB-3018  49025 01200  September 27, 2017  \$445,000  1.07	Sale #5  29 BYRON ST BETHPAGE, NY 11714  OB-3018  46259 00060  February 15, 2018  \$430,000  1.03	59 MARTIN RD N BETHPAGE, NY 11714  OB-3018  46495 00340  October 12, 2016  \$460,000  1.14

## Nassau County Comparable Sales Report S/B/L: 49/189/8



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:	\$443,000	As of	January 2, 2019	
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