

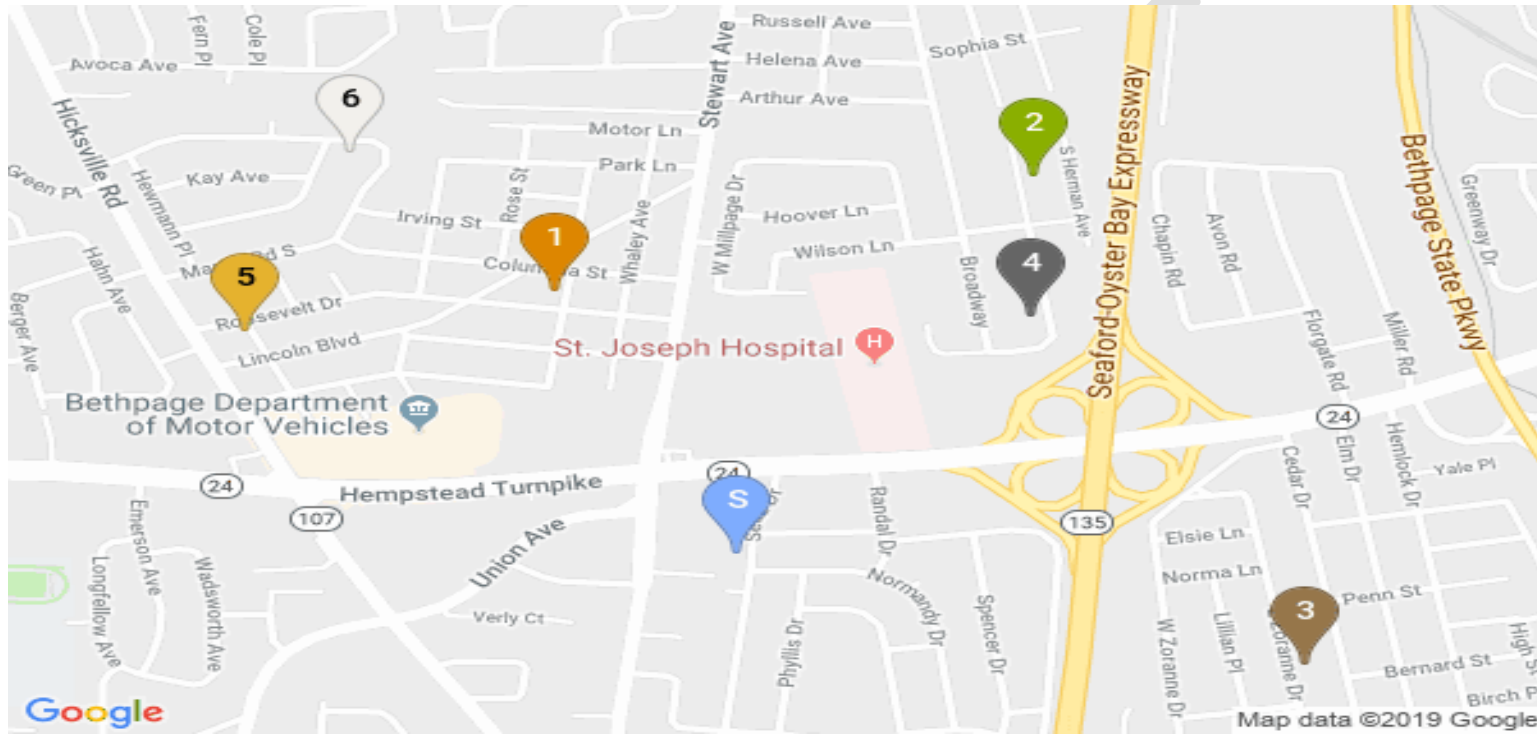
Nassau County Comparable Sales Report

S/B/L: 49/189/8

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	22 SEITZ DR BETHPAGE, NY 11714	45 OAKDALE AVE BETHPAGE, NY 11714	90 S WINDHORST AVE BETHPAGE, NY 11714	132 EAST ZORANNE DR 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	22 SEITZ DR BETHPAGE, NY 11714	57 SOUTH WINDHORST AVE BETHPAGE, NY 11714	29 BYRON ST BETHPAGE, NY 11714	59 MARTIN RD N BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49189 00080	49025 01200	46259 00060	46495 00340
Sale Date		September 27, 2017	February 15, 2018	October 12, 2016
Sale Price		\$445,000	\$430,000	\$460,000
Time Adjustment Factor		1.07	1.03	1.14
Time Adjusted Sale Price		\$474,314	\$443,937	\$524,337
Total % Adjustment		-4.21 %	-2.89 %	-6.66 %
Adjusted Sales Price		\$454,363	\$431,111	\$489,400

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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: \$443,000

As of January 2, 2019