

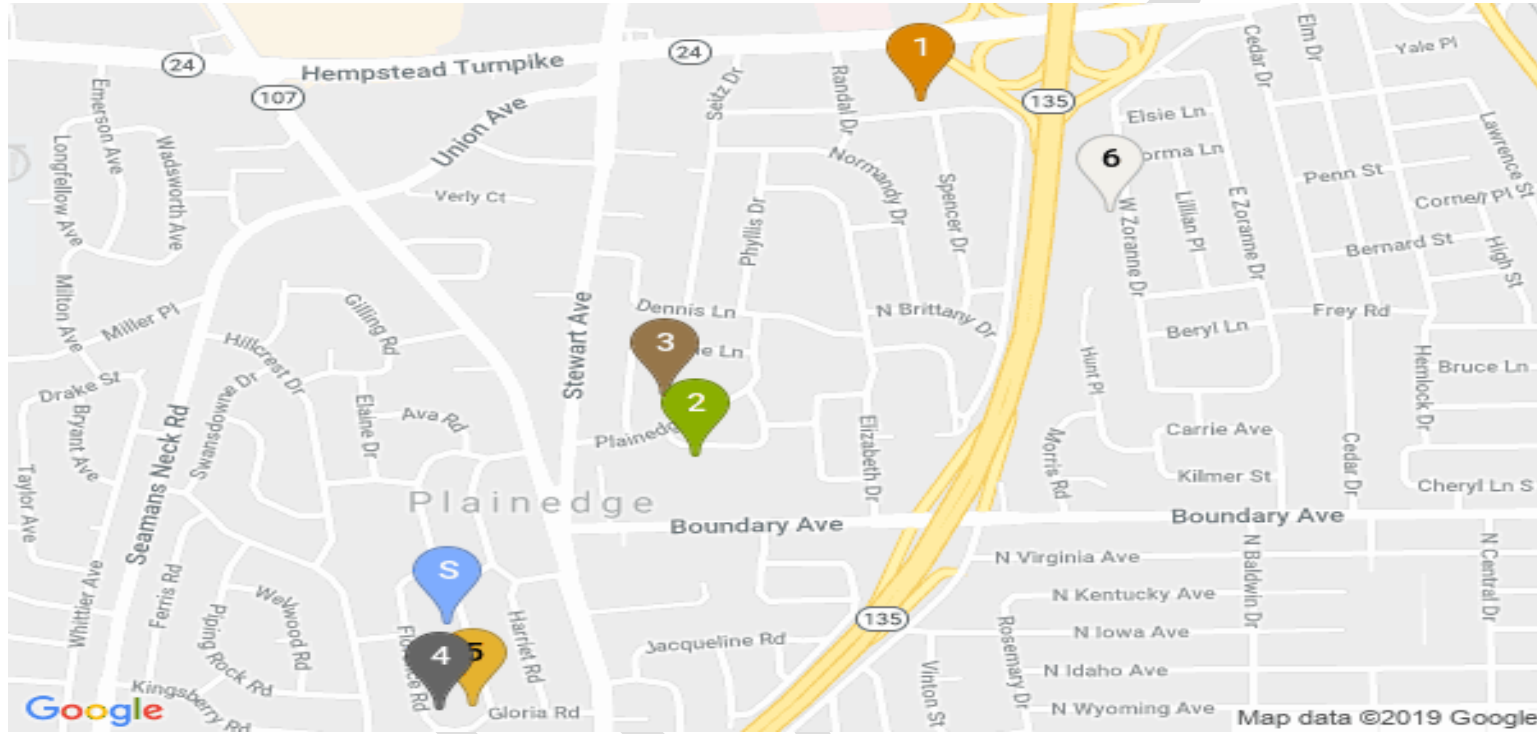
# Nassau County Comparable Sales Report

## S/B/L: 52/318/6

 <p style="text-align: right; font-size: small;">8/12/10</p> <p style="text-align: center;"><b>Subject</b></p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;"><b>Sale #1</b></p>	 <p style="text-align: center;"><b>Sale #2</b></p>	<p style="text-align: center; font-size: large;">Image Not Found</p> <p style="text-align: center;"><b>Sale #3</b></p>
Property Address	4188 LUDWIG LN BETHPAGE, NY 11714	9 SHUBERT LN BETHPAGE, NY 11714	10 READING LN BETHPAGE, NY 11714	5 BUDD CT BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52318 00060	49191 00120	49203 00100	49188 00170
Sale Date		December 14, 2016	May 2, 2018	November 24, 2014
Sale Price		\$420,000	\$409,500	\$406,500
Time Adjustment Factor		1.13	1.01	1.24
Time Adjusted Sale Price		\$474,123	\$414,758	\$505,649
Total % Adjustment		3.51 %	16.03 %	8.69 %
<b>Adjusted Sales Price</b>		<b>\$490,742</b>	<b>\$481,244</b>	<b>\$549,578</b>
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Property Address	4188 LUDWIG LN BETHPAGE, NY 11714	4127 FLORENCE RD BETHPAGE, NY 11714	4134 LUDWIG LN BETHPAGE, NY 11714	40 W ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52318 00060	52318 00190	52318 00150	49214 00200
Sale Date		August 30, 2016	June 29, 2017	June 22, 2018
Sale Price		\$432,000	\$425,000	\$549,999
Time Adjustment Factor		1.15	1.09	1.01
Time Adjusted Sale Price		\$497,219	\$461,750	\$553,519
Total % Adjustment		13.78 %	7.49 %	2.35 %
<b>Adjusted Sales Price</b>		<b>\$565,730</b>	<b>\$496,357</b>	<b>\$566,519</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:**           \$531,000          

**As of**           January 2, 2019