Nassau County Comparable Sales Report S/B/L: 63/311/22

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	3164 LYDIA LN BELLMORE, NY	3164 LYDIA LN BELLMORE, NY	2714 ELLEN RD BELLMORE, NY	3145 SHORE RD BELLMORE, NY
. ,	11710	11710	11710	11710
Town/School Dist/Village	H-1007	H-1007	H-1007	H-1007
Account Number	63311 00220	63311 00220	63314 00130	63290 00140
Sale Date		March 16, 2018	August 27, 2018	March 30, 2017
Sale Price		\$651,636	\$633,000	\$670,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$651,636	\$633,000	\$670,000
Total % Adjustment		-0.57 %	1.80 %	0.84 %
Adjusted Sales Price		\$647,938	\$644,397	\$675,596
				PHANAEZ VOLANTA
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject	valued using mass appraisal	Not	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal techniques.	Not Found	0010 110	Sale #6 3043 TIMOTHY RD BELLMORE, NY 11710
	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY	Not Found Sale #4 3023 BELLMORE AVE BELLMORE,	3059 DRIFTWOOD LN	3043 TIMOTHY RD BELLMORE,
Property Address	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY 11710	Not Found Sale #4 3023 BELLMORE AVE BELLMORE, NY 11710	3059 DRIFTWOOD LN BELLMORE, NY 11710	3043 TIMOTHY RD BELLMORE, NY 11710
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY 11710 H-1007	Not Found Sale #4 3023 BELLMORE AVE BELLMORE, NY 11710 H-1007	3059 DRIFTWOOD LN BELLMORE, NY 11710 H-1007	3043 TIMOTHY RD BELLMORE, NY 11710 H-1007
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY 11710 H-1007	Not Found Sale #4 3023 BELLMORE AVE BELLMORE, NY 11710 H-1007 63300 00210	3059 DRIFTWOOD LN BELLMORE, NY 11710 H-1007 63303 00170	3043 TIMOTHY RD BELLMORE, NY 11710 H-1007 63313 00290
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY 11710 H-1007	Not Found Sale #4 3023 BELLMORE AVE BELLMORE, NY 11710 H-1007 63300 00210 September 27, 2017	3059 DRIFTWOOD LN BELLMORE, NY 11710 H-1007 63303 00170 July 30, 2018	3043 TIMOTHY RD BELLMORE, NY 11710 H-1007 63313 00290 July 6, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY 11710 H-1007	Not Found Sale #4 3023 BELLMORE AVE BELLMORE, NY 11710 H-1007 63300 00210 September 27, 2017 \$679,000	3059 DRIFTWOOD LN BELLMORE, NY 11710 H-1007 63303 00170 July 30, 2018 \$504,882	3043 TIMOTHY RD BELLMORE, NY 11710 H-1007 63313 00290 July 6, 2016 \$545,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 3164 LYDIA LN BELLMORE, NY 11710 H-1007	Not Found Sale #4 3023 BELLMORE AVE BELLMORE, NY 11710 H-1007 63300 00210 September 27, 2017 \$679,000 1	3059 DRIFTWOOD LN BELLMORE, NY 11710 H-1007 63303 00170 July 30, 2018 \$504,882 1	3043 TIMOTHY RD BELLMORE, NY 11710 H-1007 63313 00290 July 6, 2016 \$545,000 1.05

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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:	\$589,000	As of	January 2, 2019	
Subject Warket Value	3363,000	As of	January 2, 2019	