

Nassau County Comparable Sales Report

S/B/L: 63/311/22

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|--|--|--|--|--|
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #1 | Sale #2 | Sale #3 |
| Property Address | 3164 LYDIA LN BELLMORE, NY 11710 | 3164 LYDIA LN BELLMORE, NY 11710 | 2714 ELLEN RD BELLMORE, NY 11710 | 3145 SHORE RD BELLMORE, NY 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 |
|  | Your property has been valued using mass appraisal techniques. | Image Not Found |  |  |
| Subject | | Sale #4 | Sale #5 | Sale #6 |
| Property Address | 3164 LYDIA LN BELLMORE, NY 11710 | 3023 BELLMORE AVE BELLMORE, NY 11710 | 3059 DRIFTWOOD LN BELLMORE, NY 11710 | 3043 TIMOTHY RD BELLMORE, NY 11710 |
| Town/School Dist/Village | H-1007 | H-1007 | H-1007 | H-1007 |
| Account Number | 63311 00220 | 63300 00210 | 63303 00170 | 63313 00290 |
| Sale Date | | September 27, 2017 | July 30, 2018 | July 6, 2016 |
| Sale Price | | \$679,000 | \$504,882 | \$545,000 |
| Time Adjustment Factor | | 1 | 1 | 1.05 |
| Time Adjusted Sale Price | | \$679,000 | \$504,882 | \$570,580 |
| Total % Adjustment | | 2.89 % | 2.94 % | 3.99 % |
| Adjusted Sales Price | | \$698,636 | \$519,746 | \$593,359 |

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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