

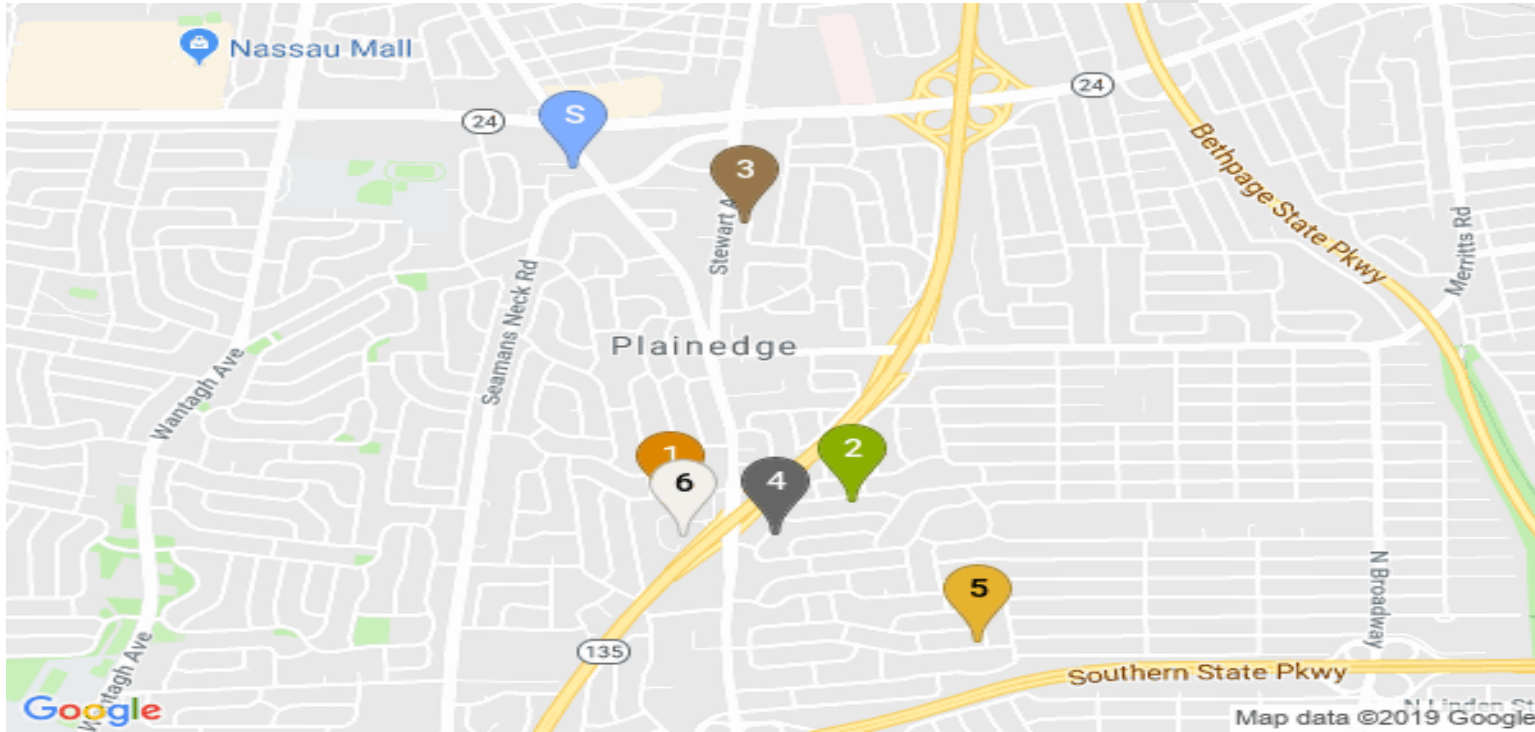
Nassau County Comparable Sales Report

S/B/L: 51/464/19

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	23 KEATS CT BETHPAGE, NY 11714	645 KILDARE CRES SEAFORD, NY 11783	33 HASTINGS RD MASSAPEQUA, NY 11758	45 DENNIS LN BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	51464 00190	52453 00280	52490 00080	49198 00680
Sale Date		October 1, 2018	June 21, 2016	April 26, 2018
Sale Price		\$476,375	\$540,000	\$475,000
Time Adjustment Factor		1	1.16	1.02
Time Adjusted Sale Price		\$476,375	\$627,580	\$484,178
Total % Adjustment		1.26 %	2.85 %	6.15 %
Adjusted Sales Price		\$482,356	\$645,476	\$513,931
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	23 KEATS CT BETHPAGE, NY 11714	9 HASTINGS RD MASSAPEQUA, NY 11758	210 WILLIAM RD MASSAPEQUA, NY 11758	702 KILDARE CT SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	51464 00190	52436 00390	52455 00080	52447 00160
Sale Date		March 16, 2018	August 1, 2018	August 7, 2017
Sale Price		\$451,000	\$592,000	\$540,000
Time Adjustment Factor		1.03	1	1.07
Time Adjusted Sale Price		\$462,657	\$592,000	\$579,256
Total % Adjustment		9.44 %	5.92 %	-3.68 %
Adjusted Sales Price		\$506,322	\$627,075	\$557,960

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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: <u> \$562,000 </u> As of <u> January 2, 2019 </u>
