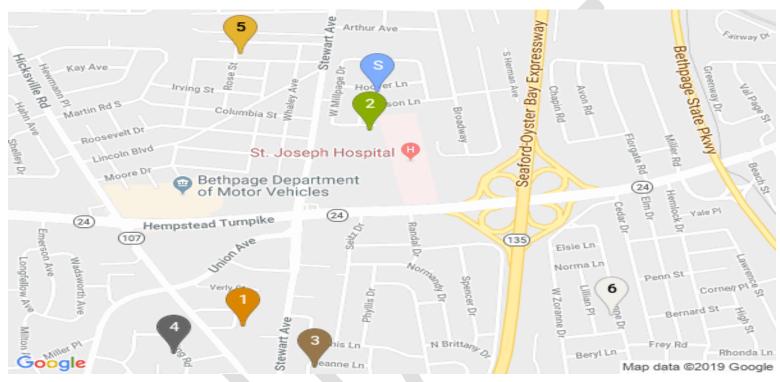
## Nassau County Comparable Sales Report S/B/L: 49/175/13

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	10 HOOVER LN BETHPAGE, NY	23 GINNY LN BETHPAGE, NY	90 SOUTH MILLPAGE DR	20 VIRGINIA LN BETHPAGE, NY
Troperty Address	11714	11714	BETHPAGE, NY 11714	11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49175 00130	49201 00130	49173 00130	49188 00010
Sale Date		February 26, 2018	January 19, 2016	June 15, 2016
Sale Price		\$500,000	\$499,000	\$463,000
Time Adjustment Factor		1.03	1.19	1.16
Time Adjusted Sale Price		\$516,206	\$594,160	\$538,092
Total % Adjustment		4.78 %	-1.90 %	-9.03 %
Adjusted Sales Price		\$540,874	\$582,885	\$489,517
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Image Not Found
Subject Property Address	valued using mass appraisal		Sale #5  28 PARK LN BETHPAGE, NY 11714	Not Found
-	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY	218 GILLING RD SEAFORD, NY	28 PARK LN BETHPAGE, NY	Not Found Sale #6
Property Address	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY 11714	218 GILLING RD SEAFORD, NY 11783	28 PARK LN BETHPAGE, NY 11714	Not Found Sale #6 129 ZORANNE DR FARMINGDALE, NY 11735
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY 11714  OB-3018	218 GILLING RD SEAFORD, NY 11783 OB-3018	28 PARK LN BETHPAGE, NY 11714 OB-3018	Not Found Sale #6 129 ZORANNE DR FARMINGDALE, NY 11735 OB-3018
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY 11714  OB-3018	218 GILLING RD SEAFORD, NY 11783 OB-3018 52406 00120	28 PARK LN BETHPAGE, NY 11714 OB-3018 46303 00710	Not Found Sale #6 129 ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49185 00250
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY 11714  OB-3018	218 GILLING RD SEAFORD, NY 11783 OB-3018 52406 00120 May 29, 2013	28 PARK LN BETHPAGE, NY 11714 OB-3018 46303 00710 May 24, 2017	Not Found Sale #6 129 ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49185 00250 August 23, 2016
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY 11714  OB-3018	218 GILLING RD SEAFORD, NY 11783 OB-3018 52406 00120 May 29, 2013 \$425,000	28 PARK LN BETHPAGE, NY 11714 OB-3018 46303 00710 May 24, 2017 \$385,000	Not Found Sale #6 129 ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49185 00250 August 23, 2016 \$380,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  10 HOOVER LN BETHPAGE, NY 11714  OB-3018	218 GILLING RD SEAFORD, NY 11783  OB-3018  52406 00120  May 29, 2013  \$425,000  1.32	28 PARK LN BETHPAGE, NY 11714  OB-3018  46303 00710  May 24, 2017  \$385,000  1.09	Not Found Sale #6 129 ZORANNE DR FARMINGDALE, NY 11735 OB-3018 49185 00250 August 23, 2016 \$380,000 1.15

## Nassau County Comparable Sales Report S/B/L: 49/175/13



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.

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Subject Market Value:	\$520,000	As of	January 2, 2019	