

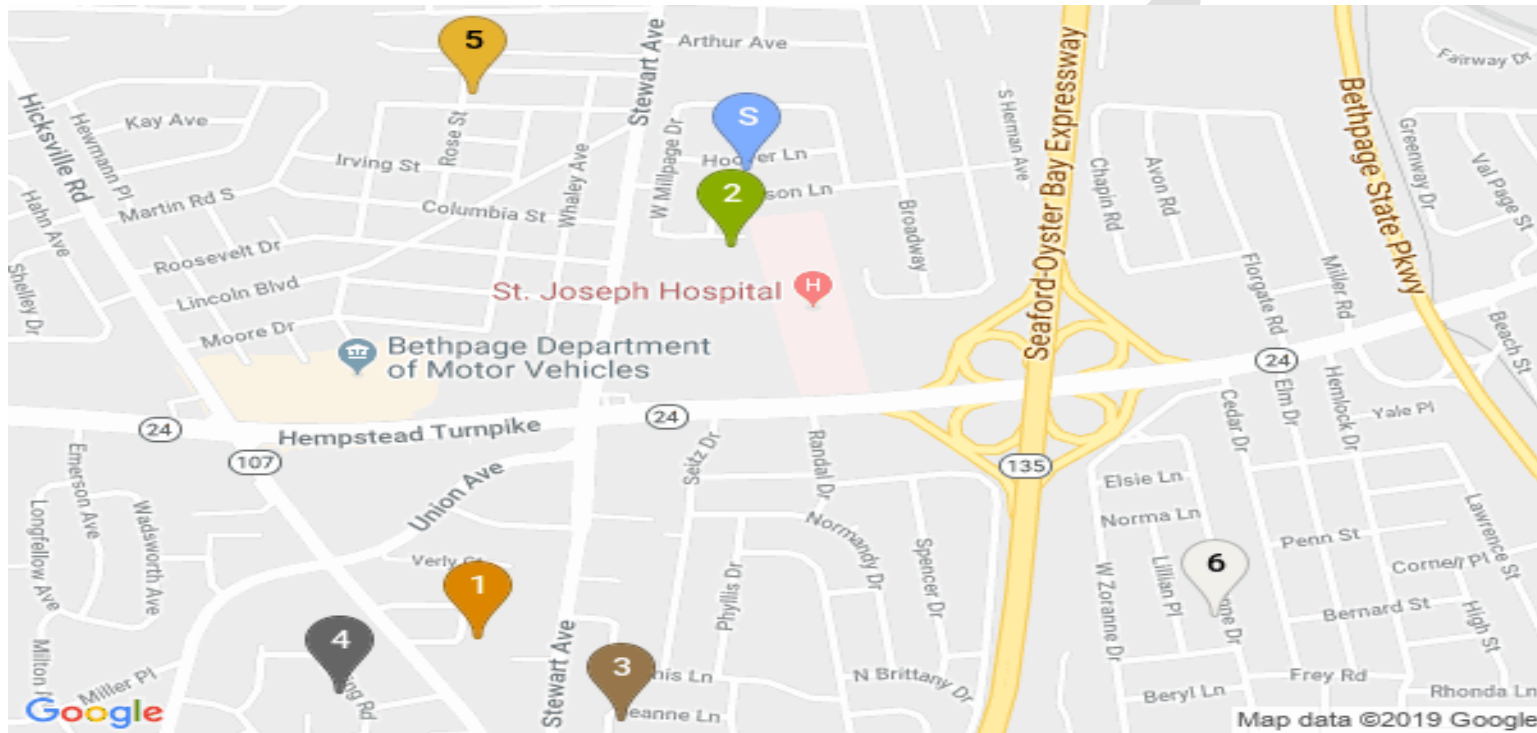
Nassau County Comparable Sales Report

S/B/L: 49/175/13

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	10 HOOVER LN BETHPAGE, NY 11714	23 GINNY LN BETHPAGE, NY 11714	90 SOUTH MILLPAGE DR BETHPAGE, NY 11714	20 VIRGINIA LN BETHPAGE, NY 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
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	10 HOOVER LN BETHPAGE, NY 11714	218 GILLING RD SEAFORD, NY 11783	28 PARK LN BETHPAGE, NY 11714	129 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49175 00130	52406 00120	46303 00710	49185 00250
Sale Date		May 29, 2013	May 24, 2017	August 23, 2016
Sale Price		\$425,000	\$385,000	\$380,000
Time Adjustment Factor		1.32	1.09	1.15
Time Adjusted Sale Price		\$561,184	\$420,968	\$437,369
Total % Adjustment		-7.70 %	15.25 %	-6.50 %
Adjusted Sales Price		\$517,967	\$485,184	\$408,936

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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: \$520,000

As of January 2, 2019