

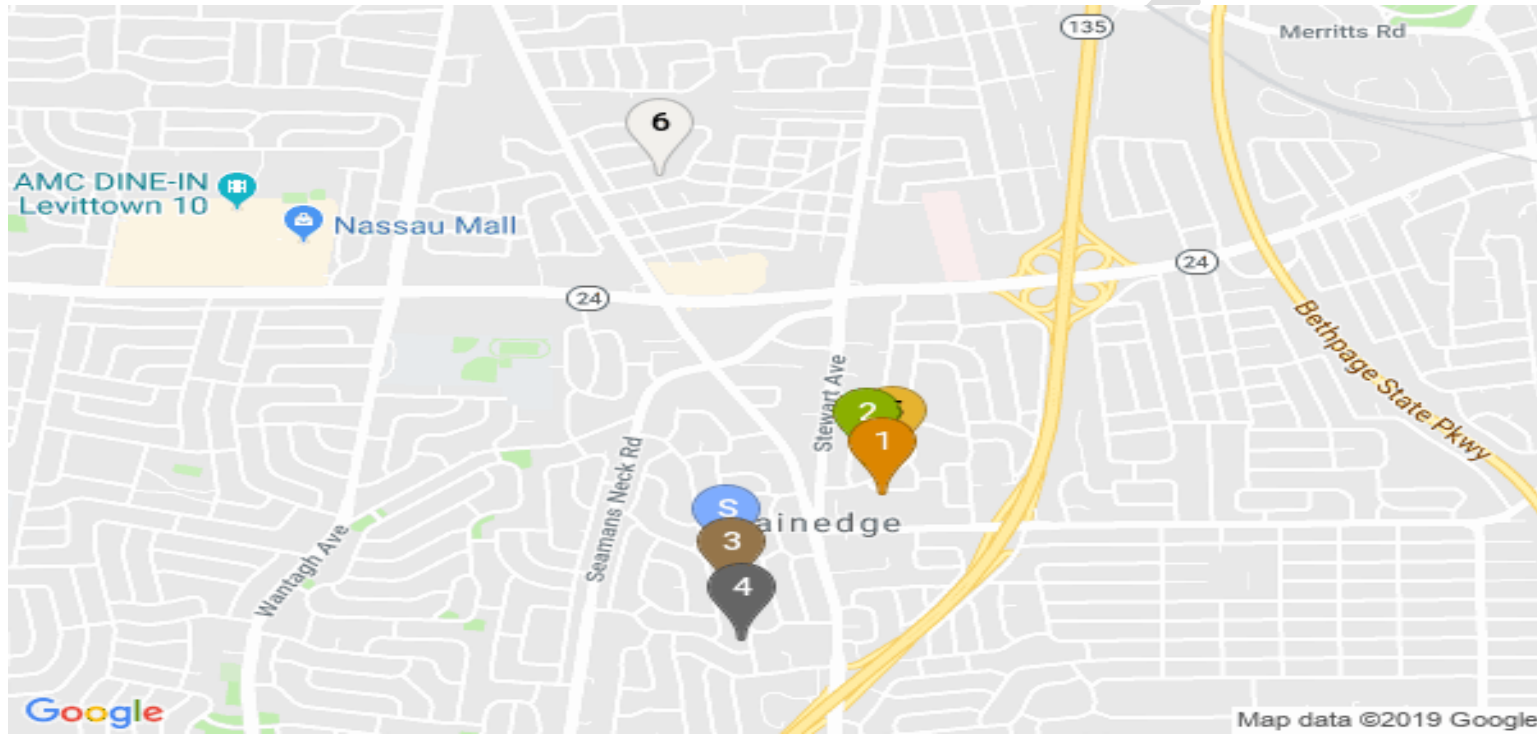
# Nassau County Comparable Sales Report

## S/B/L: 52/313/15

 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #1</b>	Image Not Found <b>Sale #2</b>	Image Not Found <b>Sale #3</b>
Property Address	4206 FLORENCE RD BETHPAGE, NY 11714	10 READING LN BETHPAGE, NY 11714	5 BUDD CT BETHPAGE, NY 11714	4168 FLORENCE RD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52313 00150	49203 00100	49188 00170	52319 00020
Sale Date		May 2, 2018	November 24, 2014	March 27, 2017
Sale Price		\$409,500	\$406,500	\$399,000
Time Adjustment Factor		1.01	1.24	1.11
Time Adjusted Sale Price		\$414,758	\$505,649	\$441,879
Total % Adjustment		5.84 %	-1.13 %	-3.46 %
<b>Adjusted Sales Price</b>		<b>\$438,966</b>	<b>\$499,959</b>	<b>\$426,592</b>
 <b>Subject</b>	Your property has been valued using mass appraisal techniques.	 <b>Sale #4</b>	 <b>Sale #5</b>	 <b>Sale #6</b>
Property Address	4206 FLORENCE RD BETHPAGE, NY 11714	4102 FLORENCE RD BETHPAGE, NY 11714	31 PLAINRIDGE DR BETHPAGE, NY 11714	21 MARTIN RD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52313 00150	52319 00120	49188 00110	46495 00210
Sale Date		August 9, 2018	June 28, 2016	July 25, 2017
Sale Price		\$435,000	\$430,000	\$480,000
Time Adjustment Factor		1	1.16	1.08
Time Adjusted Sale Price		\$435,000	\$499,740	\$518,190
Total % Adjustment		-1.90 %	0.38 %	-3.85 %
<b>Adjusted Sales Price</b>		<b>\$426,729</b>	<b>\$501,645</b>	<b>\$498,260</b>

# Nassau County Comparable Sales Report

## s/B/L: 52/313/15



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:**           \$482,000          

**As of**                           January 2, 2019