

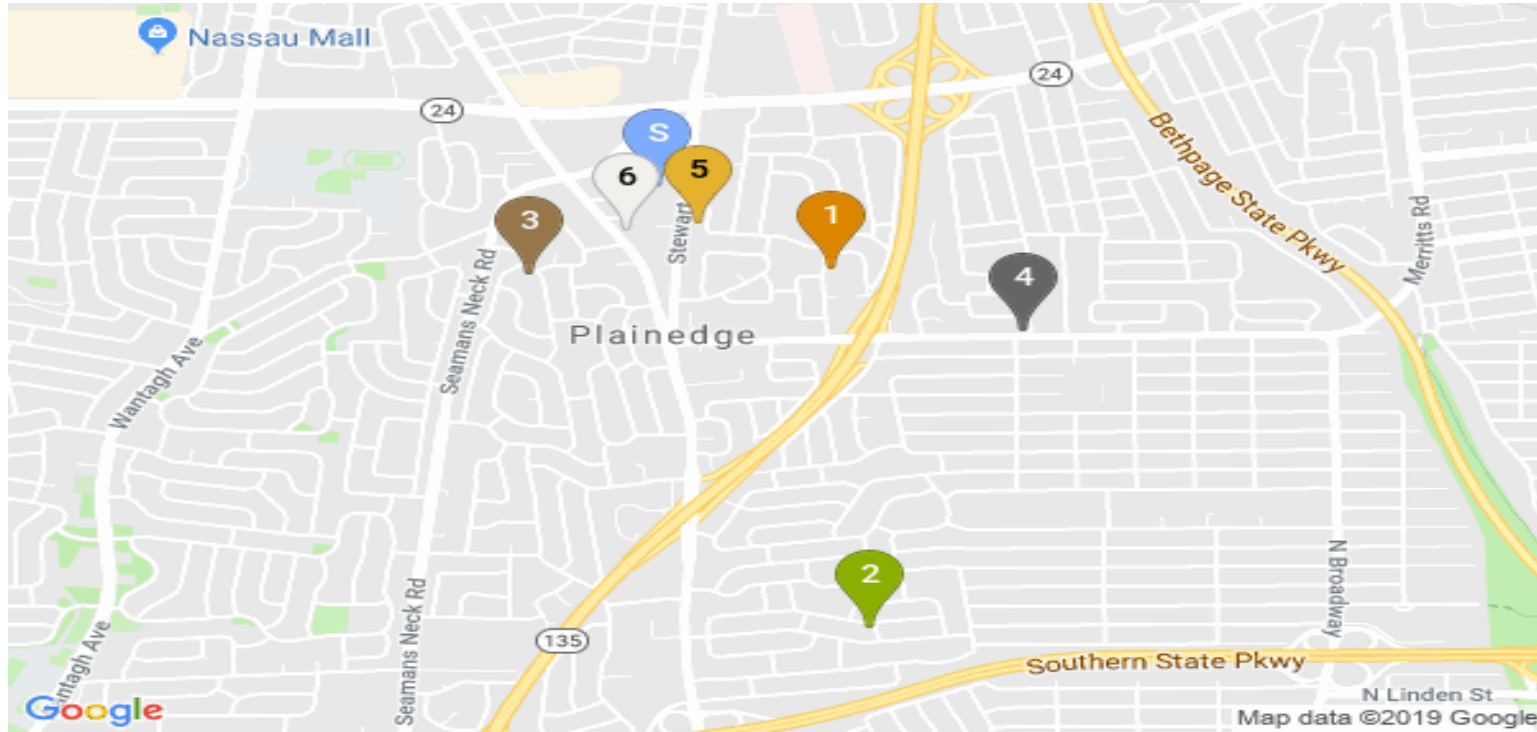
Nassau County Comparable Sales Report

S/B/L: 49/201/29

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	18 VERLY CT BETHPAGE, NY 11714	49 ELIZABETH DR BETHPAGE, NY 11714	161 DANIEL RD MASSAPEQUA, NY 11758	242 HILLCREST DR SEAFORD, NY 11783
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49201 00290	49240 00220	52394 00230	52425 0006A
Sale Date		March 22, 2017	February 26, 2014	December 7, 2015
Sale Price		\$470,000	\$405,000	\$405,000
Time Adjustment Factor		1.11	1.29	1.2
Time Adjusted Sale Price		\$520,509	\$524,372	\$484,578
Total % Adjustment		4.83 %	-1.76 %	9.60 %
Adjusted Sales Price		\$545,631	\$515,143	\$531,106
	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #4	Sale #5	Sale #6
Property Address	18 VERLY CT BETHPAGE, NY 11714	325 BOUNDARY AVE BETHPAGE, NY 11714	41 DENNIS LN BETHPAGE, NY 11714	58 HICKSVILLE RD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49201 00290	49211 00140	49198 00660	49 F 04360
Sale Date		September 29, 2017	October 27, 2014	January 12, 2018
Sale Price		\$370,000	\$487,500	\$390,000
Time Adjustment Factor		1.07	1.25	1.04
Time Adjusted Sale Price		\$394,374	\$607,515	\$405,218
Total % Adjustment		24.20 %	0.44 %	15.36 %
Adjusted Sales Price		\$489,803	\$610,164	\$467,448

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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> \$554,000 </u> As of <u> January 2, 2019 </u>
