

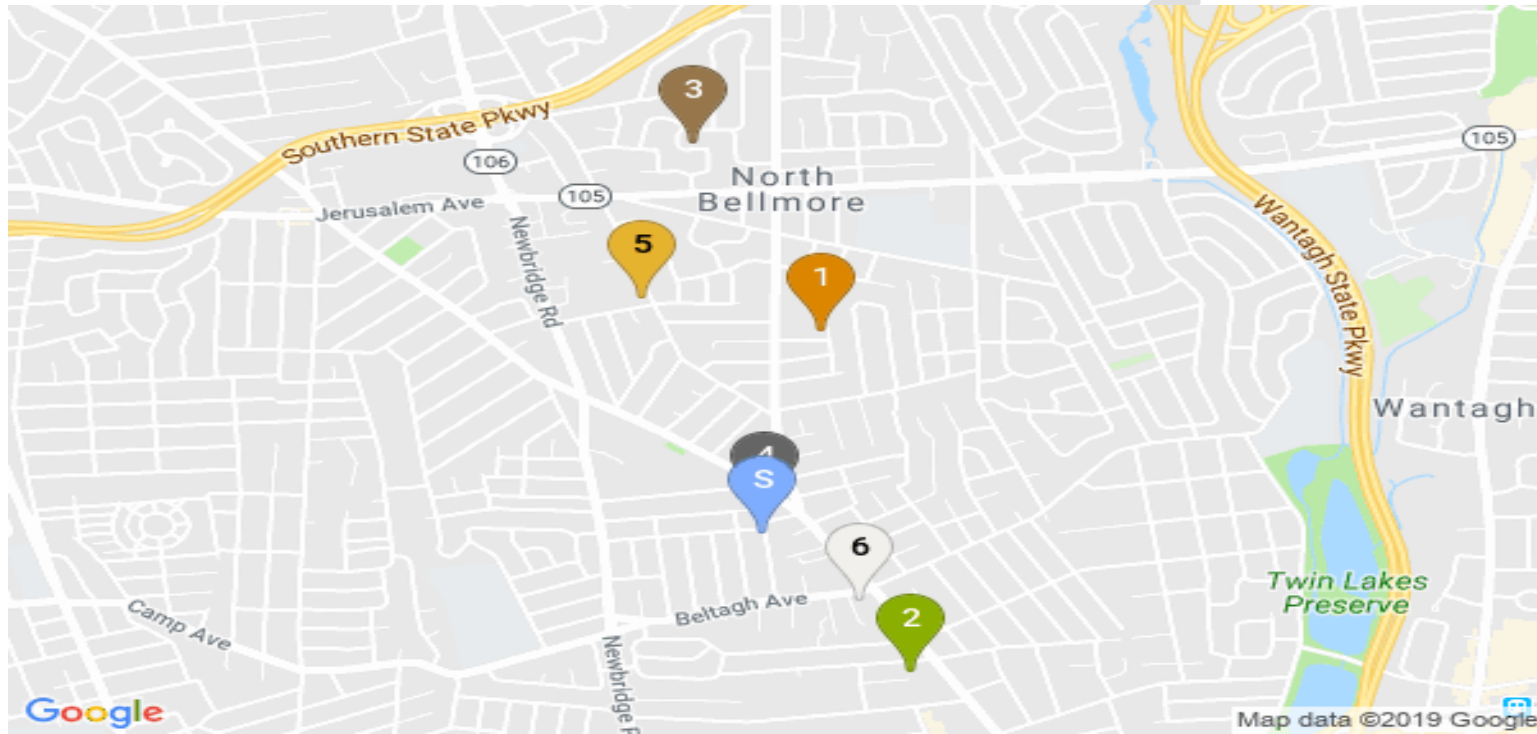
Nassau County Comparable Sales Report

S/B/L: 56/425/223

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1800 MADISON AVE BELLMORE, NY 11710	1414 LIBERTY AVE BELLMORE, NY 11710	2687 ARTHUR LN BELLMORE, NY 11710	1237 JULIA LN BELLMORE, NY 11710
Town/School Dist/Village	H-1004	H-1004	H-1004	H-1004
Account Number	56425 02230	56223 00380	56 S0608190	51290 00250
Sale Date		June 8, 2018	August 7, 2017	December 27, 2017
Sale Price		\$475,000	\$601,000	\$550,000
Time Adjustment Factor		1	1.03	1.02
Time Adjusted Sale Price		\$476,140	\$617,058	\$559,307
Total % Adjustment		-4.09 %	-5.81 %	-2.76 %
Adjusted Sales Price		\$456,679	\$581,228	\$543,852
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	1800 MADISON AVE BELLMORE, NY 11710	2575 WASHINGTON BLVD BELLMORE, NY 11710	1334 LITTLE NECK AVE BELLMORE, NY 11710	1905 ALLISON DR BELLMORE, NY 11710
Town/School Dist/Village	H-1004	H-1004	H-1004	H-1004
Account Number	56425 02230	56478 02160	56 C 01020	56 S0310330
Sale Date		December 18, 2015	September 19, 2018	June 24, 2016
Sale Price		\$425,000	\$560,000	\$500,000
Time Adjustment Factor		1.14	1	1.09
Time Adjusted Sale Price		\$482,858	\$560,000	\$546,344
Total % Adjustment		-2.49 %	-4.45 %	0.73 %
Adjusted Sales Price		\$470,858	\$535,062	\$550,324

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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>\$484,000</u>	As of <u>January 2, 2019</u>
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