

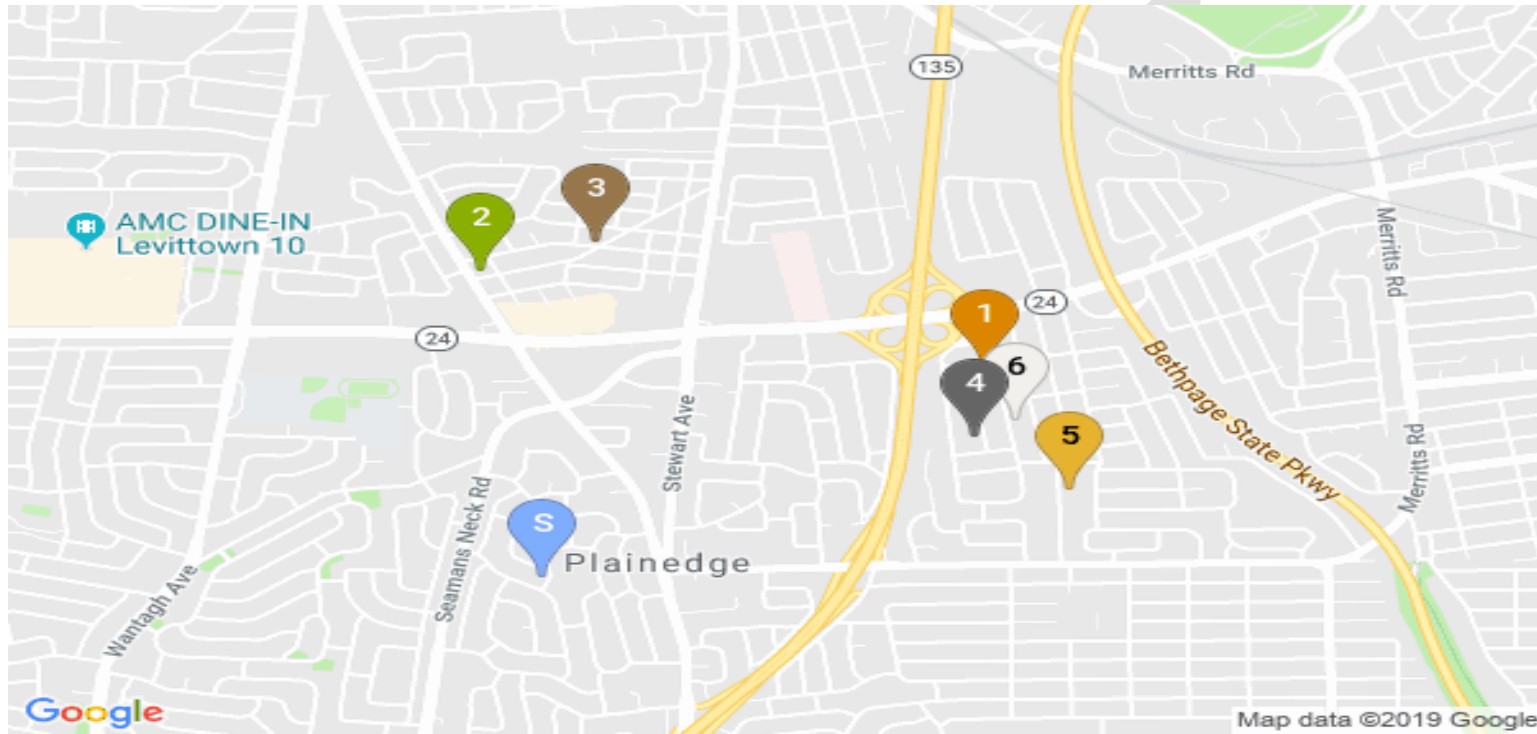
Nassau County Comparable Sales Report

S/B/L: 52/426/32A

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	336 HILLCREST DR SEAFORD, NY 11783	12 ELSIE LN FARMINGDALE, NY 11735	74 LINCOLN BLVD BETHPAGE, NY 11714	40 LINCOLN BLVD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52426 0032A	49216 00100	46259 00010	46318 00380
Sale Date		December 19, 2016	October 19, 2016	May 22, 2018
Sale Price		\$410,000	\$435,000	\$430,000
Time Adjustment Factor		1.13	1.14	1.01
Time Adjusted Sale Price		\$462,835	\$495,841	\$435,522
Total % Adjustment		-0.75 %	-1.15 %	2.29 %
Adjusted Sales Price		\$459,348	\$490,145	\$445,496
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	336 HILLCREST DR SEAFORD, NY 11783	26 LILLIAN PL FARMINGDALE, NY 11735	71 CEDAR DR FARMINGDALE, NY 11735	136 EAST ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52426 0032A	49217 00250	49227 00360	49156 00490
Sale Date		July 28, 2017	August 21, 2018	March 8, 2018
Sale Price		\$505,000	\$480,000	\$540,000
Time Adjustment Factor		1.08	1	1.03
Time Adjusted Sale Price		\$545,179	\$480,000	\$553,957
Total % Adjustment		-5.25 %	-3.49 %	-2.93 %
Adjusted Sales Price		\$516,569	\$463,237	\$537,736

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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: \$483,000

As of January 2, 2019