

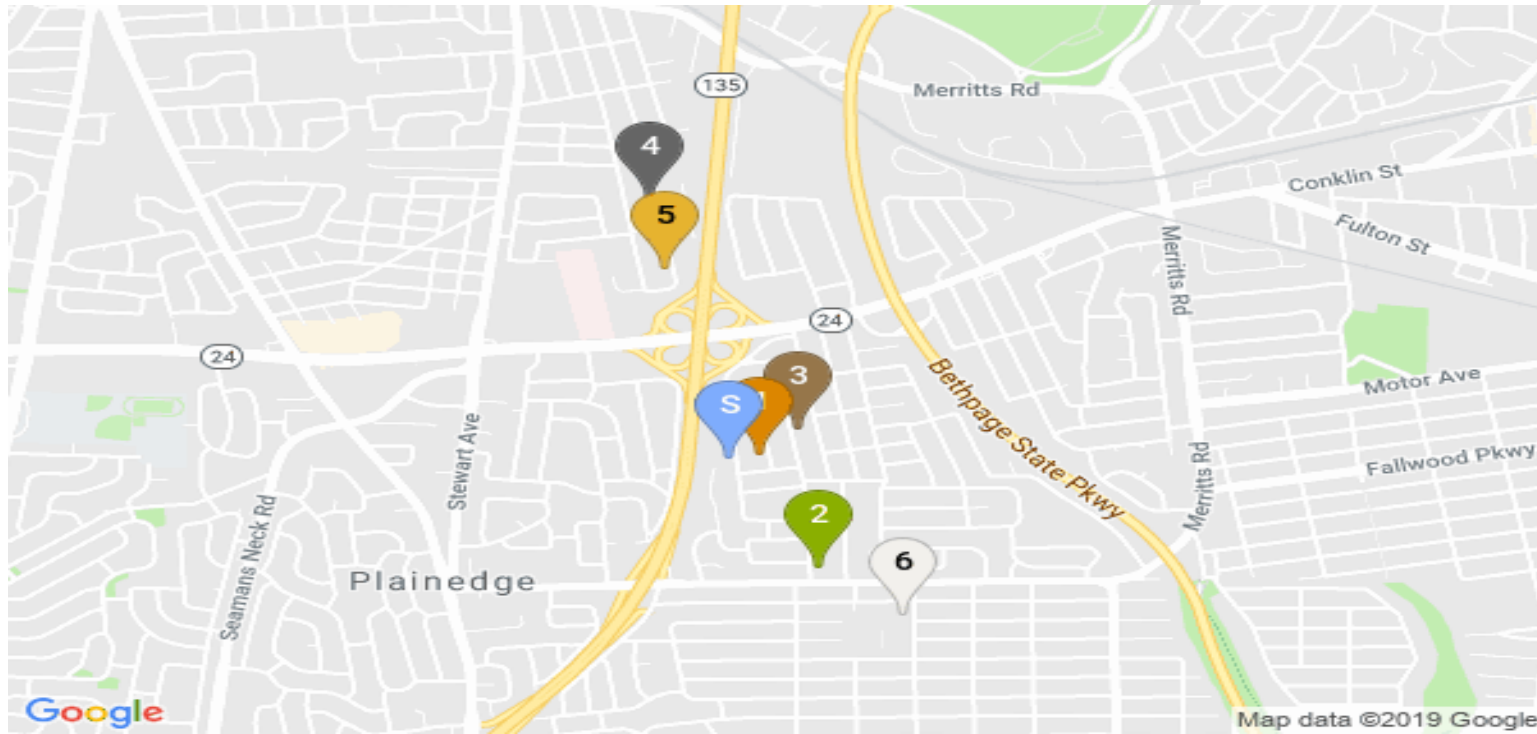
Nassau County Comparable Sales Report

S/B/L: 49/214/26

	Your property has been valued using mass appraisal techniques.		Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	52 WEST ZORANNE DR FARMINGDALE, NY 11735	26 LILLIAN PL FARMINGDALE, NY 11735	6 MARLON AVE BETHPAGE, NY 11714	140 ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49214 00260	49217 00250	49212 00030	49156 00470
Sale Date		July 28, 2017	July 28, 2017	December 19, 2017
Sale Price		\$505,000	\$543,000	\$537,000
Time Adjustment Factor		1.08	1.08	1.05
Time Adjusted Sale Price		\$545,179	\$586,202	\$561,524
Total % Adjustment		0.88 %	-6.73 %	-6.94 %
Adjusted Sales Price		\$549,967	\$546,744	\$522,529
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	52 WEST ZORANNE DR FARMINGDALE, NY 11735	91 WINDHORST AVE BETHPAGE, NY 11714	59 SOUTH WINDHORST AVE BETHPAGE, NY 11714	447 NO CENTRAL DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49214 00260	49022 00600	49025 01210	52528 00170
Sale Date		March 29, 2016	July 7, 2017	June 8, 2017
Sale Price		\$379,000	\$414,000	\$495,500
Time Adjustment Factor		1.18	1.08	1.09
Time Adjusted Sale Price		\$446,921	\$446,939	\$538,346
Total % Adjustment		-3.71 %	14.76 %	-4.14 %
Adjusted Sales Price		\$430,359	\$512,897	\$516,048

Nassau County Comparable Sales Report

S/B/L: 49/214/26



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: \$513,000

As of January 2, 2019