

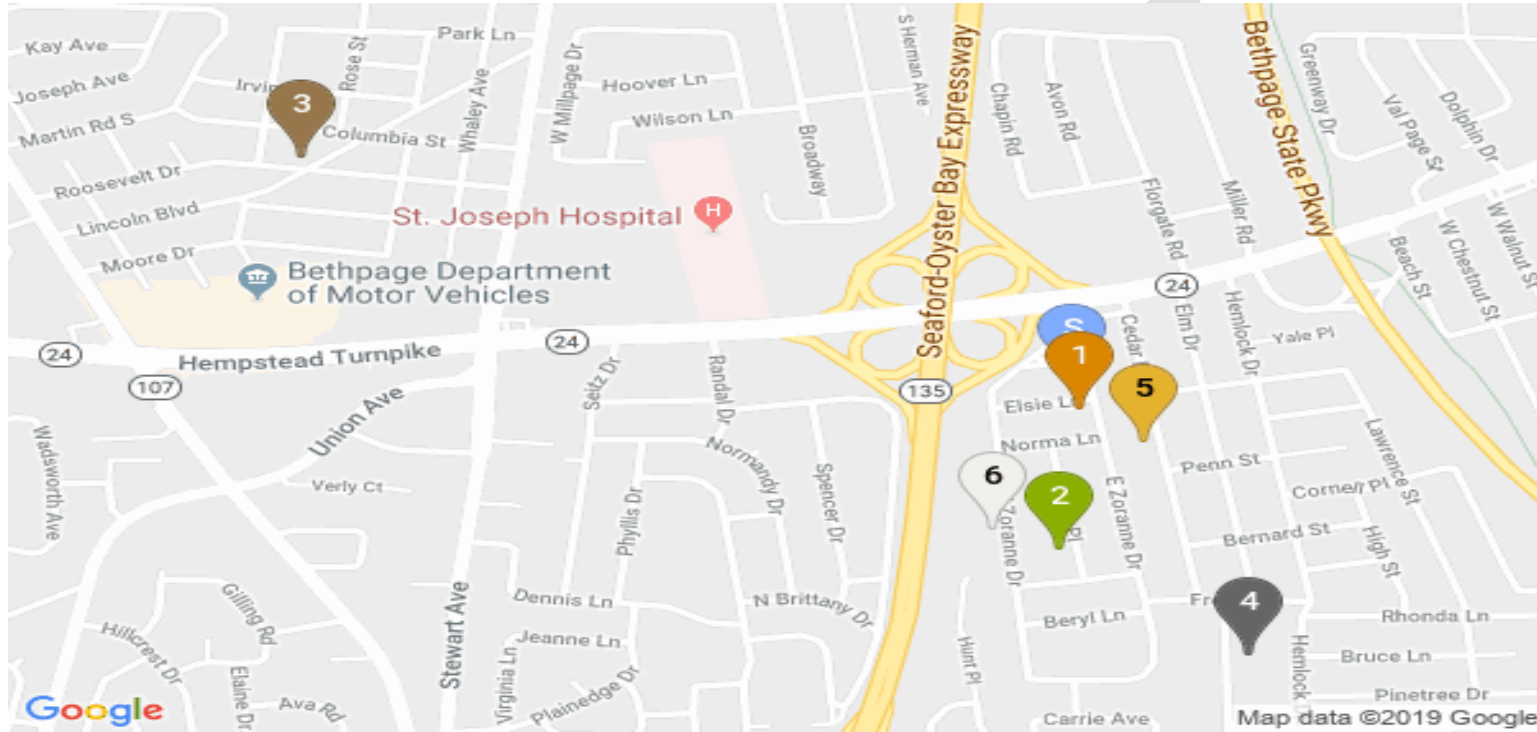
# Nassau County Comparable Sales Report

## S/B/L: 49/215/8

	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	165 ZORANNE DR FARMINGDALE, NY 11735	12 ELSIE LN FARMINGDALE, NY 11735	26 LILLIAN PL FARMINGDALE, NY 11735	40 LINCOLN BLVD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49215 00080	49216 00100	49217 00250	46318 00380
Sale Date		December 19, 2016	July 28, 2017	May 22, 2018
Sale Price		\$410,000	\$505,000	\$430,000
Time Adjustment Factor		1.13	1.08	1.01
Time Adjusted Sale Price		\$462,835	\$545,179	\$435,522
Total % Adjustment		-3.09 %	-7.59 %	-0.04 %
<b>Adjusted Sales Price</b>		<b>\$448,541</b>	<b>\$503,816</b>	<b>\$435,336</b>
	Your property has been valued using mass appraisal techniques.			
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	165 ZORANNE DR FARMINGDALE, NY 11735	71 CEDAR DR FARMINGDALE, NY 11735	30 CEDAR DR FARMINGDALE, NY 11735	46 WEST ZORANNE DR FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49215 00080	49227 00360	49156 00970	49214 00230
Sale Date		August 21, 2018	June 15, 2018	August 15, 2016
Sale Price		\$480,000	\$465,000	\$430,000
Time Adjustment Factor		1	1.01	1.15
Time Adjusted Sale Price		\$480,000	\$467,976	\$494,917
Total % Adjustment		-5.84 %	-5.53 %	-3.27 %
<b>Adjusted Sales Price</b>		<b>\$451,954</b>	<b>\$442,078</b>	<b>\$478,749</b>

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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:**           \$473,000          

**As of**           January 2, 2019