

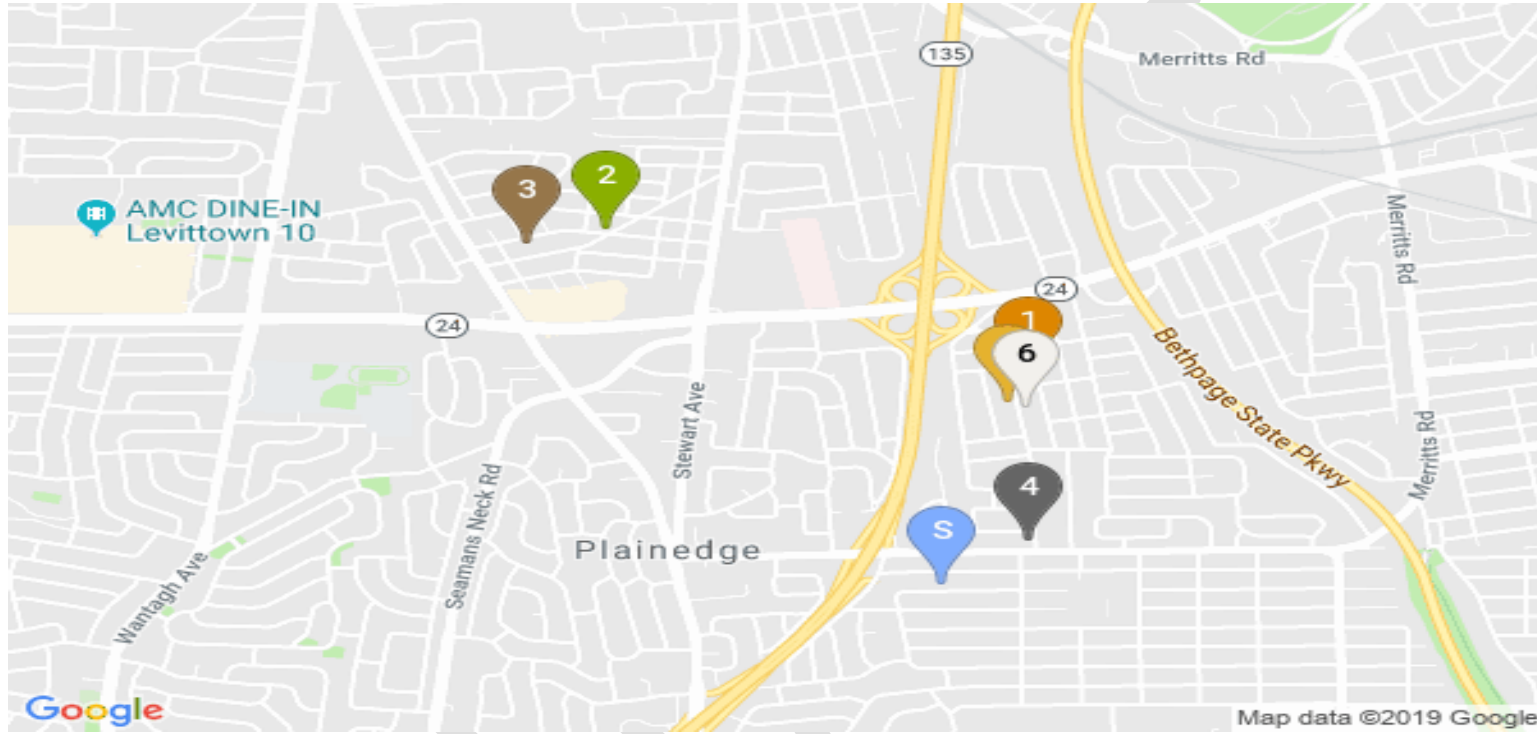
# Nassau County Comparable Sales Report

## S/B/L: 52/47/94

	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	359 KENTUCKY AVE MASSAPEQUA, NY 11758	32 CEDAR DR FARMINGDALE, NY 11735	40 LINCOLN BLVD BETHPAGE, NY 11714	63 ROOSEVELT DR BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52047 00940	49156 00980	46318 00380	46255 00580
Sale Date		May 19, 2017	May 22, 2018	August 24, 2017
Sale Price		\$435,000	\$430,000	\$462,500
Time Adjustment Factor		1.09	1.01	1.07
Time Adjusted Sale Price		\$475,639	\$435,522	\$496,122
Total % Adjustment		8.01 %	5.29 %	3.13 %
<b>Adjusted Sales Price</b>		<b>\$513,752</b>	<b>\$458,563</b>	<b>\$511,676</b>
	Your property has been valued using mass appraisal techniques.	<b>Image Not Found</b>		
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	359 KENTUCKY AVE MASSAPEQUA, NY 11758	3 MARLON AVE BETHPAGE, NY 11714	137 E ZORANNE 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	52047 00940	49211 00130	49185 00210	49156 00490
Sale Date		August 16, 2016	October 2, 2017	March 8, 2018
Sale Price		\$430,000	\$399,990	\$540,000
Time Adjustment Factor		1.15	1.06	1.03
Time Adjusted Sale Price		\$494,917	\$423,628	\$553,957
Total % Adjustment		-0.83 %	5.91 %	0.11 %
<b>Adjusted Sales Price</b>		<b>\$490,821</b>	<b>\$448,663</b>	<b>\$554,587</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.

<b>Subject Market Value:</b> <u>          \$497,000          </u> <b>As of</b> <u>          January 2, 2019          </u>
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