

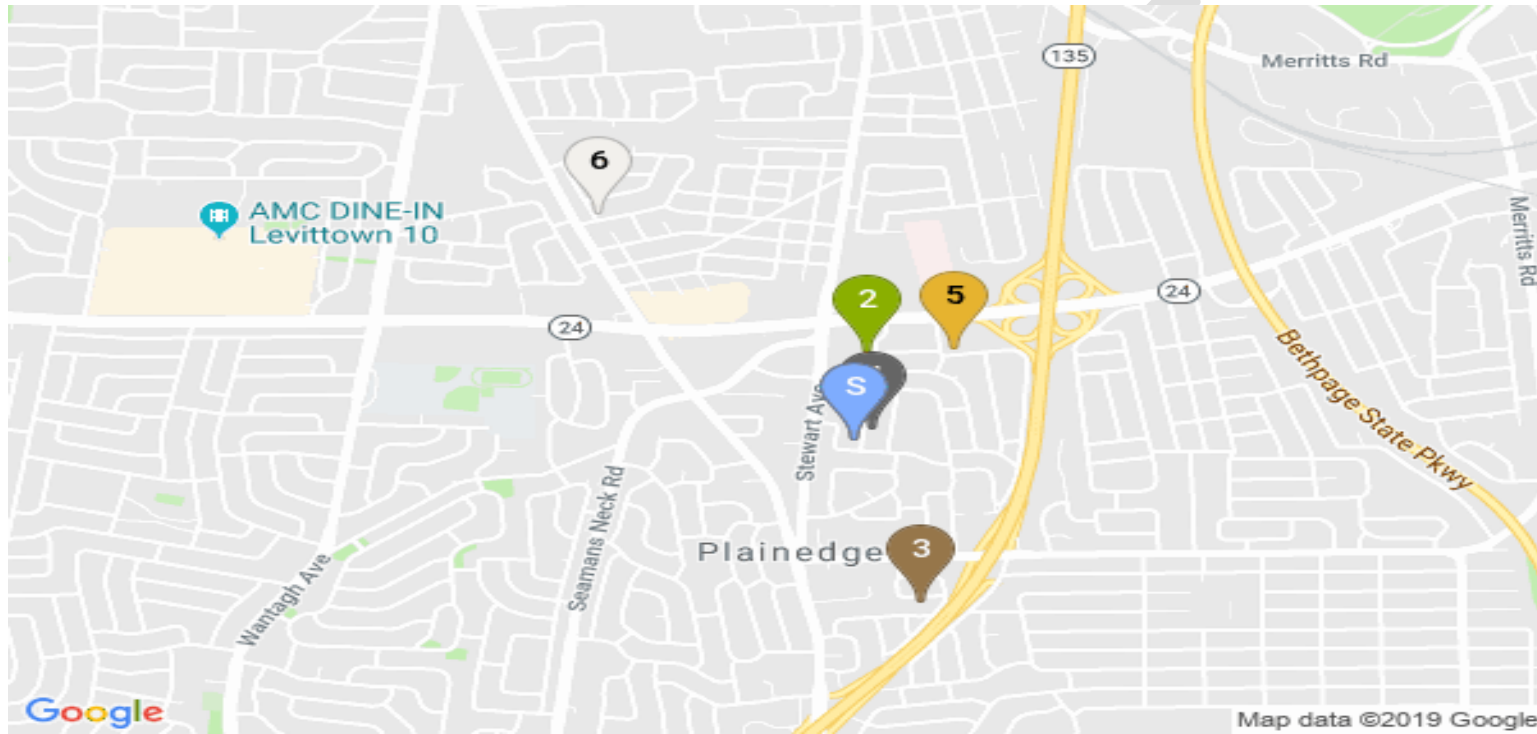
Nassau County Comparable Sales Report

S/B/L: 49/197/13

<div style="text-align: center; background-color: #cccccc; padding: 20px;"> <p>Image Not Found</p> </div>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<div style="text-align: center; background-color: #cccccc; padding: 20px;"> <p>Image Not Found</p> </div>		
Subject		Sale #1	Sale #2	Sale #3
Property Address	56 SEITZ DR BETHPAGE, NY 11714	56 SEITZ DR BETHPAGE, NY 11714	18 SEITZ DR BETHPAGE, NY 11714	24 MOHAWK DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49197 00130	49197 00130	49189 00060	52376 00130
Sale Date		August 26, 2016	August 9, 2018	August 29, 2018
Sale Price		\$357,000	\$460,000	\$520,000
Time Adjustment Factor		1.15	1	1
Time Adjusted Sale Price		\$410,896	\$460,000	\$520,000
Total % Adjustment		4.41 %	4.00 %	-5.68 %
Adjusted Sales Price		\$429,025	\$478,394	\$490,464
<div style="text-align: center; background-color: #cccccc; padding: 20px;"> <p>Image Not Found</p> </div>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #4	Sale #5	Sale #6
Property Address	56 SEITZ DR BETHPAGE, NY 11714	49 SEITZ DR BETHPAGE, NY 11714	3 SHUBERT LN BETHPAGE, NY 11714	5 MARTIN RD S BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	49197 00130	49196 00220	49191 00130	46495 00140
Sale Date		June 12, 2018	July 31, 2018	March 21, 2018
Sale Price		\$305,718	\$441,000	\$338,000
Time Adjustment Factor		1.01	1	1.03
Time Adjusted Sale Price		\$307,675	\$441,000	\$346,736
Total % Adjustment		8.28 %	1.06 %	-9.08 %
Adjusted Sales Price		\$333,146	\$445,680	\$315,254

Nassau County Comparable Sales Report

S/B/L: 49/197/13



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>\$468,000</u>	As of <u>January 2, 2019</u>
---	-------------------------------------