

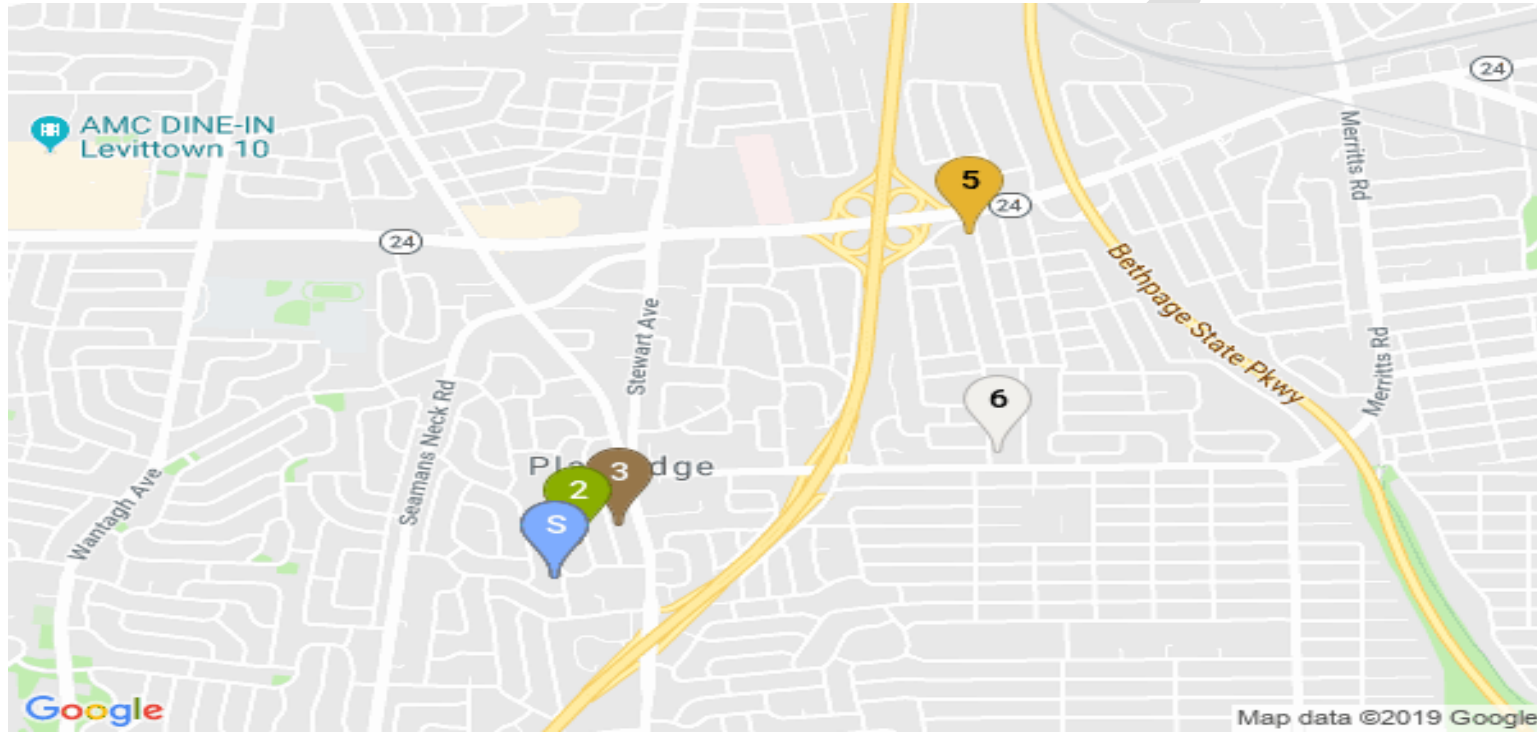
Nassau County Comparable Sales Report

S/B/L: 52/319/11

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	4110 FLORENCE RD BETHPAGE, NY 11714	4110 FLORENCE RD BETHPAGE, NY 11714	4160 LUDWIG LN BETHPAGE, NY 11714	4179 HARRIET RD BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52319 00110	52319 00110	52318 00110	52316 00240
Sale Date		July 18, 2016	September 7, 2017	February 24, 2016
Sale Price		\$401,700	\$455,000	\$447,500
Time Adjustment Factor		1.16	1.07	1.18
Time Adjusted Sale Price		\$464,592	\$484,973	\$530,262
Total % Adjustment		-0.38 %	0.11 %	2.78 %
Adjusted Sales Price		\$462,815	\$485,491	\$545,026
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	4110 FLORENCE RD BETHPAGE, NY 11714	4110 FLORENCE RD BETHPAGE, NY 11714	8 CEDAR DR FARMINGDALE, NY 11735	6 MARLON AVE BETHPAGE, NY 11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52319 00110	52319 00110	49156 01140	49212 00030
Sale Date		February 21, 2013	July 25, 2017	July 28, 2017
Sale Price		\$337,000	\$475,000	\$543,000
Time Adjustment Factor		1.32	1.08	1.08
Time Adjusted Sale Price		\$444,986	\$512,792	\$586,202
Total % Adjustment		-0.33 %	-5.56 %	-3.69 %
Adjusted Sales Price		\$443,506	\$484,262	\$564,544

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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: <u> \$530,000 </u> As of <u> January 2, 2019 </u>
