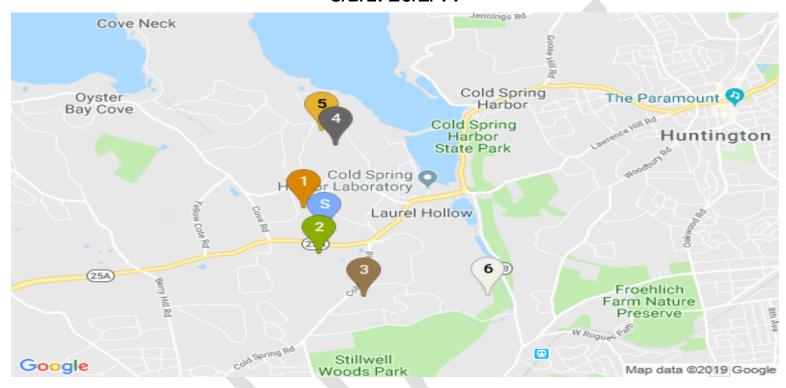
## Nassau County Comparable Sales Report S/B/L: 26/2/44

Image Not Found	Your property has been valued using mass appraisal techniques.	Sale #1	7/20/2011 Sale #2	Sale #3
Property Address	1698 ROUTE 25A SYOSSET,	16 TIMBER RIDGE DR OYSTER	27 VISTA DR SYOSSET, NY 11791	50 LAUREL CT. SYOSSET, NY
Troperty Address	NY 11791	BAY, NY 11771	2, 1,5,1,5,1, 22,52	11791
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	26002 00440	26002 00040	25064 00210	14027 00310
Sale Date		May 3, 2018	June 26, 2017	September 16, 2016
Sale Price		\$1,575,000	\$2,250,000	\$1,950,000
Time Adjustment Factor		1	1.03	1.06
Time Adjusted Sale Price		\$1,579,127	\$2,321,768	\$2,060,148
Total % Adjustment		36.83 %	-8.76 %	-3.66 %
Adjusted Sales Price		\$2,160,675	\$2,118,324	\$1,984,659
Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
	1698 ROUTE 25A SYOSSET, NY 11791	Sale #4  1302 RIDGE RD LAUREL HOLLOW, NY	Sale #5  1326 RIDGE LAUREL HOLLOW, NY	Sale #6 48 HILLTOP DR , NY
Subject		1302 RIDGE RD LAUREL	1326 RIDGE LAUREL HOLLOW,	
Subject Property Address	NY 11791	1302 RIDGE RD LAUREL HOLLOW, NY  OB-3011-LH 26 C 21040	1326 RIDGE LAUREL HOLLOW, NY  OB-3011-LH  26 C 21250	48 HILLTOP DR , NY  OB-3011-LH  14 A 11510
Subject Property Address Town/School Dist/Village	NY 11791 OB-3011-LH	1302 RIDGE RD LAUREL HOLLOW, NY  OB-3011-LH  26 C 21040  December 27, 2017	1326 RIDGE LAUREL HOLLOW, NY  OB-3011-LH  26 C 21250  July 26, 2017	48 HILLTOP DR , NY  OB-3011-LH  14 A 11510  July 24, 2018
Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	NY 11791 OB-3011-LH	1302 RIDGE RD LAUREL HOLLOW, NY  OB-3011-LH  26 C 21040  December 27, 2017  \$2,125,000	1326 RIDGE LAUREL HOLLOW, NY  OB-3011-LH  26 C 21250	48 HILLTOP DR , NY  OB-3011-LH  14 A 11510
Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	NY 11791 OB-3011-LH	1302 RIDGE RD LAUREL HOLLOW, NY  OB-3011-LH 26 C 21040  December 27, 2017 \$2,125,000 1.02	1326 RIDGE LAUREL HOLLOW, NY  OB-3011-LH  26 C 21250  July 26, 2017  \$2,350,000  1.03	48 HILLTOP DR , NY  OB-3011-LH  14 A 11510  July 24, 2018  \$2,343,750  1
Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor Time Adjusted Sale Price	NY 11791 OB-3011-LH	1302 RIDGE RD LAUREL HOLLOW, NY  OB-3011-LH 26 C 21040  December 27, 2017 \$2,125,000  1.02 \$2,158,624	1326 RIDGE LAUREL HOLLOW, NY  OB-3011-LH  26 C 21250  July 26, 2017  \$2,350,000	48 HILLTOP DR , NY  OB-3011-LH  14 A 11510  July 24, 2018  \$2,343,750  1  \$2,343,750
Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	NY 11791 OB-3011-LH	1302 RIDGE RD LAUREL HOLLOW, NY  OB-3011-LH 26 C 21040  December 27, 2017 \$2,125,000 1.02	1326 RIDGE LAUREL HOLLOW, NY  OB-3011-LH  26 C 21250  July 26, 2017  \$2,350,000  1.03	48 HILLTOP DR , NY  OB-3011-LH  14 A 11510  July 24, 2018  \$2,343,750  1

## Nassau County Comparable Sales Report S/B/L: 26/2/44



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:	\$1,405,000	As of	January 2, 2019	