

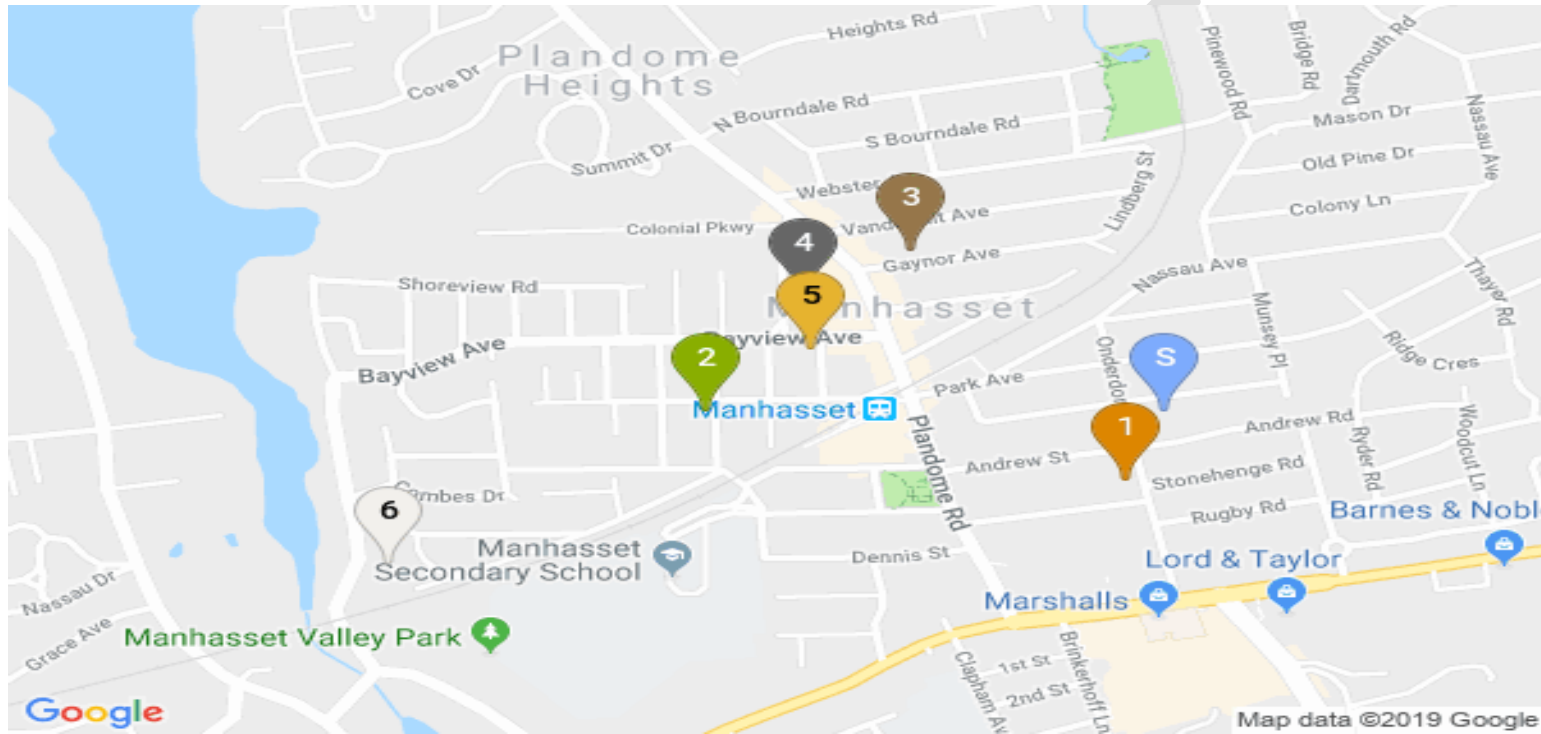
Nassau County Comparable Sales Report

S/B/L: 3/103/118

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	118 HILLCREST AVE MANHASSET, NY 11030	79 ONDERDONK AVE MANHASSET, NY 11030	92 HILLSIDE AVE MANHASSET, NY 11030	25 GAYNOR AVE MANHASSET, NY 11030
Town/School Dist/Village	NH-2006	NH-2006	NH-2006	NH-2006
Account Number	03103 01180	03081 00250	03047 00130	03069 00120
Sale Date		January 22, 2018	June 14, 2018	April 15, 2016
Sale Price		\$1,200,000	\$1,305,000	\$1,350,000
Time Adjustment Factor		1.02	1	1.1
Time Adjusted Sale Price		\$1,221,026	\$1,305,000	\$1,478,289
Total % Adjustment		-15.00 %	-25.86 %	-2.03 %
Adjusted Sales Price		\$1,037,842	\$967,478	\$1,448,257
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Subject		Sale #4	Sale #5	Sale #6
Property Address	118 HILLCREST AVE MANHASSET, NY 11030	26 LOCUST PL MANHASSET, NY 11030	34 BAYVIEW AVE MANHASSET, NY 11030	350 BAYVIEW AVE MANHASSET, NY 11030
Town/School Dist/Village	NH-2006	NH-2006	NH-2006	NH-2006
Account Number	03103 01180	031380201120	03044 00110	03060 00230
Sale Date		July 7, 2015	March 17, 2015	July 7, 2014
Sale Price		\$950,000	\$900,000	\$890,000
Time Adjustment Factor		1.13	1.15	1.18
Time Adjusted Sale Price		\$1,075,533	\$1,034,132	\$1,053,390
Total % Adjustment		1.48 %	9.36 %	-13.39 %
Adjusted Sales Price		\$1,091,490	\$1,130,956	\$912,391

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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: \$990,000

As of January 2, 2019