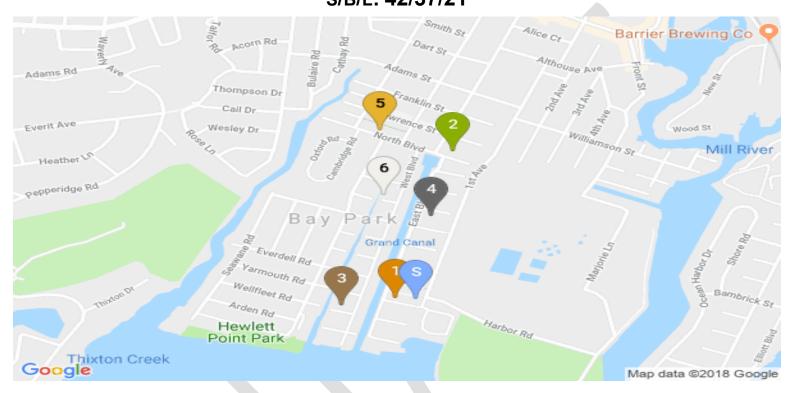
Nassau County Comparable Sales Report S/B/L: 42/37/21

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3	
Property Address	14 KIRGAN CT EAST	2 EAST SAMPSON ST EAST	12 NORTH BLVD EAST	2 DEWEY ST EAST ROCKAWAY,	
	ROCKAWAY, NY 11518	ROCKAWAY, NY 11518	ROCKAWAY, NY 11518	NY 11518	
Town/School Dist/Village	H-1019	H-1019	H-1019	H-1019	
Account Number	42037 00210	42037 00070	42019 00280	019 00280 42039 00070	
Sale Date		October 4, 2018	July 24, 2018 June 29, 2017		
Sale Price		\$169,000	\$340,236 \$140,000		
Time Adjustment Factor		1	1	1.16	
Time Adjusted Sale Price		\$169,000	\$340,236	\$162,625	
Total % Adjustment		13.78 %	-10.79 %	-17.30 %	
Adjusted Sales Price		\$192,289	\$303,521	\$134,494	
	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found	
Subject	valued using mass appraisal	Sale #4	Not	Not	
Subject Property Address	valued using mass appraisal	Sale #4 2 EAST MARTIN ST EAST ROCKAWAY, NY 11518	Not Found	Not Found	
·	valued using mass appraisal techniques. 14 KIRGAN CT EAST	2 EAST MARTIN ST EAST	Not Found Sale #5 48 NORTH BLVD EAST	Not Found Sale #6 4 MARTIN STREET WEST EAST	
Property Address	valued using mass appraisal techniques. 14 KIRGAN CT EAST ROCKAWAY, NY 11518	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518	Not Found Sale #5 48 NORTH BLVD EAST ROCKAWAY, NY 11518	Not Found Sale #6 4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518	
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 14 KIRGAN CT EAST ROCKAWAY, NY 11518 H-1019	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518 H-1019	Not Found Sale #5 48 NORTH BLVD EAST ROCKAWAY, NY 11518 H-1019	Not Found Sale #6 4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518 H-1019	
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 14 KIRGAN CT EAST ROCKAWAY, NY 11518 H-1019	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518 H-1019 42029 00060	Not Found Sale #5 48 NORTH BLVD EAST ROCKAWAY, NY 11518 H-1019 42021 00080	Not Found Sale #6 4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518 H-1019 42027 01090	
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 14 KIRGAN CT EAST ROCKAWAY, NY 11518 H-1019	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518 H-1019 42029 00060 October 3, 2018	Not Found Sale #5 48 NORTH BLVD EAST ROCKAWAY, NY 11518 H-1019 42021 00080 August 8, 2017	Not Found Sale #6 4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518 H-1019 42027 01090 November 22, 2017	
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 14 KIRGAN CT EAST ROCKAWAY, NY 11518 H-1019	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518 H-1019 42029 00060 October 3, 2018 \$199,149	Not Found Sale #5 48 NORTH BLVD EAST ROCKAWAY, NY 11518 H-1019 42021 00080 August 8, 2017 \$82,680	Not Found Sale #6 4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518 H-1019 42027 01090 November 22, 2017 \$162,500	
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 14 KIRGAN CT EAST ROCKAWAY, NY 11518 H-1019	2 EAST MARTIN ST EAST ROCKAWAY, NY 11518 H-1019 42029 00060 October 3, 2018 \$199,149 1	Not Found Sale #5 48 NORTH BLVD EAST ROCKAWAY, NY 11518 H-1019 42021 00080 August 8, 2017 \$82,680 1.14	Not Found Sale #6 4 MARTIN STREET WEST EAST ROCKAWAY, NY 11518 H-1019 42027 01090 November 22, 2017 \$162,500 1.1	

Nassau County Comparable Sales Report S/B/L: 42/37/21



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:	\$286,500	As of	January 2, 2019	
				