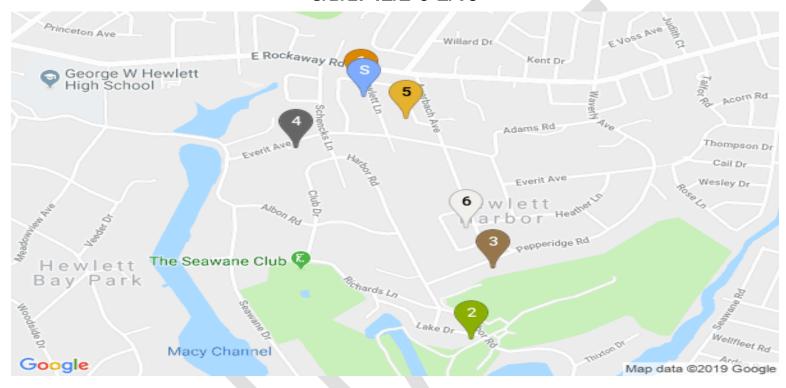
Nassau County Comparable Sales Report S/B/L: 42/2-3-2/18

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	1354 HEWLETT LN HEWLETT,	1379 BOXWOOD DR W HEWLETT,	9 LAKE DR HEWLETT, NY 11557	285 PEPPERIDGE RD HEWLETT,
i roperty riddress	NY 11557	NY 11557		NY 11557
Town/School Dist/Village	H-1014-HH	H-1014-HH	H-1014-HH	H-1014-HH
Account Number	422030200180	422030200190	42213 00280	42 H 00390
Sale Date		June 29, 2017	July 24, 2017	December 8, 2016
Sale Price		\$740,000	\$890,000	\$720,000
Time Adjustment Factor		1.11	1.1	1.15
Time Adjusted Sale Price		\$823,311	\$981,435	\$830,059
Total % Adjustment		8.06 %	8.01 %	9.54 %
Adjusted Sales Price		\$889,693	\$1,060,042	\$909,270
	Your property has been valued using mass appraisal techniques.	Solo #A	Sala #E	Image Not Found
Subject	valued using mass appraisal techniques.	Sale #4	Sale #5	Not Found
Subject Property Address	valued using mass appraisal	Sale #4 217 EVERIT AVE HEWLETT, NY 11557	Sale #5 1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557	Not Found
-	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT,	217 EVERIT AVE HEWLETT, NY	1334 BOXWOOD DRIVE EAST	Not Found Sale #6
Property Address	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT, NY 11557	217 EVERIT AVE HEWLETT, NY 11557	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557	Not Found Sale #6 1300 AUERBACH AVE HEWLETT, NY 11557
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT, NY 11557 H-1014-HH	217 EVERIT AVE HEWLETT, NY 11557 H-1014-HH	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557 H-1014-HH	Not Found Sale #6 1300 AUERBACH AVE HEWLETT, NY 11557 H-1014-HH
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT, NY 11557 H-1014-HH	217 EVERIT AVE HEWLETT, NY 11557 H-1014-HH 42194 00020	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557 H-1014-HH 42232 00050	Not Found Sale #6 1300 AUERBACH AVE HEWLETT, NY 11557 H-1014-HH 42266 00020
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT, NY 11557 H-1014-HH	217 EVERIT AVE HEWLETT, NY 11557 H-1014-HH 42194 00020 November 21, 2017	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557 H-1014-HH 42232 00050 August 13, 2015	Not Found Sale #6 1300 AUERBACH AVE HEWLETT, NY 11557 H-1014-HH 42266 00020 August 17, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT, NY 11557 H-1014-HH	217 EVERIT AVE HEWLETT, NY 11557 H-1014-HH 42194 00020 November 21, 2017 \$999,990	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557 H-1014-HH 42232 00050 August 13, 2015 \$720,000	Not Found Sale #6 1300 AUERBACH AVE HEWLETT, NY 11557 H-1014-HH 42266 00020 August 17, 2017 \$1,125,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 1354 HEWLETT LN HEWLETT, NY 11557 H-1014-HH	217 EVERIT AVE HEWLETT, NY 11557 H-1014-HH 42194 00020 November 21, 2017 \$999,990 1.06	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557 H-1014-HH 42232 00050 August 13, 2015 \$720,000 1.18	Not Found Sale #6 1300 AUERBACH AVE HEWLETT, NY 11557 H-1014-HH 42266 00020 August 17, 2017 \$1,125,000 1.09

Nassau County Comparable Sales Report S/B/L: 42/2-3-2/18



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