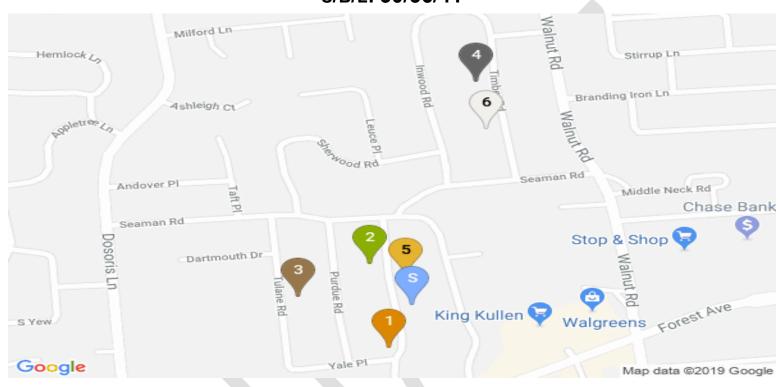
## Nassau County Comparable Sales Report S/B/L: 30/56/41

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	24 PHILLIPS RD GLEN COVE,	2 YALE PL GLEN COVE, NY 11542	33 PHILLIPS RD GLEN COVE, NY	10 TULANE RD GLEN COVE, NY
.,	NY 11542		11542	11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	30056 00410	30 D0300140	30 D0300050	30 D0200370
Sale Date		March 14, 2018	October 4, 2017	March 29, 2018
Sale Price		\$510,000	\$382,500	\$412,000
Time Adjustment Factor		1.02	1.05	1.02
Time Adjusted Sale Price		\$520,960	\$401,245	\$420,854
Total % Adjustment		-12.68 %	12.70 %	-10.94 %
Adjusted Sales Price		\$454,882	\$452,215	\$374,799
		Van de la companya della companya della companya de la companya della companya de		The state of the s
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4  17 TIMBER RD GLEN COVE, NY 11542	Sale #5  30 PHILLIPS RD GLEN COVE, NY 11542	Sale #6  77 SCHOOL ST GLEN COVE, NY 11542
-	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE,	17 TIMBER RD GLEN COVE, NY	30 PHILLIPS RD GLEN COVE, NY	77 SCHOOL ST GLEN COVE, NY
Property Address	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE, NY 11542	17 TIMBER RD GLEN COVE, NY 11542	30 PHILLIPS RD GLEN COVE, NY 11542	77 SCHOOL ST GLEN COVE, NY 11542
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE, NY 11542  GC-4005-GLC	17 TIMBER RD GLEN COVE, NY 11542 GC-4005-GLC	30 PHILLIPS RD GLEN COVE, NY 11542 GC-4005-GLC	77 SCHOOL ST GLEN COVE, NY 11542 GC-4005-GLC
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE, NY 11542  GC-4005-GLC	17 TIMBER RD GLEN COVE, NY 11542 GC-4005-GLC 30049 00090	30 PHILLIPS RD GLEN COVE, NY 11542 GC-4005-GLC 30056 00440	77 SCHOOL ST GLEN COVE, NY 11542 GC-4005-GLC 30049 00140
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE, NY 11542  GC-4005-GLC	17 TIMBER RD GLEN COVE, NY 11542 GC-4005-GLC 30049 00090 May 15, 2018	30 PHILLIPS RD GLEN COVE, NY 11542 GC-4005-GLC 30056 00440 September 23, 2016	77 SCHOOL ST GLEN COVE, NY 11542 GC-4005-GLC 30049 00140 May 2, 2018
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE, NY 11542  GC-4005-GLC	17 TIMBER RD GLEN COVE, NY 11542 GC-4005-GLC 30049 00090 May 15, 2018 \$459,000	30 PHILLIPS RD GLEN COVE, NY 11542 GC-4005-GLC 30056 00440 September 23, 2016 \$415,000	77 SCHOOL ST GLEN COVE, NY 11542 GC-4005-GLC 30049 00140 May 2, 2018 \$425,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  24 PHILLIPS RD GLEN COVE, NY 11542  GC-4005-GLC	17 TIMBER RD GLEN COVE, NY 11542 GC-4005-GLC 30049 00090 May 15, 2018 \$459,000 1.01	30 PHILLIPS RD GLEN COVE, NY 11542 GC-4005-GLC 30056 00440 September 23, 2016 \$415,000 1.12	77 SCHOOL ST GLEN COVE, NY 11542 GC-4005-GLC 30049 00140 May 2, 2018 \$425,000 1.01

## Nassau County Comparable Sales Report S/B/L: 30/56/41



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:	\$485,000	As of	January 2, 2019	