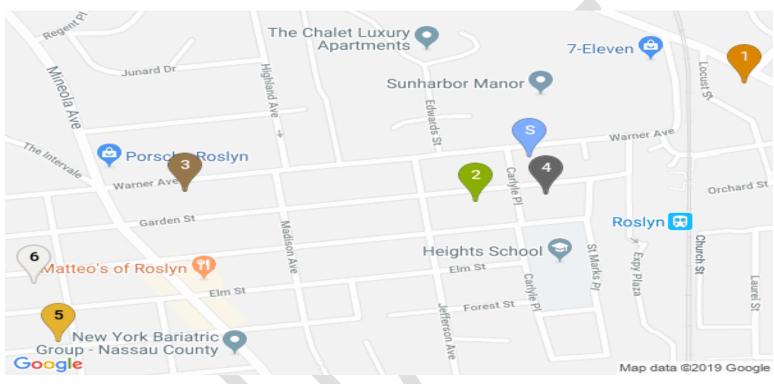
## Nassau County Comparable Sales Report S/B/L: 7/321/2

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	246 WARNER AVE ROSLYN	31 ROSLYN RD ROSLYN HEIGHTS,	222 GARDEN ST ROSLYN	100 WARNER AVE ROSLYN
. ,	HEIGHTS, NY 11577	NY 11577	HEIGHTS, NY 11577	HEIGHTS, NY 11577
Town/School Dist/Village	NH-2003	NH-2003	NH-2003	NH-2003
Account Number	07321 00020	07056 00520	07036 00010	07024 00150
Sale Date		December 29, 2017	January 22, 2018	August 26, 2016
Sale Price		\$470,000	\$655,000	\$588,750
Time Adjustment Factor		1.05	1.04	1.16
Time Adjusted Sale Price		\$492,286	\$681,532	\$685,820
Total % Adjustment		2.89 %	0.10 %	-14.22 %
Adjusted Sales Price		\$506,511	\$682,213	\$588,289
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Image Not Found
Subject Property Address	valued using mass appraisal	Sale #4  250 GARDEN ST ROSLYN HEIGHTS, NY 11577		Not Found
	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN	250 GARDEN ST ROSLYN	33 VILLA ST ROSLYN HEIGHTS, NY	Not Found Sale #6
Property Address	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN HEIGHTS, NY 11577	250 GARDEN ST ROSLYN HEIGHTS, NY 11577	33 VILLA ST ROSLYN HEIGHTS, NY 11577	Not Found Sale #6 28 WILLOW ST ROSLYN HEIGHTS, NY 11577
Property Address  Town/School Dist/Village	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN HEIGHTS, NY 11577  NH-2003	250 GARDEN ST ROSLYN HEIGHTS, NY 11577 NH-2003	33 VILLA ST ROSLYN HEIGHTS, NY 11577 NH-2003	Not Found Sale #6 28 WILLOW ST ROSLYN HEIGHTS, NY 11577 NH-2003
Property Address  Town/School Dist/Village  Account Number	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN HEIGHTS, NY 11577  NH-2003	250 GARDEN ST ROSLYN HEIGHTS, NY 11577 NH-2003 07037 00740	33 VILLA ST ROSLYN HEIGHTS, NY 11577 NH-2003 07009 07010	Not Found Sale #6 28 WILLOW ST ROSLYN HEIGHTS, NY 11577 NH-2003 07007 06840
Property Address  Town/School Dist/Village  Account Number  Sale Date	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN HEIGHTS, NY 11577  NH-2003	250 GARDEN ST ROSLYN HEIGHTS, NY 11577  NH-2003 07037 00740 October 30, 2014	33 VILLA ST ROSLYN HEIGHTS, NY 11577 NH-2003 07009 07010 November 10, 2016	Not Found Sale #6 28 WILLOW ST ROSLYN HEIGHTS, NY 11577 NH-2003 07007 06840 October 11, 2017
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN HEIGHTS, NY 11577  NH-2003	250 GARDEN ST ROSLYN HEIGHTS, NY 11577  NH-2003 07037 00740 October 30, 2014 \$600,000	33 VILLA ST ROSLYN HEIGHTS, NY 11577 NH-2003 07009 07010 November 10, 2016 \$575,000	Not Found Sale #6 28 WILLOW ST ROSLYN HEIGHTS, NY 11577 NH-2003 07007 06840 October 11, 2017 \$650,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  246 WARNER AVE ROSLYN HEIGHTS, NY 11577  NH-2003	250 GARDEN ST ROSLYN HEIGHTS, NY 11577  NH-2003 07037 00740 October 30, 2014 \$600,000 1.25	33 VILLA ST ROSLYN HEIGHTS, NY 11577  NH-2003  07009 07010  November 10, 2016  \$575,000  1.14	Not Found Sale #6 28 WILLOW ST ROSLYN HEIGHTS, NY 11577 NH-2003 07007 06840 October 11, 2017 \$650,000 1.06

## Nassau County Comparable Sales Report S/B/L: 7/321/2



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: \$617,000 As of January 2, 2019