

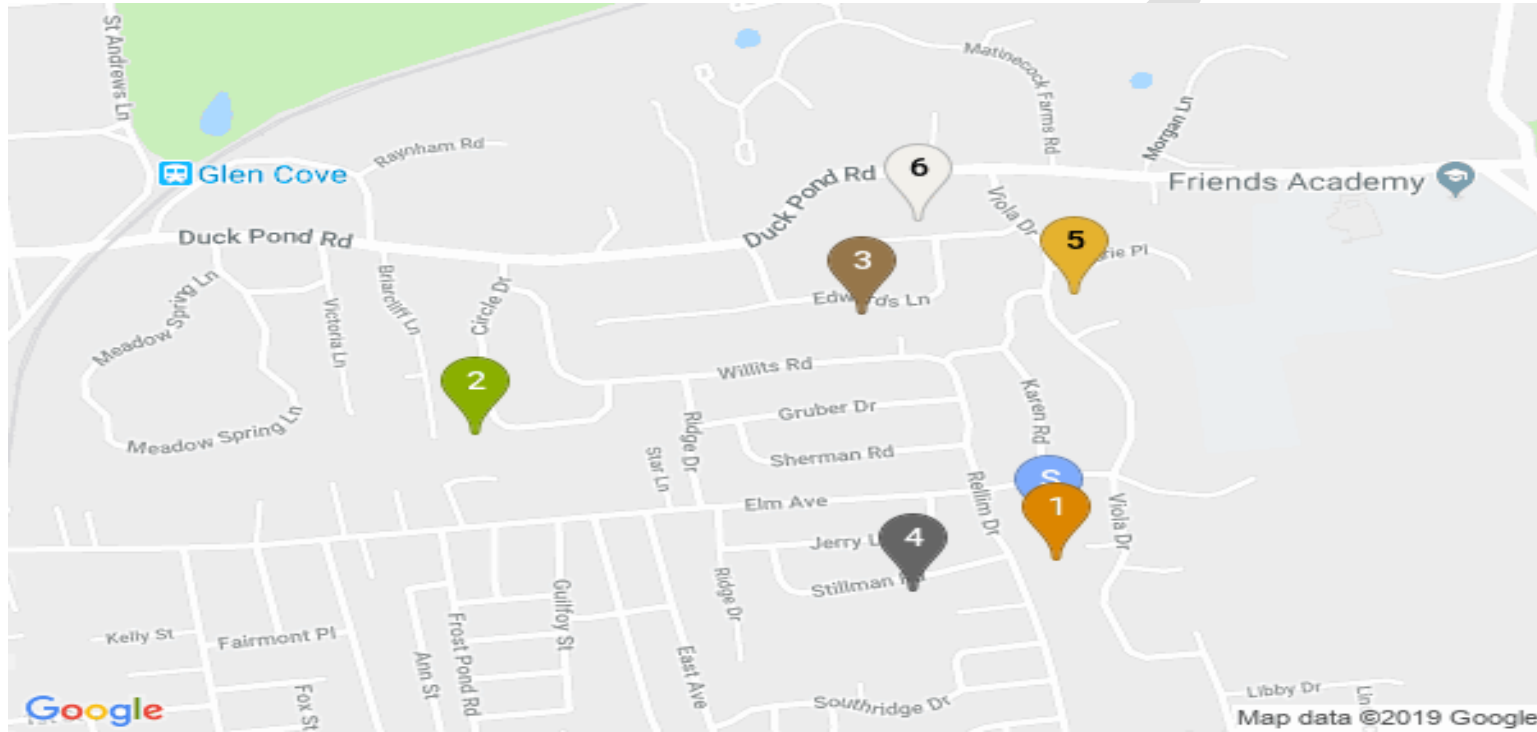
Nassau County Comparable Sales Report

S/B/L: 23/37/29

	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	6 DAVID CT GLEN COVE, NY 11542	8 DAVID CT GLEN COVE, NY 11542	28 CIRCLE DR GLEN COVE, NY 11542	13 EDWARDS LN GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23037 00290	23037 00300	23056 00160	23045 00180
Sale Date		July 13, 2018	June 26, 2018	October 20, 2016
Sale Price		\$785,000	\$540,000	\$495,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$785,000	\$540,000	\$495,000
Total % Adjustment		-4.43 %	22.14 %	6.06 %
Adjusted Sales Price		\$750,198	\$659,579	\$524,980
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	6 DAVID CT GLEN COVE, NY 11542	24 STILLMAN RD GLEN COVE, NY 11542	17 VIOLA DR GLEN COVE, NY 11542	6 HELEN PL GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23037 00290	23042 00420	23062 00040	23060 00050
Sale Date		October 26, 2017	November 7, 2016	June 26, 2017
Sale Price		\$560,000	\$580,000	\$685,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$560,000	\$580,000	\$685,000
Total % Adjustment		25.41 %	17.95 %	15.55 %
Adjusted Sales Price		\$702,291	\$684,118	\$791,527

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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: <u> \$707,000 </u> As of <u> January 2, 2019 </u>
