

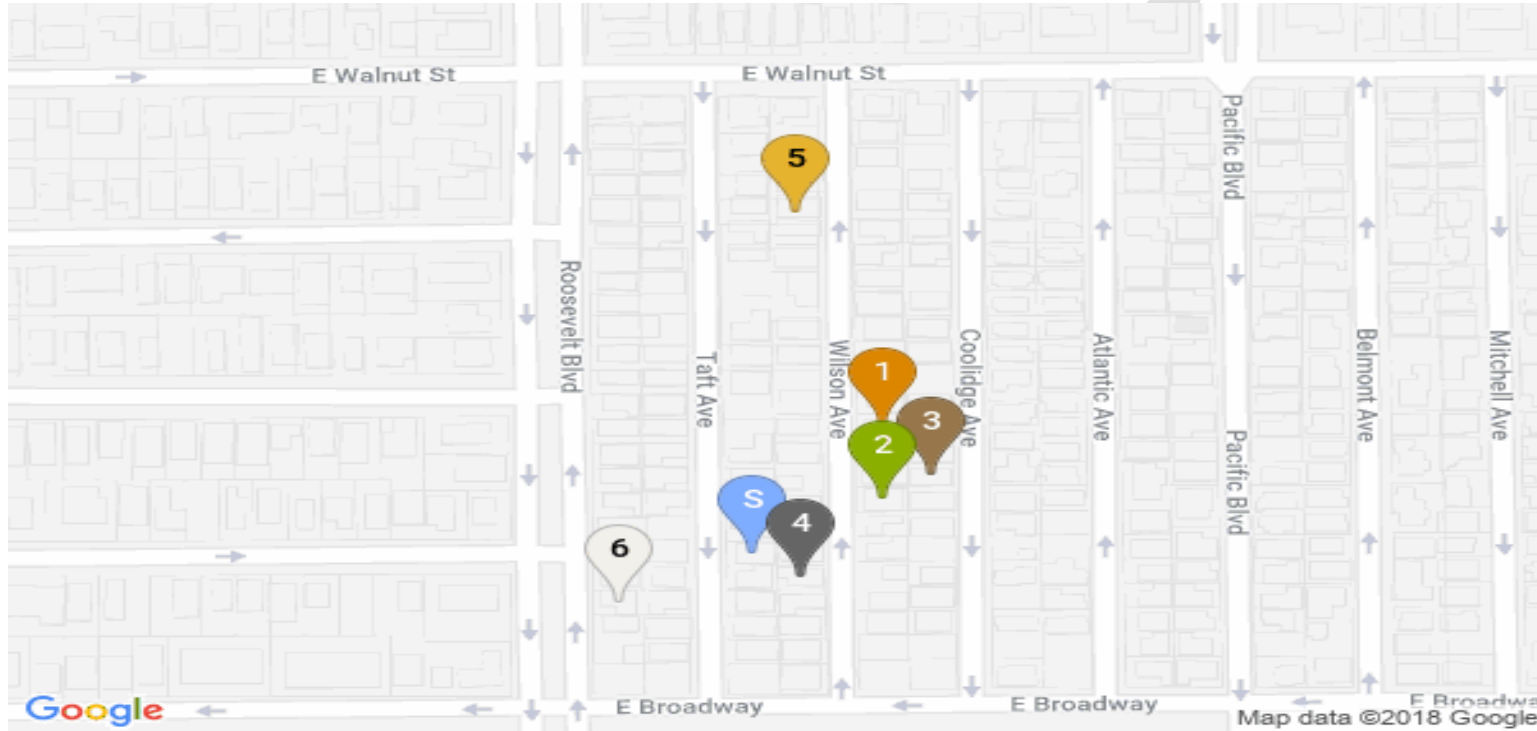
Nassau County Comparable Sales Report

S/B/L: 59/193/19

 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p> <p style="text-align: center;">Sale #1</p>	 <p style="text-align: center;">Sale #2</p>	 <p style="text-align: center;">Sale #3</p>
Property Address	110 TAFT AVE LONG BEACH, NY 11561	120 WILSON ST LONG BEACH, NY 11561	114 WILSON AVE LONG BEACH, NY 11561	117 COOLIDGE AVE LONG BEACH, NY 11561
Town/School Dist/Village	LB-5028-LB	LB-5028-LB	LB-5028-LB	LB-5028-LB
Account Number	59193 00190	59194 00140	59194 00170	59194 00400
Sale Date		September 6, 2017	August 21, 2017	June 22, 2016
Sale Price		\$830,000	\$420,000	\$485,000
Time Adjustment Factor		1.04	1.05	1.13
Time Adjusted Sale Price		\$865,268	\$439,672	\$548,634
Total % Adjustment		0.19 %	-0.62 %	-0.38 %
Adjusted Sales Price		\$866,915	\$436,948	\$546,571
 <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #4</p>	 <p style="text-align: center;">Sale #5</p>	 <p style="text-align: center;">Sale #6</p>
Property Address	110 TAFT AVE LONG BEACH, NY 11561	109 WILSON AVE LONG BEACH, NY 11561	139 WILSON AVE LONG BEACH, NY 11561	106 ROOSEVELT BLVD LONG BEACH, NY 11561
Town/School Dist/Village	LB-5028-LB	LB-5028-LB	LB-5028-LB	LB-5028-LB
Account Number	59193 00190	59193 00440	59193 00290	59192 00210
Sale Date		January 28, 2016	April 26, 2018	August 15, 2017
Sale Price		\$424,000	\$425,000	\$480,000
Time Adjustment Factor		1.17	1.01	1.05
Time Adjusted Sale Price		\$494,979	\$430,339	\$502,482
Total % Adjustment		-2.94 %	-3.65 %	-10.17 %
Adjusted Sales Price		\$480,440	\$414,621	\$451,364

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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: \$439,000

As of January 2, 2019