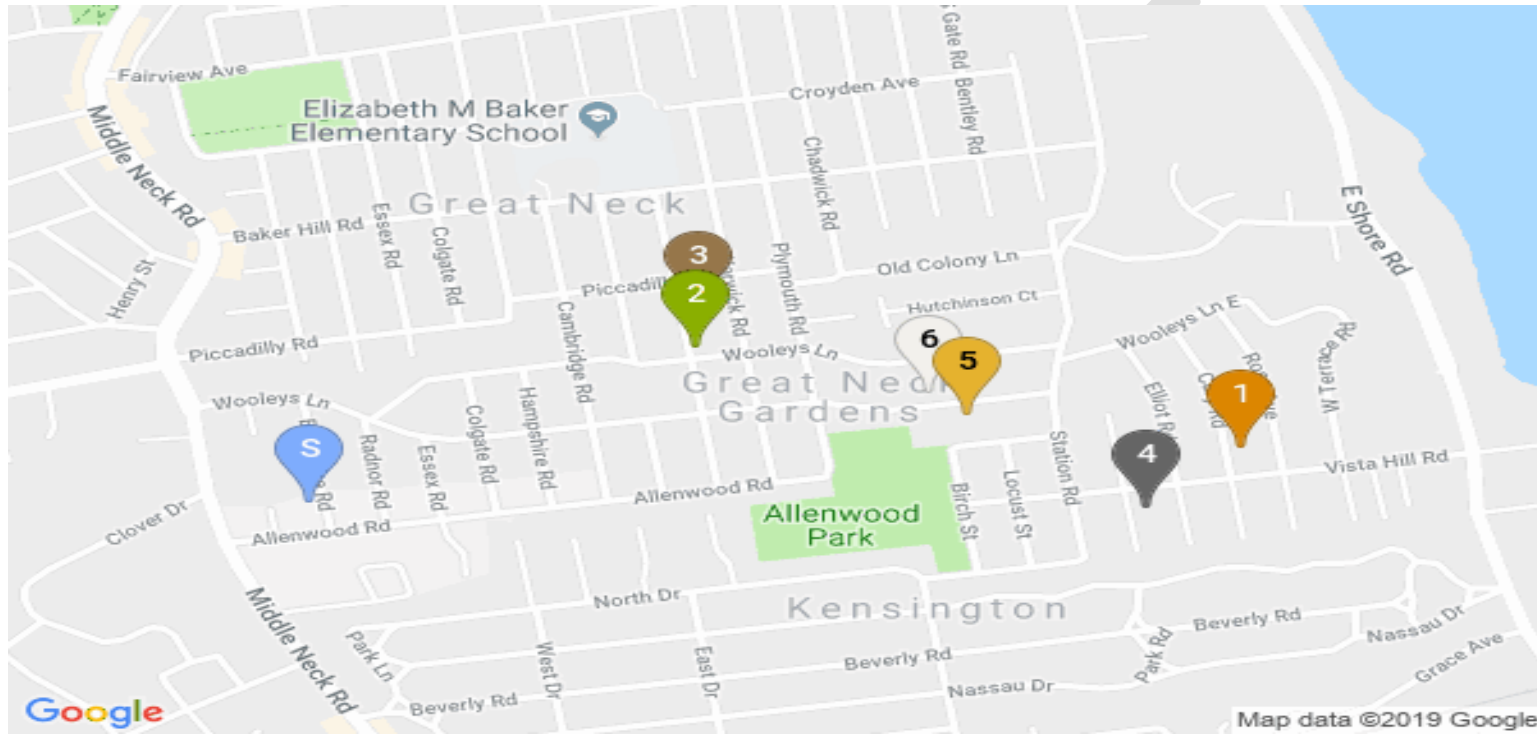


Nassau County Comparable Sales Report S/B/L: 2/146/325

Image Not Found		Image Not Found	Image Not Found	Image Not Found
Subject		Sale #1	Sale #2	Sale #3
	Your property has been valued using mass appraisal techniques.			
Property Address	2 BERKSHIRE RD GREAT NECK, NY 11023	16 CARY RD GREAT NECK, NY 11020	31 DEVON RD GREAT NECK, NY 11023	37 DEVON RD GREAT NECK, NY 11023
Town/School Dist/Village	NH-2007	NH-2007	NH-2007	NH-2007
Account Number	02146 03250	02174 00440	01028 00440	01028 00140
Sale Date		April 17, 2018	May 9, 2017	November 20, 2017
Sale Price		\$1,950,000	\$1,830,000	\$1,746,960
Time Adjustment Factor		1.01	1.05	1.02
Time Adjusted Sale Price		\$1,963,595	\$1,914,541	\$1,789,963
Total % Adjustment		-9.54 %	15.95 %	19.80 %
Adjusted Sales Price		\$1,776,211	\$2,219,938	\$2,144,346
Image Not Found		Image Not Found		
Subject		Sale #4	Sale #5	Sale #6
	Your property has been valued using mass appraisal techniques.			
Property Address	2 BERKSHIRE RD GREAT NECK, NY 11023	11 JOHNSTONE RD GREAT NECK, NY 11023	96 OXFORD BLVD GREAT NECK, NY 11023	91 OXFORD BLVD GREAT NECK, NY 11023
Town/School Dist/Village	NH-2007	NH-2007	NH-2007	NH-2007
Account Number	02146 03250	02176 01400	02353 00120	02162 00890
Sale Date		November 30, 2017	July 30, 2018	August 13, 2015
Sale Price		\$1,605,000	\$1,530,000	\$1,800,000
Time Adjustment Factor		1.02	1	1.13
Time Adjusted Sale Price		\$1,644,509	\$1,530,000	\$2,030,319
Total % Adjustment		16.55 %	13.14 %	-3.48 %
Adjusted Sales Price		\$1,916,637	\$1,731,020	\$1,959,703

Nassau County Comparable Sales Report

S/B/L: 2/146/325



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: \$1,880,000

As of January 2, 2019