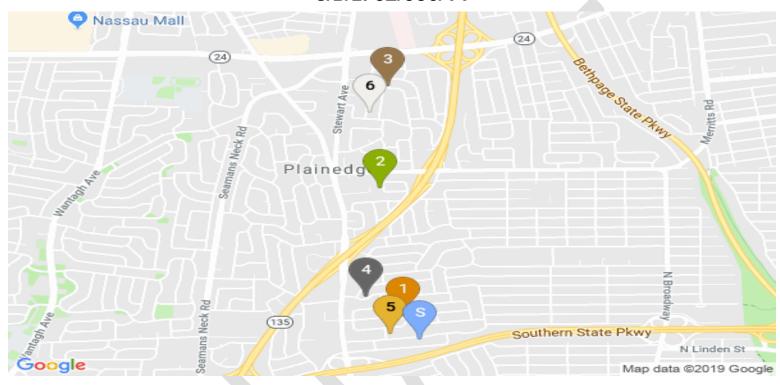
Nassau County Comparable Sales Report S/B/L: 52/386/14

| Subject | Your property has been valued using mass appraisal techniques. | Image Not Found | Sale #2 | Sale #3 |
|---|---|---|---|--|
| Property Address | 402 BRIARWOOD RD | 96 WILLIAM RD MASSAPEQUA, | 12 MOHAWK DR MASSAPEQUA, | 1 ELIZABETH DR BETHPAGE, NY |
| , , | MASSAPEQUA, NY 11758 | NY 11758 | NY 11758 | 11714 |
| Town/School Dist/Village | OB-3018 | OB-3018 | OB-3018 | OB-3018 |
| Account Number | 52386 00140 | 52394 00010 | 52376 00070 | 49194 00010 |
| Sale Date | | July 10, 2017 | May 31, 2018 | July 26, 2018 |
| Sale Price | | \$422,000 | \$410,000 | \$460,600 |
| Time Adjustment Factor | | 1.08 | 1.01 | 1 |
| Time Adjusted Sale Price | | \$455,575 | \$415,265 | \$460,600 |
| Total % Adjustment | | -3.71 % | -1.09 % | -2.50 % |
| Adjusted Sales Price | | \$438,696 | \$410,748 | \$449,076 |
| | | | | |
| Subject | Your property has been valued using mass appraisal techniques. | Image Not Found | Sale #5 | Sale #6 |
| | valued using mass appraisal | Not Found | Sale #5 992 GOLIATH RD MASSAPEQUA, NY 11758 | Sale #6 53 SEITZ DR BETHPAGE, NY 11714 |
| Subject | valued using mass appraisal techniques. 402 BRIARWOOD RD | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, | 992 GOLIATH RD MASSAPEQUA, | 53 SEITZ DR BETHPAGE, NY |
| Subject Property Address | valued using mass appraisal techniques. 402 BRIARWOOD RD MASSAPEQUA, NY 11758 | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, NY 11758 | 992 GOLIATH RD MASSAPEQUA, NY 11758 | 53 SEITZ DR BETHPAGE, NY 11714 |
| Subject Property Address Town/School Dist/Village | valued using mass appraisal techniques. 402 BRIARWOOD RD MASSAPEQUA, NY 11758 OB-3018 | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, NY 11758 OB-3018 | 992 GOLIATH RD MASSAPEQUA, NY 11758 OB-3018 | 53 SEITZ DR BETHPAGE, NY 11714 OB-3018 |
| Subject Property Address Town/School Dist/Village Account Number | valued using mass appraisal techniques. 402 BRIARWOOD RD MASSAPEQUA, NY 11758 OB-3018 | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, NY 11758 OB-3018 52349 00260 | 992 GOLIATH RD MASSAPEQUA, NY 11758 OB-3018 52393 00090 | 53 SEITZ DR BETHPAGE, NY 11714 OB-3018 49196 00200 |
| Subject Property Address Town/School Dist/Village Account Number Sale Date | valued using mass appraisal techniques. 402 BRIARWOOD RD MASSAPEQUA, NY 11758 OB-3018 | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, NY 11758 OB-3018 52349 00260 March 28, 2017 | 992 GOLIATH RD MASSAPEQUA, NY 11758 OB-3018 52393 00090 October 16, 2015 | 53 SEITZ DR BETHPAGE, NY 11714 OB-3018 49196 00200 January 27, 2017 |
| Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price | valued using mass appraisal techniques. 402 BRIARWOOD RD MASSAPEQUA, NY 11758 OB-3018 | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, NY 11758 OB-3018 52349 00260 March 28, 2017 \$455,000 | 992 GOLIATH RD MASSAPEQUA, NY 11758 OB-3018 52393 00090 October 16, 2015 \$312,000 | 53 SEITZ DR BETHPAGE, NY 11714 OB-3018 49196 00200 January 27, 2017 \$392,200 |
| Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor | valued using mass appraisal techniques. 402 BRIARWOOD RD MASSAPEQUA, NY 11758 OB-3018 | Not Found Sale #4 41 THORNE AVE MASSAPEQUA, NY 11758 OB-3018 52349 00260 March 28, 2017 \$455,000 1.11 | 992 GOLIATH RD MASSAPEQUA, NY 11758 OB-3018 52393 00090 October 16, 2015 \$312,000 1.21 | 53 SEITZ DR BETHPAGE, NY 11714 OB-3018 49196 00200 January 27, 2017 \$392,200 1.12 |

Nassau County Comparable Sales Report S/B/L: 52/386/14



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: | \$412,000 | As of | January 2, 2019 | |
|-----------------------|-----------|-------|-----------------|--|
| | | | | |