

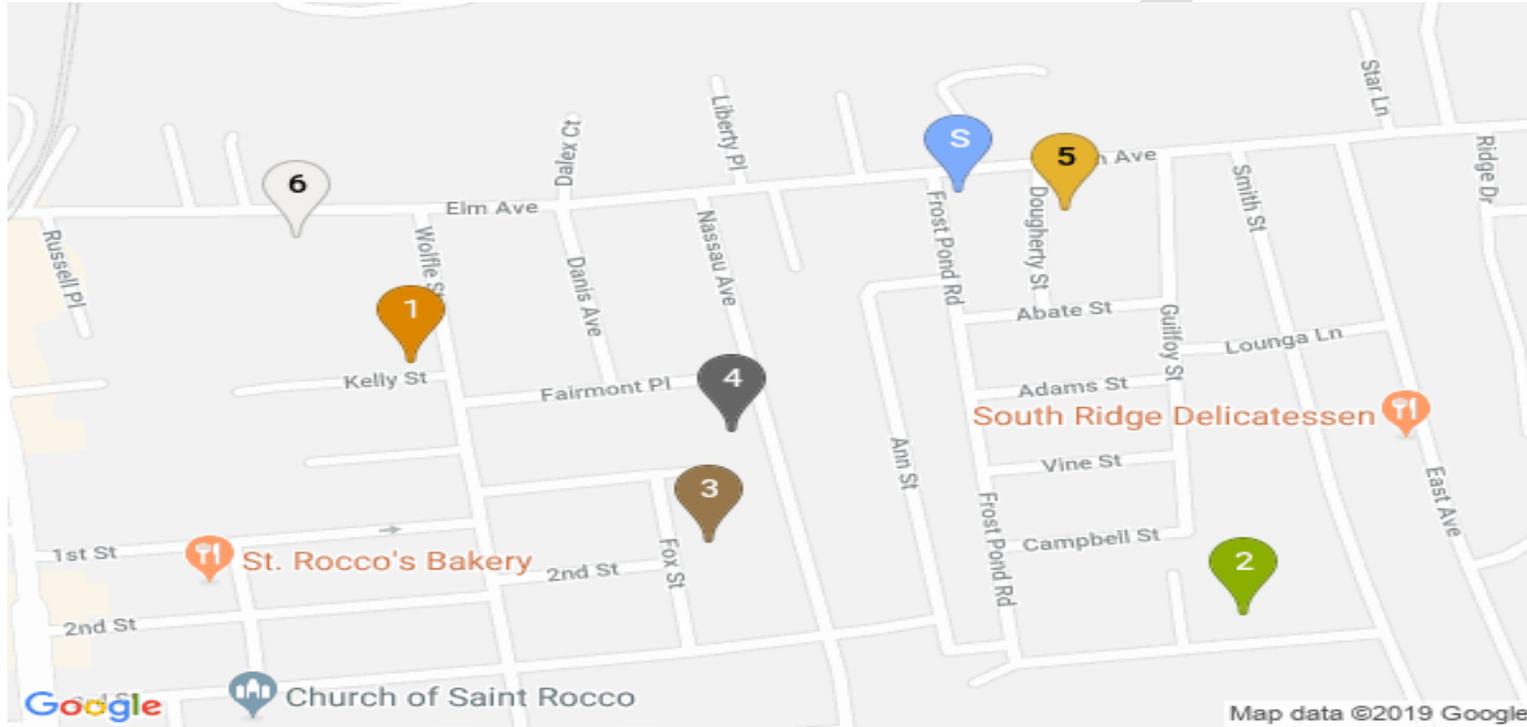
# Nassau County Comparable Sales Report

## S/B/L: 22/6/406

Subject Picture	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	3 FROST POND RD GLEN COVE, NY 11542	18 WOLFLE ST GLEN COVE, NY 11542	73 FROST POND RD GLEN COVE, NY 11542	8 FOX ST GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	22006 04060	22 A 00830	220080201140	22012 00140
Sale Date		May 18, 2018	June 8, 2018	December 15, 2015
Sale Price		\$525,000	\$530,000	\$465,000
Time Adjustment Factor		1	1	1.1
Time Adjusted Sale Price		\$525,000	\$530,000	\$511,378
Total % Adjustment		5.17 %	6.21 %	14.60 %
<b>Adjusted Sales Price</b>		<b>\$552,156</b>	<b>\$562,921</b>	<b>\$586,019</b>
Subject Picture	Your property has been valued using mass appraisal techniques.			Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	3 FROST POND RD GLEN COVE, NY 11542	28 NASSAU AVE GLEN COVE, NY 11542	5 DOUGHERTY ST GLEN COVE, NY 11542	34 ELM AVE GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	22006 04060	22012 00470	22007 00360	22 A 04310
Sale Date		July 31, 2018	May 21, 2018	March 10, 2016
Sale Price		\$555,000	\$448,000	\$490,000
Time Adjustment Factor		1	1	1.09
Time Adjusted Sale Price		\$555,000	\$448,000	\$534,945
Total % Adjustment		18.22 %	22.55 %	7.92 %
<b>Adjusted Sales Price</b>		<b>\$656,099</b>	<b>\$549,022</b>	<b>\$577,295</b>

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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:           \$560,000          

As of           January 2, 2019