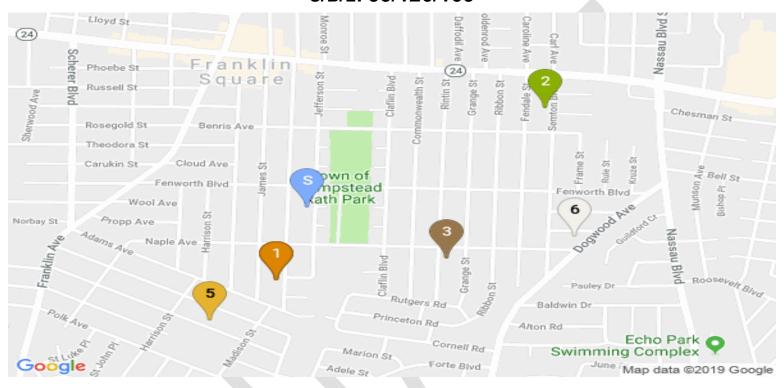
Nassau County Comparable Sales Report S/B/L: 35/126/163

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	222 JEFFERSON ST FRANKLIN	308 MADISON ST FRANKLIN	40 SEMTON BLVD FRANKLIN	277 RINTIN ST FRANKLIN
, report, reserved	SQUARE, NY 11010	SQUARE, NY 11010	SQUARE, NY 11010	SQUARE, NY 11010
Town/School Dist/Village	H-1017	H-1017	H-1017	H-1017
Account Number	35126 01630	35133 02200	35179 00560	35203 01120
Sale Date		November 13, 2017	September 6, 2018	March 30, 2018
Sale Price		\$508,000	\$480,000	\$478,000
Time Adjustment Factor		1.05	1	1.03
Time Adjusted Sale Price		\$534,175	\$480,000	\$490,160
Total % Adjustment		1.11 %	-1.34 %	-1.69 %
Adjusted Sales Price		\$540,119	\$473,590	\$481,878
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Image Not Found
Subject Property Address	valued using mass appraisal	Sale #4 308 MADISON ST FRANKLIN SQUARE, NY 11010	Sale #5 948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010	Not Found
-	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN	308 MADISON ST FRANKLIN	948 VAN BUREN AVE FRANKLIN	Not Found Sale #6 661 PROPP AVE FRANKLIN
Property Address	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN SQUARE, NY 11010	308 MADISON ST FRANKLIN SQUARE, NY 11010	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010	Not Found Sale #6 661 PROPP AVE FRANKLIN SQUARE, NY 11010
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN SQUARE, NY 11010 H-1017	308 MADISON ST FRANKLIN SQUARE, NY 11010 H-1017	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010 H-1017	Not Found Sale #6 661 PROPP AVE FRANKLIN SQUARE, NY 11010 H-1017
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN SQUARE, NY 11010 H-1017	308 MADISON ST FRANKLIN SQUARE, NY 11010 H-1017 35133 02200	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010 H-1017 35144 01590	Not Found Sale #6 661 PROPP AVE FRANKLIN SQUARE, NY 11010 H-1017 35200 00150
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN SQUARE, NY 11010 H-1017	308 MADISON ST FRANKLIN SQUARE, NY 11010 H-1017 35133 02200 July 7, 2016	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010 H-1017 35144 01590 September 17, 2018	Not Found Sale #6 661 PROPP AVE FRANKLIN SQUARE, NY 11010 H-1017 35200 00150 August 25, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN SQUARE, NY 11010 H-1017	308 MADISON ST FRANKLIN SQUARE, NY 11010 H-1017 35133 02200 July 7, 2016 \$472,500	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010 H-1017 35144 01590 September 17, 2018 \$529,000	Not Found Sale #6 661 PROPP AVE FRANKLIN SQUARE, NY 11010 H-1017 35200 00150 August 25, 2016 \$457,500
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 222 JEFFERSON ST FRANKLIN SQUARE, NY 11010 H-1017	308 MADISON ST FRANKLIN SQUARE, NY 11010 H-1017 35133 02200 July 7, 2016 \$472,500 1.15	948 VAN BUREN AVE FRANKLIN SQUARE, NY 11010 H-1017 35144 01590 September 17, 2018 \$529,000 1	Not Found Sale #6 661 PROPP AVE FRANKLIN SQUARE, NY 11010 H-1017 35200 00150 August 25, 2016 \$457,500 1.15

Nassau County Comparable Sales Report S/B/L: 35/126/163



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:	\$500,000	As of	January 2, 2019	
		-		