

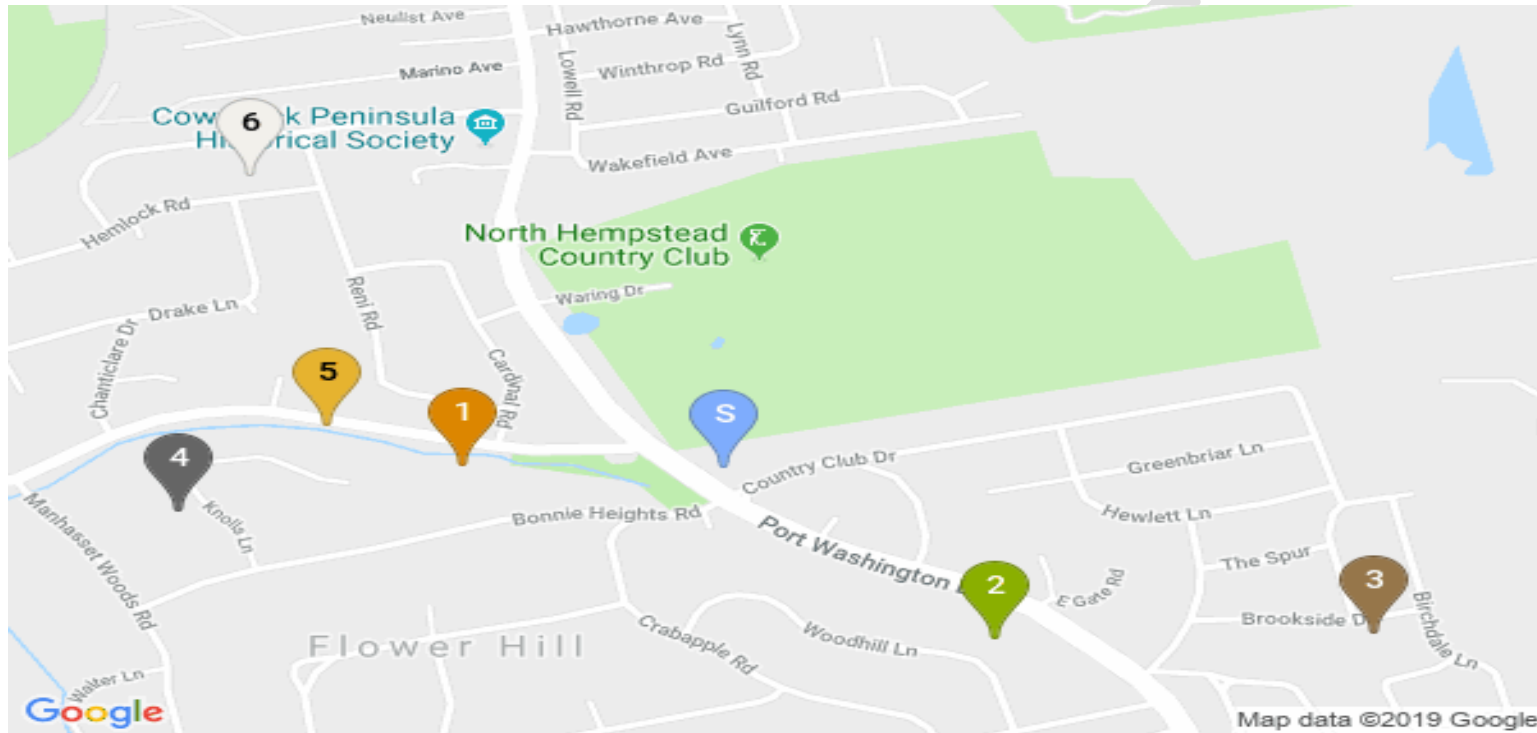
Nassau County Comparable Sales Report

S/B/L: 6/5306/209

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	2 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	400 STONYTOWN RD MANHASSET, NY 11030	145 WOODHILL LN MANHASSET, NY 11030	15 BROOKSIDE DR PORT WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004-FH	NH-2004-FH	NH-2004-FH	NH-2004-FH
Account Number	060530602090	03064 02670	03193 00770	06055 00750
Sale Date		March 2, 2018	August 25, 2017	June 26, 2018
Sale Price		\$2,600,000	\$1,650,000	\$1,770,000
Time Adjustment Factor		1.01	1.04	1
Time Adjusted Sale Price		\$2,627,238	\$1,708,328	\$1,770,000
Total % Adjustment		-26.48 %	8.85 %	0.06 %
Adjusted Sales Price		\$1,931,646	\$1,859,550	\$1,771,038
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Subject		Sale #4	Sale #5	Sale #6
Property Address	2 COUNTRY CLUB DR PORT WASHINGTON, NY 11050	5 KNOLLS LN MANHASSET, NY 11030	27 KNOLLS LN MANHASSET, NY 11030	26 HEMLOCK RD MANHASSET, NY 11030
Town/School Dist/Village	NH-2004-FH	NH-2004-FH	NH-2004-FH	NH-2004-FH
Account Number	060530602090	03064 00050	03064 02550	05154 00030
Sale Date		April 7, 2017	June 14, 2018	May 2, 2016
Sale Price		\$1,900,000	\$2,300,000	\$2,225,000
Time Adjustment Factor		1.05	1	1.09
Time Adjusted Sale Price		\$1,994,692	\$2,300,000	\$2,427,435
Total % Adjustment		-12.98 %	-21.76 %	1.72 %
Adjusted Sales Price		\$1,735,712	\$1,799,598	\$2,469,254

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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:	\$1,970,000	As of	January 2, 2019
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