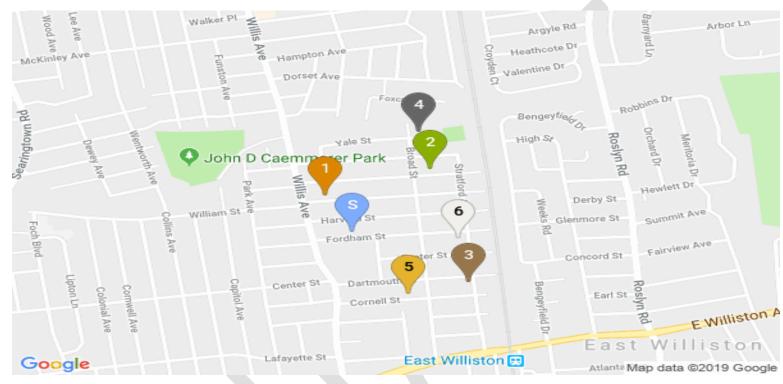
Nassau County Comparable Sales Report S/B/L: 9/189/35

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	33 FORDHAM ST WILLISTON	15 LEHIGH ST WILLISTON PARK,	89 PRINCETON ST WILLISTON	92 DARTMOUTH ST WILLISTON
	PARK, NY 11596	NY 11596	PARK, NY 11596	PARK, NY 11596
Town/School Dist/Village	NH-2010-WP	NH-2010-WP	NH-2010-WP	NH-2010-WP
Account Number	09189 00350	09183 00450	09181 00140	09200 00380
Sale Date		August 16, 2018	July 6, 2018	January 24, 2018
Sale Price		\$500,000	\$525,000	\$550,000
Time Adjustment Factor		1	1	1.03
Time Adjusted Sale Price		\$500,000	\$525,000	\$569,216
Total % Adjustment		-2.26 %	-2.76 %	-1.19 %
Adjusted Sales Price		\$488,700	\$510,497	\$562,419
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4 9 YALE ST WILLISTON PARK, NY 11596	Sale #5 61 CORNELL ST WILLISTON PARK, NY 11596	Sale #6 100 FORDHAM ST WILLISTON PARK, NY 11596
-	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON	9 YALE ST WILLISTON PARK, NY	61 CORNELL ST WILLISTON PARK,	100 FORDHAM ST WILLISTON
Property Address	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON PARK, NY 11596	9 YALE ST WILLISTON PARK, NY 11596	61 CORNELL ST WILLISTON PARK, NY 11596	100 FORDHAM ST WILLISTON PARK, NY 11596
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP	9 YALE ST WILLISTON PARK, NY 11596 NH-2010-WP	61 CORNELL ST WILLISTON PARK, NY 11596 NH-2010-WP	100 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP	9 YALE ST WILLISTON PARK, NY 11596 NH-2010-WP 09179 00070	61 CORNELL ST WILLISTON PARK, NY 11596 NH-2010-WP 09199 00130	100 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP 09194 00380
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP	9 YALE ST WILLISTON PARK, NY 11596 NH-2010-WP 09179 00070 August 23, 2018	61 CORNELL ST WILLISTON PARK, NY 11596 NH-2010-WP 09199 00130 December 1, 2017	100 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP 09194 00380 February 15, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP	9 YALE ST WILLISTON PARK, NY 11596 NH-2010-WP 09179 00070 August 23, 2018 \$575,000	61 CORNELL ST WILLISTON PARK, NY 11596 NH-2010-WP 09199 00130 December 1, 2017 \$562,000	100 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP 09194 00380 February 15, 2018 \$615,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 33 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP	9 YALE ST WILLISTON PARK, NY 11596 NH-2010-WP 09179 00070 August 23, 2018 \$575,000	61 CORNELL ST WILLISTON PARK, NY 11596 NH-2010-WP 09199 00130 December 1, 2017 \$562,000 1.04	100 FORDHAM ST WILLISTON PARK, NY 11596 NH-2010-WP 09194 00380 February 15, 2018 \$615,000 1.03

Nassau County Comparable Sales Report S/B/L: 9/189/35



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:	\$537,000	As of	January 2, 2019	
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