

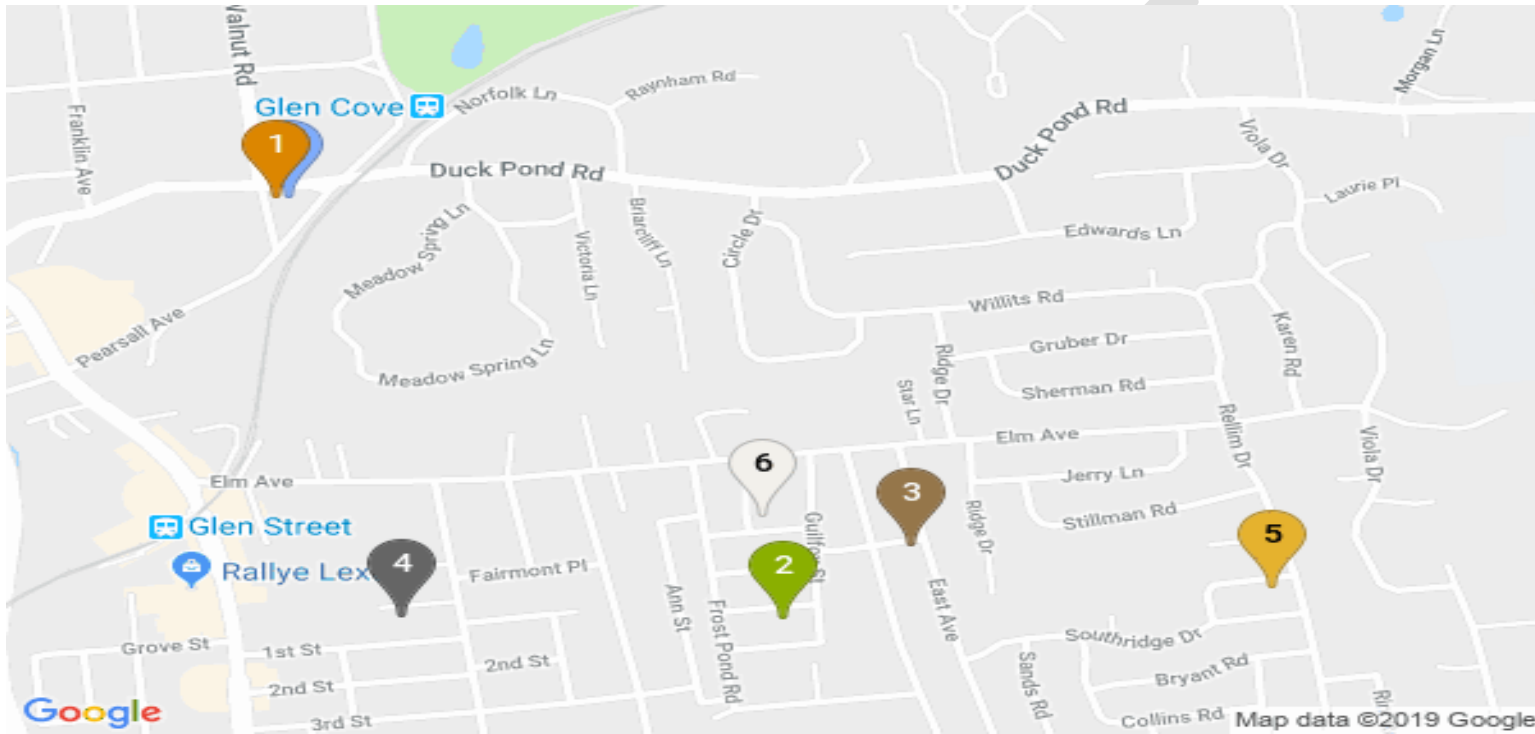
Nassau County Comparable Sales Report

S/B/L: 23/27/5

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	62 TOWN PATH GLEN COVE, NY 11542	60 TOWN PATH GLEN COVE, NY 11542	8 VINE ST GLEN COVE, NY 11542	5 LUONGA LA GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23027 00050	23027 00040	22018 01080	23030 00370
Sale Date		July 27, 2018	August 21, 2017	April 6, 2017
Sale Price		\$420,000	\$485,000	\$420,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$420,000	\$485,000	\$420,000
Total % Adjustment		12.89 %	-5.17 %	12.83 %
Adjusted Sales Price		\$474,138	\$459,940	\$473,906
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	62 TOWN PATH GLEN COVE, NY 11542	29 FIRST ST GLEN COVE, NY 11542	10 MERCADANTE PL GLEN COVE, NY 11542	15 DOUGHERTY ST GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23027 00050	22001 00590	23040 00050	22007 00470
Sale Date		August 13, 2018	May 3, 2017	September 15, 2017
Sale Price		\$405,000	\$459,000	\$440,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$405,000	\$459,000	\$440,000
Total % Adjustment		4.40 %	6.50 %	19.74 %
Adjusted Sales Price		\$422,813	\$488,817	\$526,854

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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: \$482,000

As of January 2, 2019