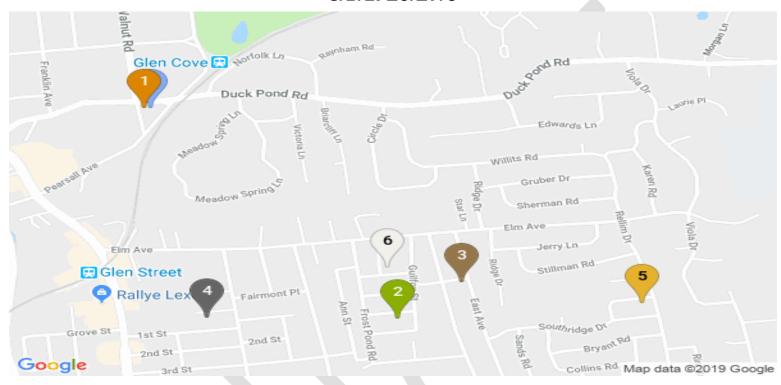
Nassau County Comparable Sales Report S/B/L: 23/27/5

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	62 TOWN PATH GLEN COVE,	60 TOWN PATH GLEN COVE, NY	8 VINE ST GLEN COVE, NY 11542	5 LUONGA LA GLEN COVE, NY
. ,	NY 11542	11542		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
100 mm				
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 29 FIRST ST GLEN COVE, NY 11542	Sale #5 10 MERCADANTE PL GLEN COVE, NY 11542	Sale #6 15 DOUGHERTY ST GLEN COVE, NY 11542
-	valued using mass appraisal techniques. 62 TOWN PATH GLEN COVE,	29 FIRST ST GLEN COVE, NY	10 MERCADANTE PL GLEN COVE,	15 DOUGHERTY ST GLEN COVE,
Property Address	valued using mass appraisal techniques. 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
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 62 TOWN PATH GLEN COVE, NY 11542 GC-4005-GLC	29 FIRST ST GLEN COVE, NY 11542 GC-4005-GLC	10 MERCADANTE PL GLEN COVE, NY 11542 GC-4005-GLC	15 DOUGHERTY ST GLEN COVE, NY 11542 GC-4005-GLC
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 62 TOWN PATH GLEN COVE, NY 11542 GC-4005-GLC	29 FIRST ST GLEN COVE, NY 11542 GC-4005-GLC 22001 00590	10 MERCADANTE PL GLEN COVE, NY 11542 GC-4005-GLC 23040 00050	15 DOUGHERTY ST GLEN COVE, NY 11542 GC-4005-GLC 22007 00470
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 62 TOWN PATH GLEN COVE, NY 11542 GC-4005-GLC	29 FIRST ST GLEN COVE, NY 11542 GC-4005-GLC 22001 00590 August 13, 2018	10 MERCADANTE PL GLEN COVE, NY 11542 GC-4005-GLC 23040 00050 May 3, 2017	15 DOUGHERTY ST GLEN COVE, NY 11542 GC-4005-GLC 22007 00470 September 15, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 62 TOWN PATH GLEN COVE, NY 11542 GC-4005-GLC	29 FIRST ST GLEN COVE, NY 11542 GC-4005-GLC 22001 00590 August 13, 2018 \$405,000	10 MERCADANTE PL GLEN COVE, NY 11542 GC-4005-GLC 23040 00050 May 3, 2017 \$459,000	15 DOUGHERTY ST GLEN COVE, NY 11542 GC-4005-GLC 22007 00470 September 15, 2017 \$440,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 62 TOWN PATH GLEN COVE, NY 11542 GC-4005-GLC	29 FIRST ST GLEN COVE, NY 11542 GC-4005-GLC 22001 00590 August 13, 2018 \$405,000	10 MERCADANTE PL GLEN COVE, NY 11542 GC-4005-GLC 23040 00050 May 3, 2017 \$459,000	15 DOUGHERTY ST GLEN COVE, NY 11542 GC-4005-GLC 22007 00470 September 15, 2017 \$440,000 1

Nassau County Comparable Sales Report S/B/L: 23/27/5



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	
				