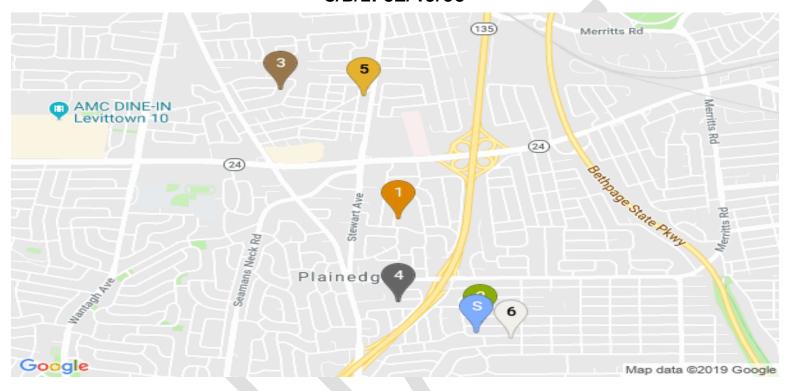
Nassau County Comparable Sales Report S/B/L: 52/43/65

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	359 BOSTON AVE	29 PHYLISS DR BETHPAGE, NY	365 NORTH WYOMING AVE	26 JOSEPH AVE BETHPAGE, NY
. ,	MASSAPEQUA, NY 11758	11714	MASSAPEQUA, NY 11758	11714
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52043 00650	49195 00100	52044 00660	46495 00010
Sale Date		July 31, 2017	December 29, 2016	September 11, 2015
Sale Price		\$384,000	\$340,000	\$355,000
Time Adjustment Factor		1.08	1.13	1.21
Time Adjusted Sale Price		\$414,552	\$383,814	\$430,976
Total % Adjustment		1.12 %	7.59 %	-2.50 %
Adjusted Sales Price		\$419,211	\$412,963	\$420,186
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject	valued using mass appraisal	Not	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 11 LINCOLN BLVD BETHPAGE, NY 11714	Sale #6 338 BOSTON AVE MASSAPEQUA, NY 11758
	valued using mass appraisal techniques. 359 BOSTON AVE	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA,	11 LINCOLN BLVD BETHPAGE, NY	338 BOSTON AVE MASSAPEQUA,
Property Address	valued using mass appraisal techniques. 359 BOSTON AVE MASSAPEQUA, NY 11758	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA, NY 11758	11 LINCOLN BLVD BETHPAGE, NY 11714	338 BOSTON AVE MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 359 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018	11 LINCOLN BLVD BETHPAGE, NY 11714 OB-3018	338 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 359 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00100	11 LINCOLN BLVD BETHPAGE, NY 11714 OB-3018 46299 00270	338 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018 52042 00650
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 359 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00100 May 11, 2018	11 LINCOLN BLVD BETHPAGE, NY 11714 OB-3018 46299 00270 October 5, 2018	338 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018 52042 00650 September 27, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 359 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00100 May 11, 2018 \$463,500	11 LINCOLN BLVD BETHPAGE, NY 11714 OB-3018 46299 00270 October 5, 2018 \$410,000	338 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018 52042 00650 September 27, 2018 \$520,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 359 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #4 18 MOHAWK DR MASSAPEQUA, NY 11758 OB-3018 52376 00100 May 11, 2018 \$463,500 1.01	11 LINCOLN BLVD BETHPAGE, NY 11714 OB-3018 46299 00270 October 5, 2018 \$410,000 1	338 BOSTON AVE MASSAPEQUA, NY 11758 OB-3018 52042 00650 September 27, 2018 \$520,000 1

Nassau County Comparable Sales Report S/B/L: 52/43/65



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:	\$446,000	As of	January 2, 2019	